

Statement of Environmental Effects

In support of DA submission for

Alterations and Additions to existing Residential Dwelling

at

19 Alameda Way Warriewood NSW

8th December 2023

Prepared by



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1.0 Introduction

This report is a 'Statement of Environmental Effects' accompanying the development application to Northern Beaches Council, for alterations and additions at 19 Alameda Way Warriewood.

The report is to be read in conjunction with Architectural drawings DA01- DA15, prepared by High house Design, a Site Survey by CMS surveyors, a cost estimate by Realest quantity surveyors and Stormwater plan prepared by engineer M.Korecky . Refer also to the Shadow Diagrams, Notification plans and Waste management plan prepared by High House Design.

2.0 Property Description

The Property at 19 Alameda Way Warriewood, Lot 18 in DP 228171, is located on the Southern side of Alameda Way, which has a slope downwards to the South.

The site is 747 sqm, and is rectangular in shape, approximately 38m long and 19.8 m wide. The long axis faces North-South, with the backyard facing South.

The existing two storey house is sited on the centre of the site and sits below the street, due to the steep fall of the site from the front to the backyard.

The existing house is brick veneer, with a weatherboard timber framed first floor with timber windows and a tiled roof. To the lower backyard is a pool with a pool cabana, which sits at a x

The existing ground floor has a small timber deck to the backyard, with a stair that leads to the pool terrace level below. The backyard is a grass landscaped space which slopes downwards away from the house.

The front yard is a grass landscaped area with a steep slope up to the street, which currently has timber retaining walls and a concrete stairway down to the entry terrace. The existing driveway to the house is not used due to it being too steep.

The property is in a residential area, and is surrounded by other residential properties.

3.0 Outline of Proposal

The existing house is in need of renovation and extensions to cater for the needs of a large growing family.

The existing entry is to be improved with more circulation space and a new stair. A new entry portico and a larger Northern terrace will allow more private open space to the North side of the house, which the existing lounge room will have access to.

A new master bedroom suite is to replace an existing bedroom at ground level, for easy access. The rear living space is to be extended at the same level as the ground floor level, with new decks replacing the existing to the existing pool terrace below.

The existing driveway is to be widened for access to new car parking spaces to replace the existing steep driveway.

The first floor level is extended to give 2 larger new bedrooms and a renovated bathroom. The new stair will arrive at a new bay window, allowed for by the new entry area and portico below.

To the rear, new decks will lead down to the pool terrace, which is extended to allow for storage space under the new deck. A new metal deck roof and pergola is proposed to part of the deck, including privacy screens to neighbouring properties. The pool is to remain, but will be repaved and renovated with a new glazed pool fence.

The new first floor addition and ground floor rear addition is to be clad with weatherboards and fibre cement panelling. New timber framed windows and roof tiles are to be used for new work to match the existing. Existing roof tiles will be made good, and new timber windows will replace existing to the ground floor. The ground floor brickwork remains and will be painted to suit the new work.

4.0 Compliance Table

<u>LEP and DCP compliance Table</u>			
Pittwater LEP 2014			
2.1	Zoning	R2 Low density residential	
4.3	Building height	8.5m	Complies
7.1	Acid Sulphate Soils	Class 5	Complies
7.7	Geotechnical Hazard	No	Complies
Pittwater DCP 2014			
	Site Area	747.4 sqm	
	Private Open Space	40sqm extended front terrace 40sqm extended back deck 124sqm+ Back lawn and pool area	Complies
	Front Building Line	9.4m to house Established setback- new hardstand	Steep block-on merit
	Side Building Line	Existing- 1.5m and 2.2m. Existing average is greater than council requirements.	Complies
	Rear Building Line	Existing 15m new	Complies
	Building envelope	3.5m , 45deg	Steep block- on merit.
Landscaped Area- Area 3			
	Permissible min 50%	373.7 sqm	
	Existing LA	380.5 sqm	
	Proposed LA	350 sqm 45 sqm	
		395 sqm (53%)	Complies
Floor Area			
	Ground floor Existing	151 sqm	
	First Floor Existing	46 sqm	
	Ground floor new	21.2 sqm	
	First floor new	32.6 sqm	
	TOTAL existing floor area	197 sqm	
	TOTAL new Floor area	53.8 sqm	
	TOTAL floor area	251 sqm NEW	

5.0 Development Controls

Pittwater Local Environment Plan 2014

2.1 Land use Zones

The current zoning is Zone R2- Low Density Residential.

The proposed development is an addition to an existing residence.

4.3 Height of Buildings

The maximum building height is 8.5m.

The additions are well under the 8.5m height limit.

7.1 Acid sulphate Soils

Class 5

There is no excavation greater than 5m, so this proposal meets the requirements of Class 5.

7.2 Earthworks

There is a small amount of excavation to the car stand area to help create more private open space to the North.

There is also some excavation to the pool terrace area, which creates more private open space and storage space for the pool and garden. This is less than 90mm in height.

The excavation is due to the sloping site, and the need for more usable space level with the house and pool areas.

Pittwater 21 Development Control Plan

Part A Localities

A4.14 Warriewood Locality

The additions to the existing house at first floor level is an extension of the current design. The rear extension and decks replace existing. The house currently is stepped down the hill with the landscape, with the additions being a continuation of this design.

The bulk and scale of the additions have been reduced by the careful design of the roofs that integrate with the existing ground and first floor roofs.

The house is integrated with the landform and other buildings, being a part of the Northern slope of residential dwellings to the suburb of Warriewood.

Part B- DCP: General Controls

B5- Water Management

B5.15 Stormwater

There is an additional 39sqm hard surface area created with this proposal. Therefore, no OSD is required.

All existing and new stormwater connects to the existing stormwater easement at the rear of the property.

Refer to the stormwater management plan by M.Korecky engineer submitted with this DA.

B6 Access and Parking

B6.1 Access driveways and Works on the public road reserve

A new wider driveway crossing is proposed to replace the existing in the same location. The new driveway connects to 2 new car stand spaces forward of the building line, but behind the front site boundary. This location is due to the steep slope at the front of the property, which is more than 30% from the front boundary to the front of the house.

B6.2 Internal Driveways

The new wider driveway is needed to connect to the new car stand spaces that are required. The driveway design allows for a 2m long transition between the driveway parking area and the steep section. The front part of the site forward of the house is steeply sloping.

B6.3 Off-Street Vehicle Parking Requirements

The house has more than 2 bedrooms, and therefore 2 parking spaces are required for off street parking. Currently the steep driveway is too difficult to use and cannot park 2 cars. Therefore, this development application proposes 2 new car stand spaces to the street.

Due to the steep slope of the front of the site, the spaces are proposed at a level higher than the existing house ground floor level, but lower than the street frontage. The new spaces require some retaining walls, however these are less than 900mm from ground level due to the steeply sloping site to the North and to the West.

B8 Site works Management

B8.1 Construction and Demolition - Excavation and Landfill

The proposed works does involve some excavation for the car stand area, and to the extended pool terrace. Both these areas are proposed to have retaining walls, with the height of the walls being less than 900mm above ground level.

B8.3 Construction and Demolition - Waste Minimisation

Please refer to the Waste management plan submitted with this DA.

Part C- DCP: Development Type Controls

C1.1- Landscaping

There is no change to the existing landscaped areas. Existing trees and vegetation remain. The additional hard surface area is over existing lawn.

The front yard comprises landscaping that makes it the dominant feature of the site from the street. The existing retaining walls will remain which includes existing landscaping. The new car hardstand spaces are where the existing driveway and lawn is currently located. The front hedge will remain and be slightly reduced where the driveway is widened.

Therefore, there is minimal change in visual appearance in regards to landscaping to the front and rear of the property.

Additional planting will be located beside the new car stand and is noted on the floor plans. Existing trees are noted on the plans and remain. There are the minimum 2 trees to the front yard, and to the backyard currently.

A landscape plan is therefore not required due to existing landscaping remaining, and new landscape being noted on the floor plans.

C1.2 Safety and Security

The existing entry location, safety and security does not change.

C1.3- View Sharing

The views of the house and surrounding properties are to the South over existing properties, due to the downward slope towards the South. The views are mainly towards their own backyards, and to the district towards the South. Refer to the Site analysis plan DA02.

The proposed additions to the top level and ground floor level are an extension of the existing building, and do not block views from surrounding properties. This is due to the views for surrounding properties being to the South. This existing house is located below the Alameda Way, so doesn't affect views from properties on the other side of the street.

Therefore, there is no impact to views from surrounding properties.

C1.4- Solar Access

The main private open space is to the rear of the property, due to the site slope and being below the street. The rear backyard does get a lot of sun in the morning, and in summer.

The extended deck to the rear is for access to more sun in winter. This allows more of the private open space to get solar access.

The extended terrace and area to the North of the property is also to gain more solar access and private open space.

New windows and doors are proposed to the extension and the existing house. Currently the windows need repair and replacement. New glazed windows and doors will allow more ventilation, light, and solar access into the house.

C1.5- Visual Privacy

The extension of the rear deck is in the same location as the existing deck. The new deck extension to the East at the rear will comprise a privacy screen to the end. This will be an improvement to the existing privacy. The privacy hedge to the fence will remain, and new planting beside the pool will improve privacy to the neighbouring property at no. 17 Alameda Way.

There will not be any new windows to the ground floor level, except for the extended living space which is more than 9m away from the neighbouring property. Existing windows will be replaced with new windows in the same location.

To the first floor the new rear balcony and windows to the South have a privacy screen to the balcony to protect views to the West. The balcony and new window to the first-floor extension to the East are more than 9m away from the boundary. The house is also more than 12m from the Southern boundary. The new balcony is a small balcony from a bedroom and will not be used as a main living space. New small windows to the West on the first floor overlook the existing roof of the neighbouring dwelling at No. 21 Alameda Way.

No new windows to the ground or first floor overlook No.17 Alameda Way. The property to the South is more than 12m away, and lower down the slope with hedge planting, so won't lose their privacy.

There are therefore no windows that directly overlook neighbouring dwellings.

C1.6- Acoustic Privacy

The extended decks and living space are where they currently exist.

The extensions are located to the rear and adjacent to other outdoor open spaces with similar use and acoustics.

Therefore, there is no increased noise to surrounding properties with this proposal.

C1.7- Private Open Space

Currently there is not enough private open space at ground level to the existing house.

This proposal creates the required 80sqm of private open space, at ground level, provided to the North and South of this property. This is due to the extension of the rear deck, and creation of a more usable front terrace area to the North.

C1.23 Eaves

There are to be large eaves to the ground and first floor roof extension. This is to create shade and is a continuation of the existing roof structures.

Part D- DCP: Locality Specific Development Controls.**D14 Warriewood Locality****D14.1 Character as viewed from a public place**

The existing scale or bulk of the house remains similar, as the extension is of the existing building.

The existing house already responds to the spatial characteristics of the site, as it is located below the street, at mid-level to the slope of the site. The other houses along Alameda Way are mainly single or two level below the street level.

The street at this point is slightly higher than houses to the East, so the house sits lower from the street than other houses along Alameda Way. This requires the new car stand with a wider driveway crossing for car parking. The car stand is partly forward of the building line due to the site being very steep to the front of the existing house. The car stand will be lower than the street, with cars being not easily seen with the current landscaping along the street remaining.

The built form is secondary to the landscaping along Alameda Way, due to the existing hedge and trees to the site boundary.

The building design incorporates a new entry portico, a bay window, large eaves, and a deep entry verandah.

D14.2 Scenic Protection- General

The new extension to the first floor is an extension to the existing, so will not be noticeably different to the built form from a distance.

The existing landscape is also not affected. Therefore, there is no change to the scenic quality of the area.

D14.3 Building Colours and Materials

Refer to the Schedule of colours and finishes on drawing DA01.

The site is in Landscaped area 3, and therefore walls can be light in colour. The darker tiled roof will remain and be extended.

D14.7 Front Building Line

The house is located 9m behind the front building line, due to the steep slope of the site. This does not give much space for a carport or separate garage to the property.

A car stand is needed forward of the front boundary for somewhere to park 2 cars, as the requirement. The existing driveway is unusable as it is too steep and cannot park 2 cars safely.

The car stand will be lower than the road, so not visible from the street. The adjacent property at no.21 Alameda way is higher than this property and incorporates a retaining wall along the site boundary next to where the car stand is. Therefore, the new level of the car spaces is not higher than the existing timber retaining wall and not much higher than their grass front lawn.

The car stand requires retaining walls, which create a storage area underneath. Carparking structures are allowed on steeply sloping sites with reduced setbacks.

The new carparking meets the desired character of the locality as it is below the street and neighbouring properties, and preserves the landscape, so meets the outcomes of this clause.

D14.8 Side and Rear Building Line

The side and rear existing setbacks do not change to the existing house. The existing setbacks are greater than the required total council setback.

The new extensions are within the existing setbacks and required controls.

D14.11 Building Envelope

The building envelope controls are met well within the controls to the East of the house due to the large setback of the existing house. The first-floor extension is further setback from the East boundary. To the West, the first-floor extension is further setback from the ground floor line. Due to the steep slope of the overall site, a minor section of the first-floor wall is over the building envelope. However, the rest of the first-floor level is well within the building envelope- with the average being less than the building envelope to this side.

The design of stepping walls and roofs has carefully taken this into consideration and reduced the building bulk by lowering the roof level of the extended sections of roofs. The first-floor plate is also reduced from the ground floor to the South.

The slope of the site is greater than 30% to the front boundary. In addition, this proposal is an extension of an existing two-level dwelling.

The overall impact shown on shadow diagrams is very minor, and additional shading only increases to a small extra section of No. 21 Alameda Way in winter, to the Southern section of their site. It doesn't impact the pool and open space to the rear of No.21 at any time of the year more than it currently does.

No. 17 Alameda way has an extra section of shading to their Southernmost section of site in winter at 3pm. This also doesn't affect their private open pool or living spaces. There is no impact at other times of the year due to the new extension.

The shadow diagrams show this impact, and that the southern sloping orientation of the rear backyards mean they are shaded for most of winter currently in the morning and afternoons.

D14.12 Landscaped Area- General

The landscaped area is currently more than the required minimum of 50%.

The new landscaped area is 53% once 6% of impervious areas are also counted.

D14.15 Fences

The existing rear and side fences are to remain. There is no front fence as the existing hedge will remain.

D14.17 Construction, Retaining walls, terracing and undercroft areas

The existing house is to remain, with most of the work being done above ground level.

The lower pool terrace area requires some excavation and retaining wall, below 900mm, to achieve a more usable pool and private open space area.

The front car stand requires some excavation and work to provide much needed car parking and private open space to the front Northern yard of the house. This is also mainly below ground level, and requires retaining walls that are less than 900mm from ground level.

The existing timber retaining walls and landscaping remains to the rest of the site.

The existing undercroft area to the house fronts the existing pool area. The new extended pool terrace creates a pool storage area, which requires a new screen and fence.

New work is therefore going to create a minimal amount of site disturbance, due to the existing house foundation being retained.

6.0 Energy Efficiency

A Basix Report is included in the application.

The majority of the demolished & construction materials are intended to be reused and recycled, and new materials obtained from sustainable sources where possible.

7.0 Conclusion

The proposed alterations and additions to this existing house will be an improvement to the articulation of the façade and roofs, and to the current amenity for the large family.

The new work has been designed to be sensitive to its neighbours, by reducing the building bulk as much as possible, and thereby reducing shadowing and overlooking.

The design of this proposal creates more accommodation for the occupants, while improving the character of the house and street without major change.

As described in this Statement, the proposal meets with the objectives of Pittwater LEP 2014, and Pittwater 21 DCP.