

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**P r o p o s e d**

## **Alterations & Additions to an existing single storey house.**

- rear addition;
- carport;
- driveway & altered crossover

**105 Wyadra Avenue,  
NORTH MANLY, NSW 2096**

August 2018

## DETAILS SUMMARY

### Site and Proposal Details

*See also Application Form*

Address of Site	105, Wyadra Avenue, NORTH MANLY NSW 2096
Survey Reference	LOT 76, DP 19139
Site Area	585.50m <sup>2</sup>
Council	Northern Beaches (Warringah) Council
Locality Zone	Manly Zone R2 Low Density Residential
DCP Control	WLEP 2011 Maps 010 WDGP 2011
Purpose of Proposal under the Planning and Scheme	Alterations & Additions to existing House: Ground additions; internal & external modifications; new swimming pool; new carport; modified driveway, crossover & layback.
Registered Proprietor	DEBORAH & MATTHEW MILLINER

### Introduction

The land is administered by Northern Beaches (Warringah) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Relevant Planning Instruments: Warringah Local Environmental Plan *2011, current version July 2018*.

Relevant Development Control Plan: Development Control plan *2011, amd. May 2016*.

This report has been conducted in relation to the Warringah Local Environment Plan 2011 & Warringah Development Control Plan 2011. The following is a list of the relevant controls that apply and have been addressed in this report.

Part B-Built Form Controls

B1	Wall Heights
B2	Number of Storeys
B3	Side Boundary Envelope
B4	Site Coverage
B5	Side Boundary Setbacks
B7	Front Boundary Setbacks
B9	Rear Boundary Setbacks

Part C-Siting Factors

C2	Traffic Access & Safety
C3	Parking Facilities
C4	Stormwater
C5	Erosion & Sedimentation
C7	Excavation & Landfill
C8	Demolition and Construction
C9	Waste Management

Part D-Design

D1	Landscape Open Space
D2	Private Open Space
D3	Noise
D6	Access to Sunlight
D7	Views
D8	Privacy
D9	Building Bulk
D10	Building Colours & Materials
D11	Roofs
D12	Glare & Reflection
D13	Front Fences & Retaining Walls
D14	Site Facilities
D16	Swimming Pools and Saps
D20	Safety and Security
D22	Conservation of Energy & Water

Part E-Natural Environment

E1	Preservation of Trees & Bushland Vegetation
E10	Landslip Risk

## 1. Overview of Proposal

The proposed ALTERATIONS & ADDITION at No. 105 Wyadra Avenue, **maintains the existing character of the area**. The building maintains the 'detached style housing' with interspersed landscaping, provides the housing needs of the community, keeping the site low density with a 4-bedroom family dwelling and other facilities that meet the day to day needs of the residents.

The character of the locality (R2), where No. 105 Wyadra Avenue is situated, is mixed in built form and visual pattern, however predominantly single and two storeys, with pitched roof forms. The street is currently under transition with a number of Carport structures in consistent configuration to the proposed. The proposal **maintains the existing visual pattern** of the street in its locality with a responsive & consistent proposal.

Throughout the design process, consideration has been given to the essential environmental and contextual issues such as Basic Requirements, cross ventilation, sunlight penetration, maintainability, durability, amenity and aesthetics. The essence of the design is to provide for a family orientated home. It is considered that the composition of the interior and exterior addresses these issues in a manner appropriate to the site's constraints, orientation and desires of the occupants.

The proposed works are extensive, yet this proposal will revitalise the property and provide for a more effectively utilised property, not inconsistent with developments in the near vicinity.

The style, materials and finishes selected have been done so in order to maximise durability and interest. In turn, this will enhance the presentation to the street and to the surrounding properties. Cues have been taken from the predominant roof and façade forms in the immediate and greater Frenchs Forest area. With tones to mid-century clean lines and cantilevers, yet definite pitch roof forms relate the building directly back to its streetscape.

### Proposed Works

The new work comprises of the following base construction:

- Roof: Terracotta Tiles, timber framed.
- Flooring: Concrete slab, on ground; and Suspended Timber frame.
- Walls: Timber frame.
- Frames: Aluminium.
- Carport: Non-combustible structure, roof tiles, metal eaves fascia & guttering.
- Brick Finish: Face Brick.
- Cladding: Weatherboard or Horizontal Grooved Panels – painted.
- Screens: Aluminium or Timber

### Demolishing the Existing Dwelling

The existing dwelling on the site is to be RETAINED. The current owners are looking to increase the liveable space, making better use of the site and its orientation to solar access and the existing landscaping features. The owners have decided to create a split-level dwelling that will neatly and uniquely connect and link to these essential features. This way the owners are creating a connection with the essential outdoor and entertaining areas surrounding a pool.

## 1.1 Land Use

*Compliant*

The building will retain and not alter the use as a single detached style dwelling (Category 1). The Land Use is therefore compliant.

## 1.2 Built Form

### a. Housing Density

*Compliant*

The single building is situated on a site with an area of 585.50m<sup>2</sup> and therefore is within specified Low Housing Density. The building density is therefore compliant.

### b. Number of Storeys, Building Height & Building Envelope

*Compliant*

The building **does not exceed** 1 storey. The existing condition will remain. Under the LEP the site is not mapped under the Number of Storey requirements; The proposed building **does not exceed** the 8.5m ridge height restrictions. The external wall height is well below the 7.2m 45degree requirement. The building envelope restriction of 5m to side boundary is also compliant. The Number of Storeys, Building Height, Wall Height & Building Envelope are therefore compliant.

### c. Front Building Setback

*Compliant*

The front setback **does not exceed** the predominant front building line setback, nor the required 6.5m setback outlined in the WDCP. The Front Building Setback is therefore compliant.

### d. Rear Building Setback

*Compliant*

The rear setback **does not exceed** predominant Rear Building Line, nor the required 6m setback outlined in the WDCP. The Ground Floor is set back 7.4m. The Rear Building Setback is therefore compliant.

### e. Side Setback

*Compliant*

The building side setbacks **do not exceed** the minimum specified setback of 900mm. Solar Access to the adjoining properties is well maintained giving at least 3hours during Winter. The proposed Carport, of non-combustible finished materials is to be set as close to the boundary as possible. The gutter line is set to the boundary and posts 165mm clear to allow for finishing off of eaves, fascia and downpipes. The carport design and configuration is consistent with the immediate area. The Building Side Setback is therefore compliant. The Carport Side Setback requires assessment.



## 1.3 Table of Compliances

<b>PLANNING:</b>				
Land Zoning: R2 - Low Density Residential				
FSR: not mapped or under clause 4.4 - site coverage and landscaped area based				
Height of Building: Area I 8.5m				
Heritage: Not an item; not in conservation area. No items in the vicinity.				
Landslip Risk - A - 5deg				
Wall height permissible: 7.2m and 45deg envelope above				
Landscape ratio: 40% = 234.2sqm				
Front setback - predominant line between neighbours or 6.5m				
Side setback - Area B: 900mm @ 7.2 wall height				
Rear setback - Area D: 6m				
Excavation: Part C7 - No numerical requirement				
Private Open Space: 3 or more bedrooms - 60sqm min. 5m measurement.				
Roof Form: Form to follow streetscape - pitched - varying hip or gable				
Side Boundary Envelope: 5m				
<b>AREAS:</b>				
Site Area:	585.5m <sup>2</sup>			
Existing GFA and FSR:	118.0m <sup>2</sup>	(0.20:1)		
<b>Proposed GFA and FSR:</b>	<b>159.0m<sup>2</sup></b>	<b>(0.27:1)</b>	<b>NOT MAPPED or NOT CLAUSED IN 4.4</b>	
Existing Site Coverage	217.0m <sup>2</sup>	(0.37:1)		
<b>Proposed Site Coverage</b>	<b>289.0m<sup>2</sup></b>	<b>(0.49:1)</b>		
Existing Deep Soil Landscaping	312.0m <sup>2</sup>	(0.53:1)		
<b>Proposed Deep Soil Landscaping</b>	<b>235.0m<sup>2</sup></b>	<b>(0.40:1)</b>		
<b>Maps</b>	<b>Applies</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Complies</b>
ASS_010	No	n/a	n/a	n/a
FLD_010	No	n/a	n/a	n/a
FSR_010	Yes	merit	0.27:1	Merit
HER_010	No	not applicable - not in heritage conservation area; not a listed item; not in the vicinity of a listed item.	not applicable	n/a
HOB_010	Yes	8.5m	5m	Yes
LZN_010	Yes	R2-Low Density Residential	no change	Yes

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WLEP 2011 MAPS\_010

## 2. Local and Regional Context

The site is situated within an established residential district. The property has a gradual slope from street down to rear boundary. There is a sewer line at the rear of the site. The building has extensive existing setbacks from all Boundaries.

Binding the site is Wyadra to the South, and Residential Properties to the East, West and North.

The nature of the proposal will require associated works onsite including storm water, OSD (Stormwater Design), landscaping, fencing & modifications to the existing driveway and crossover (Civil Design). The works in no way affect or alter the neighbouring properties.

This site is zoned residential (R2). The surrounding properties are also zoned residential (R2).

## 3. Legal Description

The proposed site includes **Lot 76** in **Deposited Plan Number 19139**

## 4. Description of Existing Development and Vegetation

The existing single storey residence comprises of the following base construction:

- Roof: Tiled
- Flooring: Timber; pavements are timber decking
- Walls: Timber frame with fibre cement
- Door & Window Frames: Timber or Aluminium.

An existing Frangipani is proposed to be removed given it is located within the building zone. Excavation is required to provide for a semi in-ground swimming pool. Where possible the cut ground will be utilised on site for landscaping. Any demolition will be done so in accordance with Council's Waste Management Guidelines and AS2601. Some associated landscaping elements will also be demolished including the existing driveway, retaining walls and paving.

## 5. Site Topography, Drainage and Services

Excavation is kept to the absolute minimum to and around the proposed new Pool. The pool is to be set to the deck level and in some area 1.2m above the existing natural ground level. Therefore the approx. depth of excavation is 0.6m in depth. If the excavated soil is clean, this will be retained on site for re-use in the landscaping.

The Site is located within a Category A Landslip Risk Area < 5degrees. In this instance, given the minor level of earthworks proposed and the level of risk associated with the footprint of the new dwelling a Geotech report has not been prepared. In accordance with Part E10 of the WDCP the earthworks are to be undertaken using good engineering practice and for Construction Certificate design by a qualified Structural Engineer with the Category A Land Slip Area in mind.

The existing ground elsewhere will only be disturbed for new footings, services and structural elements. Some minor regrading of the land within the Council owned nature strip is envisaged to be undertaken. This will be done so in accordance with AS2890.1, Council's vehicle crossing details and minimised where possible. This work enables the driveway to work at a suitable grade for safe access into the property.

A 1,000L above ground Rainwater Tank is to be installed on site within the side landscaping. The



Rainwater Tank is proposed to be utilised for flushing toilets, at least one outdoor tap and a tap within 10m of the proposed Swimming Pool. A stormwater design has been prepared by a qualified engineer with OSD solution and surface treatments.

The site falls from street to the rear of the site. A detailed Stormwater Design has been prepared showing how the site will deal with discharge, OSD and rainwater collection for reuse.

## **6. Acoustics and Privacy**

The proposed works do not intend to generate any Acoustic issues, however for some interior spaces there will be Acoustic Insulation provided. Nominal R3.0 Rockwool insulation between floors is also proposed in order to limit noise between levels.

The nature of the existing elevated deck and the new pool will pose an additional privacy impact to No.107. Therefore, it is proposed that a 1.8m timber or aluminium slat privacy screen be installed to the western side of the deck and pool. Further screening of the Pool will be assisted by planting such as slender bamboo at 2.5m heights.

All new side facing windows to the East (900mm setback) are at high-level to avoid cross views between properties. The new glass door to the East (900mm setback), is to be opaque glass for Privacy.

All other proposed windows have ample curtilage between side and rear properties to avoid direct site into adjoining dwellings or principal private open spaces.

## **7. Solar Access**

With a new roof form and additional footprint, the level of Solar Access into the Adjoining Properties in comparison to the current situation will be altered in a minor nature. The setback and angle of the proposed roof has been done so to avoid excessive overshadowing to the property itself and to the adjoining neighbours.

The Orientation of the site to North makes the shadows cast falling towards the front of the sites.

Shadow Diagrams have been produced for 9am, 12pm and 3pm on the 21<sup>st</sup> of June. This depicts that Solar Access to the adjoining properties is only impacted upon very minimally and allows more than 3 hours of sunlight a day during Winter. The impact upon the property itself again allows for at least 3 hours of sunlight during Winter.

## **8. Views**

The development has been designed so as to maximise exposure to the natural surroundings however most glazing is framed accordingly. There are no significant views between properties or from any point on site that will be obstructed by this new development.

## **9. Vehicular Access and Parking**

The Carport is proposed to the Front/southern end of the building, along the Eastern side with an associated modified driveway. This carport space allows for 1 x off street car parking space in accordance with AS2890.1 and the opportunity for essential storage of household items and service equipment.

A hardstand area is proposed to the front setback to allow for a car to be parked and access to the Carport retained. Therefore, this allows for 2 x off street car parking spaces. The existing Layback and Vehicle Crossover is to be modified to allow for a more comfortable access/exit point. The Crossover modifications will be built in accordance with council's vehicle crossing profile, AS2890.1 and any other condition imposed by Council's street engineers. Civil and Stormwater Detailed Designs have been provided.

## **10. Front Fence**

It is proposed to provide a 1m high slat style gate to the new hardstand along with brick piers at either end. This is a consistent style with the adjoining properties.

## **11. Swimming Pool**

A semi – inground prefabricated plunge pool is proposed. The Copping Level is to be set flush with the existing rear deck level and an extension of the deck is to be made in order to provide pool barrier fencing and adequate access. The pool is to be 16.4KL approx. with timer and heat pump, enclosed appropriately within that substructure of the extended deck. A cover is to be installed and screen planting along with privacy screen will assist in pool barrier & privacy control.

## **12. Erosion and sediment control**

Refer to the DA-103 Construction Management, Sediment & Erosion Control Plan for further details.

**Show how we propose to prevent erosion and control sediment on the site, including:**

- **Soil and erosion hazard characteristics: potential for impact on adjacent land and waterways**

Hay bales or Sand Bags to the street gutter and lower portion of site will filter stormwater and trap most particulates and avoid them contaminating the stormwater system.

Sediment fencing is proposed where there is likely runoff on site.

Fencing is to also proposed to protect existing trees on site, and existing landscaping features and drainage points.

All necessary security fencing is to be provided to prevent unwanted access on site during construction.

Signage is to be provided in accordance with standard requirements.

Stockpiles and waste management during construction is to be maintained at all times during construction.

### 13. Waste

- **Proposed at source waste separation program and facilities: aluminium, steel, glass, plastics, food and organic waste, etc.**

As per Council's domestic waste and recycling program.

- **Domestic food and organic waste composting**

Possible resident on-site composting area.

- **Proposed waste storage areas**

As shown on plans to the side of the house

- **How will building and demolition waste be used, recycled or disposed?**

See Waste Management Plan. Domestic waste and recycling to be managed by owner / resident.

- **Arrangements for hazardous building wastes such as asbestos and contaminated soil**

There are no known hazardous building wastes present. If such is present, they must be disposed of in accordance with AS2601 and Safe Work Practices.

### 14. Site Management

- **Perimeter fencing to restrict public access to the construction site.**

Use of existing fencing, additional hoarding to footpath for façade works. Permit required.

- **Proposed hoardings or other enclosures to the site**

NA-house to be used as site office.

- **Location of proposed site amenity facilities, storage of building materials and equipment, bulk waste containers and materials stockpiles**

See Site Management Plan DA-103. Builders waste bin to loaded/unloaded on Driveway on site. Materials to be stored on site securely.

- **How will safe pedestrian access to the site be maintained**

NA-site workers only on-site.

- **Methods of demolition**

Internal and external brick walls to be removed to be wet sawn. All other demolition is to be done by hand.

- **Dust control methods**

Doors and windows kept closed when demolishing internal walls. All internal and external walls to be well wetted prior to demolition.

## 15. Conclusion

The proposed ALTERATIONS & ADDITIONS at No. 105 Wyadra Avenue is sympathetic, not inconsistent and aims to enhance the desired character outlined in the *Warringah Local Environmental Plan*. The building height, setbacks, building envelope and density are compliant and comparable to council's controls.

The proposed works enhance the desired character of the street and property, with a contemporary Architecture that is striking and practical. While minimising the environmental impact to its surrounding area, the Dwelling looks to encapsulate the contextual area in its orientation, style and finish.

The end result of this development will generate a revitalised streetscape and provide a more effectively utilised property, and hence it is anticipated that it will be given appropriate consideration.

## APPENDIX 1. Site Photos



Existing single storey dwelling with adjoining single storey dwellings

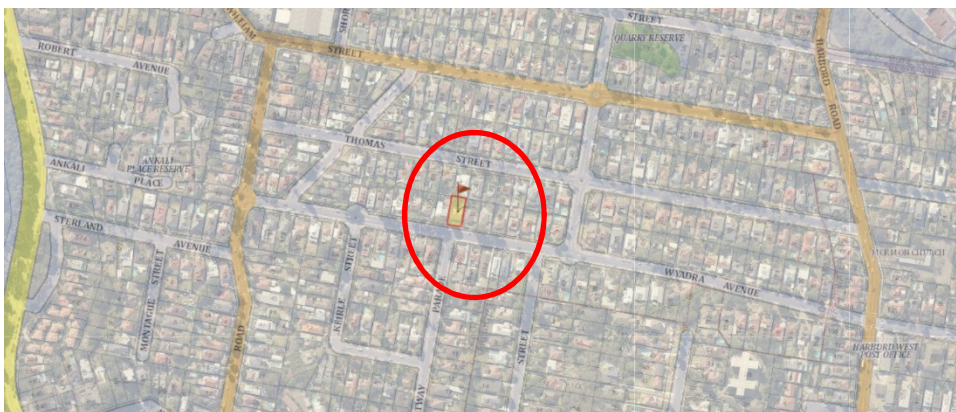


View of rear configuration that is to be altered.

## APPENDIX 2. Local Context and Site Conditions



Site Context, in its current form as of Feb 2019.

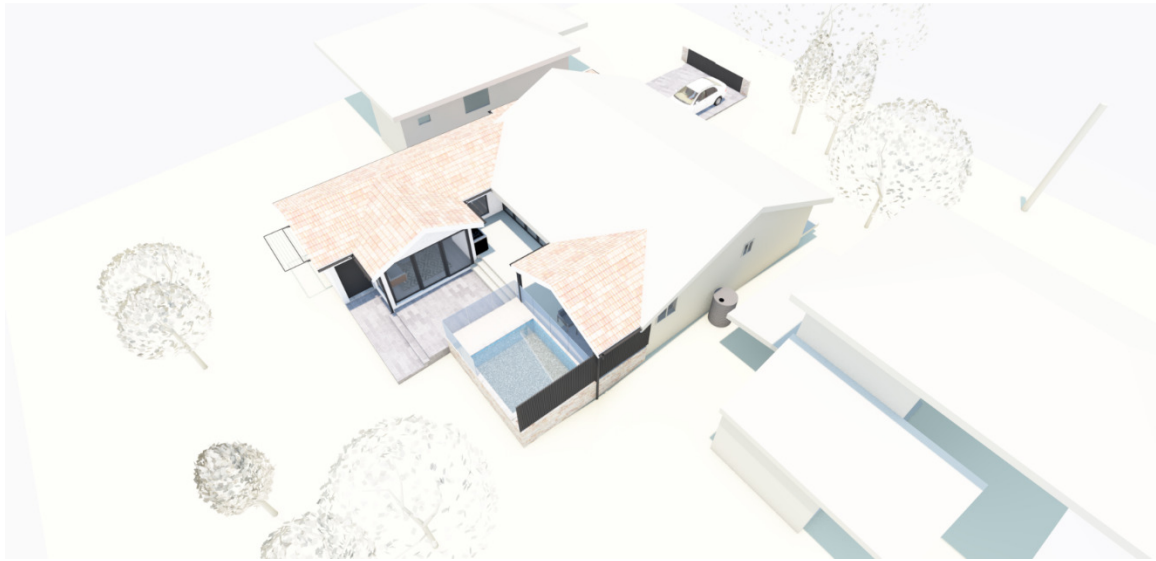


Greater Context, in its current form as of Feb 2019.

Images courtesy of <http://maps.six.nsw.gov.au/>



## APPENDIX 3. Perspective Images



Proposed Elevated Perspective



Existing Streetview



Proposed Streetview