

18 Clyde Road, Dee Why

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared by FYFFE DESIGN

The Proposal

The proposal is to demolish an attached dwelling with construction of new brick veneer double storey dwelling.

Existing Use Rights

4.65 Definition of *existing use*

18 Clyde road is currently used as residential semi-detached dwelling. The existing house has been used by the client as his residence for a significant amount of time before the R3 rezoning has occurred. The site is also currently land locked by the surrounding developments.

4.66 Continuance of and limitations on existing use

Not Applicable.

4.67 Regulations respecting existing use

This proposal seeks consent from Northern Beaches Council to permit the enlargement/expansion/intensification of the existing use. The proposal attempts to comply with Northern Beaches DCP and is designed for careful consideration for the client's future residence of the property as well as it's neighbours. The intensification of the property is necessary to keep ample solar access and private open area for the owners.

4.68 Continuance of and limitations on other lawful uses

Not Applicable. This proposal only seeks to continue the previously approval semi-detached dwelling.

4.69 Uses unlawfully commenced

Not Applicable.

4.70 Saving of effect of existing consents

No consent other than the existing house is made known to Fyffe Design as of the writing of this subsection.

The Site

The address of the proposed new alterations and additions is 18 Clyde Road Dee Why. Currently the address is zoned as R3 Medium Density Zone and is occupied by half of an attached dual occupancy. The proposal is located on a 225.25m² lot with a very slight slope to the north of the property. The site consists of a couple of trees, but it is not affected by bushfire or flooding. However, it does have an Acid Sulphate class of 5.



18 Clyde Road, Dee Why (sixmaps)

Scope of works

The proposed works at 18 Clyde Road involves the following items:

- Demolition of existing attached dwelling.
- Remediation and construction of double brick party wall.
- Construction of a two-storey attached dwelling with rooftop terrace.

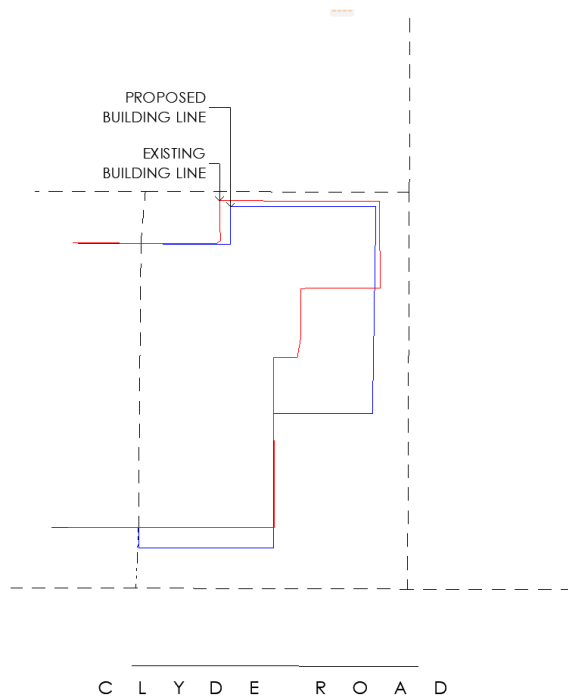
Proposed usage

The proposed usage of 18 Clyde Road will not change from a single residential dwelling.

Siting

The proposed siting of the new development is to match, as much as possible, to the existing house (see diagram below). The site coverage is squared off provide comfortable living area on the inside. The development will also

address the current landscaping with providing a more updated vegetation and ensure a modern stormwater drainage system. The propose site is not covered under DCP site coverage map.

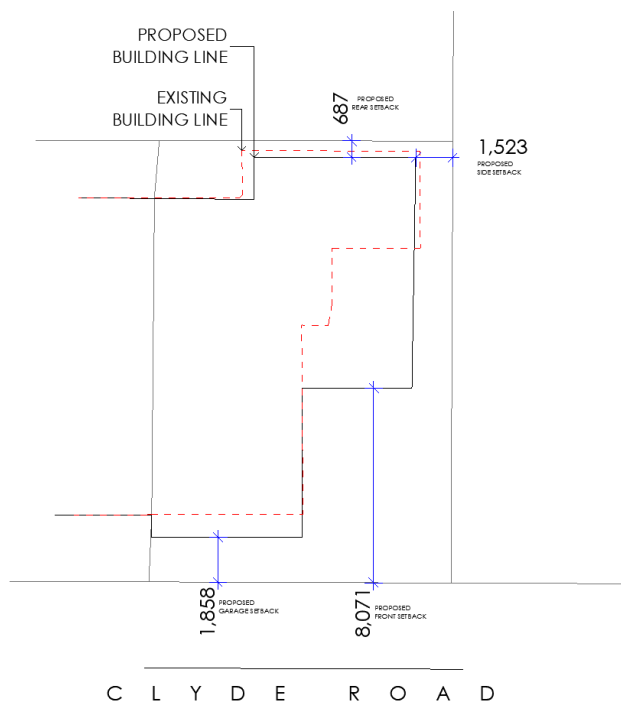


18 Clyde Road, Dee Why (supplied)

Setbacks

The location of both the existing and proposed works is not compliant with current setbacks but as previous should be assessed on merit. The diagram below shows the changes from existing to proposed setbacks. The proposed setbacks attempts to match the existing as much as possible. Please refer to site plan.

SETBACK	EXISTING	PROPOSED	DCP Preferred	Reasoning – B6, B8, B10
FRONT	2.8m	8.7m	B7 6.5m	For reasons pertaining privacy the house must be setback to allow for front landscaping. Rear private open area for the house will attract over looking from the neighbouring apartments (20-22 Clyde Road and especially 80 Howard Avenue). Side setbacks closely match the existing to maintain visual continuity from the street any smaller would render the site unusable. We also have further stepped the proposal to give a sense of openness and minimise visual bulk from the street. As well as attempt to site the envelop.
GARAGE	nil	1.8m	-	
SIDE	1.4m	1.5m	B5 4.5m	
PARTY	0.0m	0.0m	-	
REAR	0.4m	0.7m	B9 6.0m	



Height

The proposed heights of the proposed property is 9.3m which is 1.7m under the WLEP2011 Maximum Height of 11m. This roof terrace is essential because; firstly, the lack of privacy at the rear of the property by the tall apartments and secondly precedents set by 11A and 11B Clyde road which is nearby. The roof terrace is also not overlooking any private open space.

Traffic

The proposed alterations and additions will have no impact upon the vehicular traffic that currently accesses the site. The proposal will maintain single residence dwelling adding no further loading on council.

Demolition

The demolition of the current dwelling is required as the state of the current house is nearing the end of its life. Issues range of excessive moisture and weakening of existing structure over time. Remediation of double brick party wall is for mutual benefit to both sides of the dual occupancy.

Removal of trees

The proposed construction will require removal of two large existing palm trees and a handful of scrubs below 4m tall. The trees have not been flagged as endangered.

Stormwater disposal

The proposed construction will divert additional stormwater loading to selected rainwater tanks with overflow running down the site. All new downpipes to be connected to existing site stormwater drainage systems. Hydraulic engineer designed to comply with council requirements as well as Australian Standards.

Overshadowing of adjoining land

The proposed construction will have minimal impact on overshadowing on adjoining properties. See plans for details. The shadow diagrams show the existing lot is already under heavy shadows from the nearby developments. Although the proposal is adding another storey the shadow implications are minor. The new shadows will be consistent with the future trajectory of the upsizing of the surrounding properties.

Noise and privacy

The proposed construction will have minimal impact upon noise and privacy is in the core design of the proposal. The proposal does not look over any private open area. The proposal is surrounded by communal area. On the architects of the Northern side the 4-storey apartment (20-22 Clyde Road) has considered overlooking privacy by placing the central staircase and place 1800sill windows. See attached image (from domain.com.au). The rear of the property shares the boundary with 80 Howard Avenue. It is a two-storey brick unit with a garage level floor. The units facing east all have balconies that easily overlook into the rear of 16 and 18 Clyde road. We have addressed by adding privacy screens to the bedrooms and added high sill windows to the rear.



(<https://www.domain.com.au/property-profile/6-20-22-clyde-road-dee-why-nsw-2099>)

Sedimentation and Erosion Control

The builder is to install erosion and sedimentation protection measures in accordance with Council requirements. The builder is to maintain these measures for the duration of the construction phase of the project. As shown on plans.

Acid Sulfate Soils

The subject land is affected by Acid Sulfate soil class 5.

Waste Management

All waste material is to be disposed of by a suitably qualified contractor to be employed by the builder. Refer to waste management plan.

Flood Control Lot

The subject land is not affected by flood control as per Northern Beaches Council via Warringah LEP 2011.

Bushfire Prone Land

The subject land is not affected by bushfire control as per and Northern Beaches Council via Warringah LEP 2011.

Construction materials

The proposed development will consist generally of construction materials for the following:

- Steel cladding
- Timber framing
- Concrete Slabs
- Brick veneer with render
- Colorbond sheet roofing and lined ceilings
- Selected internal finishes

Conclusion

The proposed two storey dwelling is Local Development under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of the Northern Beaches Council (Warringah Local Environment Plan and the Warringah Council Development Control Plan).

In this regard it is considered that this Statement of Environmental Effects has demonstrated that the proposal has attempted to satisfy the aims, objectives as well as the majority of the requirements of the above controls without any detriment to the land owner or surrounding occupants.

It is considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. The proposal will greatly benefit the land owner and update the future use of the site.

It is therefore considered that the proposed alterations and additions to be located at Lot 1, DP 516585, 18 Clyde Road, 2099 is worthy of the support of Council.