

STATEMENT OF ENVIRONMENTAL EFFECTS DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL

PROPOSED ALTERATIONS AND ADDITIONS

132D ROSE AVENUE WHEELER HEIGHTS NSW 2097

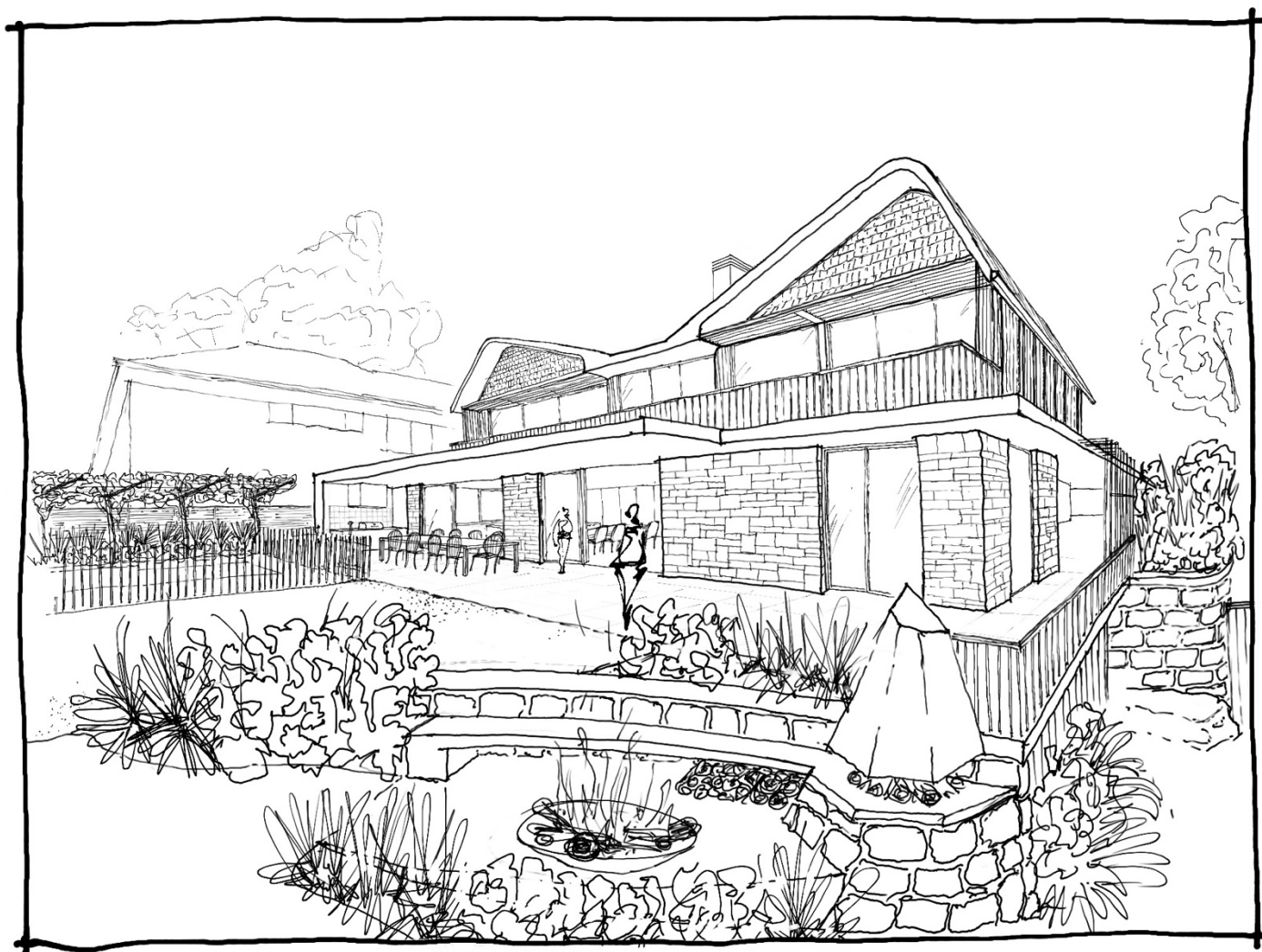


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Prepared by Carl Rutherford Design

For Pernille Jensen

3 November 2019

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1. Introduction

This Statement of Environmental Effects is prepared by and submitted to Northern Beaches Council (the Council) by Carl Rutherford Design, on behalf of the applicant Mrs Pernille Jensen.

The Statement describes a development application (DA) proposing alterations and additions to the dwelling house at 132D Rose Avenue, Wheeler Heights, being a site in the Warringah Precinct of the Northern Beaches Council.

It should be read in conjunction with the following documentation also submitted to Council, which accompanies this report:

Architectural Plans: 19.05 DA00 to DA17 inclusive, *Carl Rutherford Design*

Site Waste Minimisation and Management Plan: *Carl Rutherford Design*

Statement of Environmental Effects: *Carl Rutherford Design*

BASIX Certificate: Carl Rutherford Design

Detail and Level Survey: *C.M.S. Surveyors Pty Ltd*

Stormwater Design: Partridge Hydraulic Services

Geotechnical Assessment Report : *White Geotechnical Group*

2. Statutory & Planning Controls

Statutory controls applying to the site:

- Site Environmental Planning & Assessment Act 1979, as amended (EP+A 1979)
 - Northern Beaches Council - Warringah Local Environmental Plan 2012 (WLEP 2012)
 - Northern Beaches Council - Warringah Development Control Plan 2011 (WDCP 2013)
 - State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
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3. Site Location & Description

Location	132D Rose Avenue, Wheeler Heights NSW 2097
Real Property Description	Lot 2 DP1196029
Site area	1650 m ² (<i>Calculated Survey data</i>)
Council Zoning	R2 Low Density Residential
Council Precinct	Warringah
Existing use	Dwelling house - 1 storey stone clad residence with a concrete roof, a pool to the rear of the property.
Heritage listing	The house is <u>not</u> listed as a Heritage Item.
Topography	The site is located in a on a mostly flat site with a steep drop off to the rear of the site in the garden (North west) and a slight drop off to the west of the house starting under the house creating a small undercroft. South of the driveway located to the southern side of the existing house, there is a steep rocky drop off to the neighbours properties from the edge of the road and walkway which has a balustrade for safety.
Vegetation	The vegetation on the site is existing and well established and fairly well maintained. It contains two large trees to the rear of the site on the southern drop off from the driveway.
Adjoining uses	All adjoining sites are residential and mostly double storey dwellings.

4. Description of Proposal

The dwelling is located on Collaroy Plateau at the top of a hill, mostly rock and surrounded by two storey dwellings. The front of the site is characterised with a shared driveway that crosses over the site to allow access to the neighbour, with an offshoot of the driveway forming a concrete hardstand to the majority of the area to the front of the dwelling. South of this is a steep rocky drop in levels to the neighbouring sites below, about 3-4 meters in height. The rear of the site has unobstructed views over the Narrabeen Lagoon. The entry to the house is currently undefined and through the laundry, with grand spaces that do not work well together internally. The house is one of the original houses in the area and has deteriorated internally, however is in fairly good condition externally. The site has fairly well developed landscaping and an existing pool.

The Proposal is minor in nature to the principal building, seeking some minor internal adjustments that upgrade the internal zoning of the house and address the spaces and connection with the external rear garden and entertainment area, taking advantage of the views and northern aspect. Internal alterations to the houses layout are minor and strive to retain as much of the existing original fabric and features as possible. A garage is proposed to provide secure parking for the owners and this has allowed for the addition of landscaping to the front of the house which defines the entry of the house as well as providing privacy and softening and reducing the hard surfaces. A first floor addition is proposed to add bedrooms, a study, bathroom and master wing, taking full advantage of the views and northern aspect of the dwelling. This addition is in alignment and scale with similar dwellings in the area which are mostly two storey with varied styles. Improvements to the pool fencing and existing garden over the site are also proposed which retain the trees and improve and reduce the amount of paving.

5. Compliance with LEP

WLEP COMPLIANCE	CONTROL (Abridged)	PROPOSED	COMPLIES
4.3 Height of Buildings	8.5m	Maximum Proposed Height – 8.5m	Yes
6.2 Earthworks	Earthworks do not have a detrimental impact on factors listed in this clause.	There is minimal excavation for ground floor slabs and footings.	Yes
6.4 Development on sloping land	Minimise the impacts of development on sites at risk from landslides. Minimise impacts of development on Stormwater run-off.	A geotechnical Assessment, a Stormwater Design and Erosion and Sediment Control Plan has been submitted with this application. There is minimal disturbance to the site from the proposal of which will result in minimal to no impacts to the landslide risk or water runoff	Yes

6. Compliance with DCP

DCP COMPLIANCE

Note: selected clauses that apply to the proposal only, non applicable clauses have been left off this report.

Technical Performance COMMENTS

Part B – Built Form Controls

B1 Wall Heights

✓ ✓ The wall height is compliant at 7.175m at the highest point. (control = 7.2m)

B2 Number of Storeys

✓ ✓ There is no storey requirement for the site noted on the council map.
Note that the typical building in the vicinity is a 2 storey house, which is what we have proposed.

B3 Side Boundary Envelope

✓ ✓ The majority of the building complies with this control, except for a minor encroachment of the roof line on the western side of the building. The encroachment is to allow for the wall to be built over the existing walls and under the exception for additional stories to an existing dwelling, this complies.
Consent may be granted for the addition of a second storey to an existing dwelling house that to a minor extent does not comply with the requirement of this control.

B5 Side Boundary Setbacks

✓ ✓ Side boundary setbacks are compliant and there is no decrease of landscaped area as a result of the proposed garage which is the only additional area of footprint on the ground floor. The upper floor is generously set back from the side boundaries and neighbour properties, which mitigates privacy, overshadowing and bulk impact on the surrounding environment. The articulation of the facades to the side boundaries also adds to mitigation of the bulk and scale. The generous setback to the eastern boundary seeks to maintain views and sunlight from the windows of the eastern neighbours property even though their property is built close to the shared side boundary.

B7 Front Boundary Setbacks

✓ ✓ The front boundary setback is as existing for the main building. The proposal seeks to add a garage to the front of the house in the logical position of the current hardstand carparking off the shared driveway. The

DCP COMPLIANCE

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Technical	Performance	COMMENTS
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		garage maintains a low profile with a flat roof and is surrounded by landscaping mitigating visual impact on the neighbours. The addition of the garage does not impact views, and aligns with the current existing context of the neighbouring buildings which have a garage to their frontage addressing the driveway. There is no frontage to the street, however the impact of the garage addition is mitigated by the landscaping around the garage, softening the visual impact on the shared driveway area used by the neighbours.
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Note there is a current DA approval containing a garage in the same location as the proposed.

B9 Rear Boundary Setbacks

✓	✓	The rear setback is existing and maintained. There are no additional building structures in the rear setback. A small amount of paving to the pool area is added to improve the pool zone useability, and this is softened by the addition of a small privacy pergola to separate the neighbours views from their first floor balcony and also low ground level planting to the boundaries. The paved area does not exceed 50% of the rear boundary setback area.
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Part C – Siting Factors**C3 Parking Facilities**

✓	✓	The garage is integrated into the facade following the line of the existing eaves and integrating the wall into the existing wall at the entry point creating a simple yet obvious entry point to the house. The garage door is a standard size door that aligns with the neighbours garage doors, though we are proposing a door that matches the cladding to the upper floor, integrating the garage addition further into the design. Car parking has been provided at the rate defined in the DCP of 2 car spaces.
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C4 Stormwater

✓	✓	A stormwater plan has been submitted with this application which addresses the stormwater management of the site and has been designed in accordance with the councils Water Management Policy.
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C5 Erosion and Sedimentation

✓	✓	An Erosion and Sedimentation plan has been prepared for this application by the Stormwater Engineer and these measures will be maintained until the site and building are fully developed and the measures are no longer required.
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C8 Demolition and Construction

✓	✓	A waste management Plan has been included in this application and complies with the Council's Waste Management Guidelines.
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C9 Waste Management

✓	✓	Waste management on site is unchanged in volume from the existing dwelling. The bins are located near the driveway and also with easy access from the kitchen. They are located behind a fence and the bin store is open and well ventilated.
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Part D – Design**D1 Landscaped Open Space and Bushland Setting**

✓	✓	The proposed open space is 48.34% (Requirement of 40%). The proposal increases the landscaping to the front of the building on the shared driveway as well as increasing the landscaped area to the rear of the building. A clothes drying area is located to the western side of the house near the Laundry and it receives adequate sun. (See site analysis and plans for further)
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D2 Private Open Space

DCP COMPLIANCE

Note: selected clauses that apply to the proposal only, non applicable clauses have been left off this report.

Technical	Performance	COMMENTS
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✓	✓	Adequate Private open space has been provided – see site analysis plan for more.
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D3 Noise

✓	✓	Noise from combined operation of all mechanical plant and equipment will not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses. Measures to mitigate noise and selecting equipment that has low noise levels will be implemented in the proposed dwelling.
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D6 Access to Sunlight

✓	✓	The proposal does not overshadow any neighbour private open space nor does it overshadow the private open space of the proposed dwelling. A small amount of shadow is created on the adjoining property number 132 Rose Avenue late in the afternoon. This still allows a minimum of 3 hours sunlight between 9:00am and 3:00pm on June 21 st to their outdoor space. Note the topography of the property is significantly below the subject site and to the south of the subject site making it susceptible to overshadowing from any proposed structure. Very generous setbacks of the first floor addition have kept the shading to a minimum and only at the last few hours of sunlight, the rest of the day the area is in sun.
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D7 Views

✓	✓	No views from the public domain or neighbouring properties externally are affected by the proposal. The southern neighbours are topographically too low to have their views impacted as they are to the south, and the eastern and western neighbours have their views to the north. The proposal does not impact any view corridors. The proposed first floor is generously set back from the eastern neighbour especially which mitigates the impact of the additions to any views from windows of their property, noting that there are no main living areas located where a view is impacted.
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D8 Privacy

✓	✓	The few windows on the eastern side of the proposal are offset from the neighbours first floor windows and have screens mitigating any privacy impacts. The western side of the proposal has a similar setting though the neighbours building is set far back and topographically lower than the subject site. The proposal has screening to the windows as well, mitigating any impacts on privacy. Additional screening has been proposed to the northern end of the pool area to mitigate the impact of the northern neighbours view into the pool area and provide privacy for the proposal. All ground floor areas are screened either by fences or screening planting as per the plans.
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D9 Building Bulk

✓	✓	The proposal has a well-articulated façade to all sides, and especially to the southern, eastern and western facades minimizing bulk of the additions. No fill or cut has been proposed and the application seeks to use the existing context as much as possible to minimise site impacts. The proposal is not visible from the street, only from the shared driveway, and the location of the garage and first floor addition help define the entry point. Materials and colours change over the levels minimizing the appearance of large wall planes. Well-developed landscaping to the front entry soften the building from the current concrete and stone which currently has no planting.
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D10 Building Colours and Materials

✓	✓	Varied colours and materials have been proposed across the building to minimise visual impact and bulk of large portions of materials and wall planes as described above. The colours are selected to align with immediate neighbour buildings, however also provide a level of contrast and interest from the stonework of the existing building. The darker colour selected contrasts with the existing masonry. Lighter accents for eaves and trims give the building character and definition to the colours. Vertical weatherboard style
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DCP COMPLIANCE

Note: selected clauses that apply to the proposal only, non applicable clauses have been left off this report.

Technical Performance COMMENTS

cladding adds texture and interest to the first floor walls. Standing seam roofing gives the roof well defined modern lines that enhance the roof and align with the walls.

D11 Roofs

- ✓ ✓ The roof form has been born out of addressing items mentioned above such as minimizing bulk, articulating the building, but also to provide an innovative solution to the built environment to enhance the character of the area. Unique but contemporary roof forms have been extensively used by many of Australia's most well-known architects such as Harry Seidler and Glen Murcutt in recent history of Australian architecture, and while this is nowhere near the sinuous forms of Seidler, simple detail more in alignment with Murcutt's famous roof forms, provide a proposal with a modern take on a traditional roof form.
- Eaves have been proposed on the new roof and we have maintained the eaves of the existing dwelling.
- Solar has been provided to the roof and will not be visible due to the low pitch of the roof between the two pitched roof forms.
- The roofing will be a Colorbond roof, minimizing glare and aligning with many homes in the area.

D12 Glare and Reflection

- ✓ ✓ Standard external low voltage downlights will be used outside to provide adequate lighting and safety for access and observation/security. Lighting will be indirect and located at points to minimise impact on neighbours or the public domain.
- A medium-dark roofing has been chosen to reduce any colour glare, however Colorbond colours are standard roofing that has been used extensively in the area and will not cause an adverse effects. Glass is recessed and mostly covered by eaves or shutter where sun has direct access to the glazing (north, east and west) Aside from the Northern facing bedrooms the volume of glazing has been selected to provide a good ratio of wall to glazing. The bedroom windows are covered in shading structure and also face away from any neighbouring buildings.

D14 Site Facilities

- ✓ ✓ Bin storage is behind a proposed gate and fence to the side of the property with convenient access from the kitchen and also from the bins to the street collection point. The bins will not be visible inside the enclosure and it is a well-ventilated area, minimising smell build up. The bins are near the rumpus room, therefore away from bedrooms, and living areas.
- Clothes drying area has been provided behind the proposed garage and will be screened with vegetation.
- Mailbox is existing.

D15 Side and Rear Fences

- ✓ ✓ Side and rear fences are generally existing. Fences are proposed along boundaries where there is no fence, and they shall align with the existing fences in materiality, height and colour.

D20 Safety and Security

- ✓ ✓ The proposed entry has been clearly defined by the location of the additions (garage) and the location of windows and doors. The Landscaping and retention of extended eaves also assists in the definition of the front entry. Casual surveillance of the front of the house is maintained through enlarged windows overlooking the driveway. Adequate lighting will be provided at the entry and sides of the building for surveillance and safe access.

D21 Provision and location of Utility Services

- ✓ ✓ A stormwater plan has been provided describing the location of stormwater services. All gas and electricity will be underground and located to minimise any impact, and all soil removed to locate services underground will be replaced. All above ground services shall be located to minimise visual impact and mostly to the eastern and western side of the house behind fences/screening devices where possible.
- The building will be connected to the Sydney water's Sewerage system.

DCP COMPLIANCE

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Technical	Performance	COMMENTS
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D22 Conservation of Energy and Water

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| ✓ | ✓ | <p>The building has been located with the best use of northern light into the building with skylights to enhance internal natural light, minimising the need for artificial lighting.</p> <p>The roof has been designed to allow photovoltaics and solar hot water to be integrated on the roof and not be visible. The power generation will reduce the use of non-renewable energy. A rainwater tank for storage and on site irrigation, and top up the swimming pool has been provided. Note this is not a BASIX requirement for this application. The proposal has been designed to comply with Councils Water Management policy.</p> |
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Part E – The Natural Environment

E1 Preservation of Trees or Bushland Vegetation

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|---|---|--|
| ✓ | ✓ | <p>The site is not located in a bushland setting.</p> <p>No trees are being removed, pruned or have any building proposed within 5m of them.</p> <p>There is no clearing of vegetation except in a minor sense to plant new to replace old or dead plants (all low shrub plants, not trees)</p> |
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E10 Landslip Risk

- | | | |
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| ✓ | ✓ | <p>The site is not located in Landslip Risk Area D – Collaroy Plateau flanking sites 5 -15 degrees.</p> <p>A geotechnical report on the assessment of site conditions has been submitted with this application.</p> <p>The proposal has only minor impacts on the ground level with the addition of the garage which is proposed over the existing concrete hardstand. There is no detrimental impact on the overland flow of water, if anything the garage helps contain the overland flow and direct it to the stormwater system.</p> <p>The proposal does not impact sub-surface drainage, in fact it is improved by providing better landscaping and increased landscaping area.</p> <p>The proposal will have no impact on the structural stability of the site as the existing dwelling is built on rock as identified in the geotechnical assessment, and is stable. The additions to the upper floor are lightweight construction.</p> |
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7. Summary

The proposal for alterations and additions to the terrace house at number 132D Rose Avenue, Wheeler Heights are minor with no alterations to the front facade and nil impact on streetscape. Alterations to the internal layout of the existing building are minor with small minor window adjustments, and repositioned spaces/rooms. The additional storey to the existing building is to provide a master wing and bedrooms for the children, taking advantage of the Northern views and is in alignment with the neighbours' properties. The proposal brings the dwelling into alignment with the double storey neighbouring structures and contributes to the overall appearance and security of the shared driveway and houses it services. A modern take on a traditional gabled roof form has been proposed for a unique site for a modern family looking to upgrade a tired and deteriorated building to better suit their requirements and enjoy the siting their property offer to its maximum whilst having no detrimental impact on neighbours or the public domain.

The proposal fits within the planning objectives established by Council, and addresses the issues of site, environment & locality. In the absence of any significant adverse effects, the proposal is considered worthy of approval.