



**Statement of  
Environmental  
Effects  
at  
2 Warekila Road,  
Beacon Hill  
NSW 2100  
For  
Simone Knox**

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**RAPID PLANS**

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## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 2 Warekila Road in Beacon Hill.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

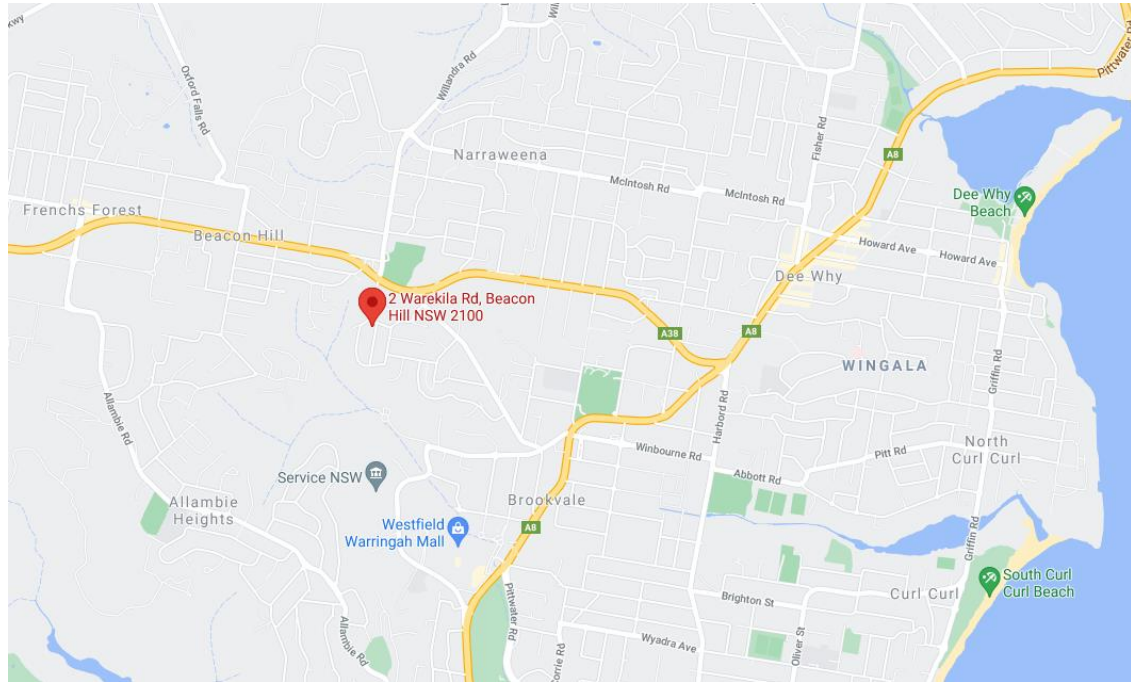
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the western side of Warekila Road in the residential neighbourhood of Beacon Hill.

Site Address: No 2 Warekila Road, Beacon Hill

#### LOCATION PLAN



### 2.2 Local Authority

The local authority for this site is:  
 Northern Beaches Council (Warringah)  
 Civic Centre, 725 Pittwater Road,  
 Dee Why NSW 2099  
 DX 9118 Dee Why  
 Telephone: 9942 2111

### 2.3 Zoning

Lot 1 DP.244645 known as 2 Warekila Road, Beacon Hill, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

### 2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
 Warringah Local Environment Plan 2011  
 Warringah Development Control Plan 2011

## ***2.5 Context and Streetscape***

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is a corner lot to Warekila Road & Kalianna Crescent with an existing single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Beacon Hill significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

## ***2.6 Existing Areas of the Dwelling***

The site has an existing single storey dwelling with concrete parking area to the front.

## ***2.7 Existing off-street parking***

There is parking available for multiple cars in the existing concrete drive. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property consists of several medium sized street trees on the verge with small shrubs surrounding the house with no substantial trees on site with mainly grassed areas around the house to the boundaries. The existing landscaping is to be maintained where possible for this development.

### 3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a double storey building with car parking to the front. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas with a new rumpus using the existing garage, new front entry, new front cover to existing driveway & access, new doors & windows to the ground floor & an upper floor addition.

The proposal is in sympathy with the existing residence improving the scale and character of a house and the garden suburb.

#### **3.1 *Features of the Proposal***

**Externally the proposal encompasses:**

- New ground floor walls doors & windows of the dwelling
- New cover to existing driveway & access
- New front entry deck & front door
- New 1<sup>st</sup> floor addition
- New 1<sup>st</sup> floor eastern front deck
- New tiled roof to upper floor

**Internally the proposal encompasses:**

- New ground floor reconfiguration & refurbishment of all rooms
- New internal stairs
- New floor to raise existing ground floor bed floor for new rumpus to main FFL
- New 1<sup>st</sup> floor master bed, ensuite, walk in robe, 3 beds, bath & living

#### **3.2 *Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

### ***3.3 Purpose for the additions***

The new proposal provides better provision for living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Beacon Hill area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new rumpus is required on the ground floor which uses the existing bedroom area. A new upper floor addition is required for additional bedrooms for the family along with additional living areas with the cladding in keeping with the ground floor walls that are masonry & have been battened out & cladded previously. A new cover to existing driveway is also required for shelter from the elements for access. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north & eastern aspects improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

### ***3.4 Materials and finishes proposed to be used***

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded stud walls to upper floor addition

Timber windows & doors to all elevations

Roofing in tile to match existing to upper floor

Sheet metal roof cover to existing driveway & access

Tiled waterproofed deck to upper floor

### ***3.5 Height***

The height of the new development will not exceed the 8.5m height limit.

### 3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	569 sq m	-
GFA (Gross Floor Area)	230.4 sq m	-
Height	8.255m	8.5m
Built upon area	269.23 sq m	341.4 sq m
Landscaping	299.77 sq m	227.6 sq m

A concession is requested for a slight encroachment of 85mm to the side boundary envelope on the SE corner of the upper floor. The encroachment is of a minor nature & does not adversely impact neighbouring properties.

A concession is requested for an encroachment over the 7.2m wall height. This is for the western gable that is part of the roof support within the roof cavity area. This is due to the existing topography sloping east to west & does not impede neighbouring properties with no adverse privacy or overshadowing impacts.

### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back Primary	7.595m	6.5m
Front Set Back Secondary	5.920m	3.5m
Front Set Back Roof Cover	1.542m	3.5m
Side Set Back South (Gnd)	1.376m (Exist)	0.9m
Side Set Back South (1 <sup>st</sup> )	1.753m	0.9m
Side Set Back West	7.671m (Exist)	0.9m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties. A concession is requested for the location of the new cover to existing driveway & access as it uses part of the existing driveway & sits within the secondary front setback. There are no adverse impacts to neighbouring properties as the cover is located on the intersection of the two street frontages with substantial



separation to neighbouring properties & maintains the openness of the property.

### ***3.8 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Warekila Road is to be maintained with the access drive. An internal side extension is proposed to the existing drive. The proposed development will have no detrimental impact on traffic flow.

### ***3.9 Privacy, Views and Outlook***

The positioning of windows and open space in the proposed residence at No 2 Warekila Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with many of the doors & windows facing the street frontages & the upper floor windows using raised windowsills. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and the new upper floor deck as it faces the street area & does not directly impact neighbouring properties.

### ***3.10 Solar Access and Overshadowing***

The site slopes from the east to west. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The cladded walls and timber floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

### ***3.12 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

### ***3.13 On-Site Detention***

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

## **4 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

### ***4.1 Orientation***

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly & easterly aspects.

### ***4.2 Passive Solar Heating***

The living spaces have timber floor and clad walls. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

### ***4.3 Passive Cooling***

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved timber doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

### ***4.4 Natural light***

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

### ***4.5 Insulation and Thermal Mass***

The development will be constructed from a timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal

mass for the house. The new works to the house shall be thermally insulated in the ceiling with R0.95 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

#### ***4.6 Waste Management***

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

#### ***4.7 Siting and Setback***

Beacon Hill is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 2 Warekila Road is a good example of this in that it has its car parking on the existing drive minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new upper floor addition to the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

#### ***4.8 Development on Sloping Land***

No. 2 Warekila Road, Beacon Hill is shown in Landslip Category B on Northern Beaches Council Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil.

#### ***4.9 Building Form***

Residential buildings in Beacon Hill are uniformly single and double storey and

similar in bulk. They are similar in shape but remain individually designed. The upper floor wall facades are to be cladded with a tiled roof to match existing. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

#### ***4.10 Roof Form***

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof with the proposal to utilize a similar tiled roof to the upper floor addition under this proposal. A new secondary single plane sheet metal roof is proposed at the front of the property which will cover part of the existing drive & front entry of the dwelling with a concrete extension to the side.

#### ***4.11 Walls***

A distinctive feature of the Beacon Hill house is that the walls are constructed from masonry that have been battened out & cladded. The design incorporates cladded stud walls into the upper floor for a lightweight construction option to the property that is in keeping with the external cladding to the ground floor.

#### ***4.12 Windows and Doors***

A variety of window shapes and sizes can be found in the Beacon Hill area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted. The proposed sliding windows and doors at 2 Warekila Road are to be constructed in timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

#### ***4.13 Garages and Carports***

The freestanding houses in Beacon Hill allowed for the cars to drive to the front or down the side of the house. This development maintains the existing driveway parking for this proposal.

#### ***4.14 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the period of the

original house. Please refer to Appendix 1 for the Colour Scheme schedule.

#### ***4.15 Fences and Gates***

Fences & gates are to be maintained for this development.

#### ***4.16 Garden Elements***

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected to maintain the vegetated streetscape.

### **5 CONCLUSION**

#### ***5.1 Summary***

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 2 Warekila Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Beacon Hill. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

## 6 APPENDIX 1 – Schedules

### 6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Deck Posts	Timber	Paint	Match existing
6.1.4 Door frame	Timber	Paint	Match existing
6.1.5 Door	Timber & glass	Paint	Match existing
6.1.6 Window	Timber & glass	Paint	By Owner
6.1.7 Roofing	Tiled & Colour Bond	Medium to Dark	By Owner