

316 Hudson Parade, Clareville

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 4.55 Modification of DA approval REV 2021/0020

**Alterations and additions to existing dwelling house
and construction of a secondary dwelling**

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Nominated Architect
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B	DA Mod 4.55	14 Nov 2022	MFB	LS
A	Client Review	7 Nov 2022	MFB	LS
Issue	Purpose	Date	By	Checked

INTRODUCTION

This Statement of Environmental Effects outlines the proposed changes to the DA approval No 2021/002. The approval was subject to a Review of Determination on 13/10/2021. See details below.

Application Number:	REV2021/0020
Determination Type:	Review of Determination

APPLICATION DETAILS

Applicant:	Baxter & Jacobson Architects Pty Ltd
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 559856 , 316 Hudson Parade CLAREVILLE NSW 2107

This application is for a S4.55 modification of the above approval.
This SEE accompanies the following Architectural drawings by BJA:

Dwg No	Issue	Date	Drawing
DA Mod 2.01	1	2/11/22	Site Cover, Waste Management Plan
DA Mod 2-00	1	2/11/22	Site Plan
DA Mod 2-02	1	2/11/22	Site Analysis
DA Mod 10-00	1	2/11/22	Existing/ demolition Level 1
DA Mod 10-01	1	2/11/22	Existing/ demolition – Lower Ground
DA Mod 10-03	1	2/11/22	Proposed Floor Plan- Level 1
DA Mod 10-04	1	2/11/22	Proposed Lower Ground Floor Plan
DA Mod 10-05	1	2/11/22	Proposed Plan – Garage – Studio
DA Mod 10-06	1	2/11/22	Roof Plan – House and Pavilion
DA Mod 10-07	1	2/11/22	Roof Plan – Garage and Studio
DA Mod 10-08	1	2/11/22	Master Bedroom Level
DA Mod 20-00	1	2/11/22	Elevation West
DA Mod 20-01	1	2/11/22	Elevation South
DA Mod 20-02	1	2/11/22	Elevations East
DA Mod 20-03	1	2/11/22	Elevation North
DA Mod 30-03	1	2/11/22	House – Section
DA Mod 30-11	1	2/11/22	Section Pavilion AA & BB
DA Mod 30-20	1	2/11/22	Section -Garage -Studio CC & DD

The following documents have been updated.

BASIX certificate dated 8 Nov 2022- See attached
Arborists Report dated 15/3/22 - See attached

SCOPE AND IMPACT OF CHANGES

The scope and impact of the changes is considered below.

LOWER LEVEL INTERNAL

- Lower level of house is extended east into the existing subfloor plant and storage area and layout reconfigured.
- The stairs are reconfigured and the lift is relocated
- The Games room is enlarged internally and the bathroom relocated
- Office is replaced with an entertaining area
- The external window door elevation is reconfigured and the location of verandah columns changed. The height of window/ doors is increased to 2.4m.

Impact

The impact is minimal as these changes are within the existing footprint of the house but extend into the embankment below the ground floor level. There is no FSR control applicable.

GROUND FLOOR

- The internal stairs are reconfigured, lift and toilet relocated
- Minor changes to the main entry enclosure
- Minor changes to the configuration of the kitchen doors

Impact

The impact is minimal as these changes are within the existing footprint. Changes to the southern gable reduce the bulk as viewed from the adjoining property to the south.

UPPER LEVEL

- Reconfiguration of stairs, lift, robes and ensuite within the existing envelope
- Changes to external windows in response to the floor plan
- New skylight
- Addition of an outdoor shower off the Master Bedroom ensuite

Impact

Most of these changes are within the existing footprint. The outdoor shower is located over the garage and partly enclosed by the garage roof. The screened walls break up the overall house volume. It is not visible from the adjoining properties.

HOUSE ROOF ENVELOPE

- Ridge to roof over entry is raised to same level as main ridge
- Skylight added over internal stairs
- Gable roof to southern elevation of house is further recessed
- Pergola roof to GF bedroom replaced with copper roof
- Pavilion roof eaves changed

- Lower level verandah roof along southern deck is reconfigured to accommodate changes to stairs.

Impact

The changes to the envelope are minor and do not impact adjoining properties or the views from the street.

PLANT ROOM AND TOILET

- A new plantroom and tradesmen's toilet with a concrete roof and shallow roof garden is proposed to the west of the garage (south of house). It will replace the existing garden shed, store and toilet. External AC plant will be relocated within this store. The stairs from the ground level courtyard move west by approx 900mm.
- The roof will be non-trafficable so as not to impact on the privacy of adjoining residence.

Impact

The changes rationalise and enclose the existing facilities within a new storeroom. The internal height of this room is 2.7 and supports a shallow non trafficable roof garden over.

Currently the AC equipment is external, so its relocation inside the new enclosure will reduce noise.

The roof level of the proposed storeroom and toilet is RL 19.490 (including planting). Store room GF slab level is RL 16.34. Floor to ceiling height is 2.6m.

The Store is offset 935mm from the boundary.

The existing side boundary planting will screen the storeroom such that there is no impact. There will be no additional shadows as the structure is behind the fence and lower than existing canopy planting.

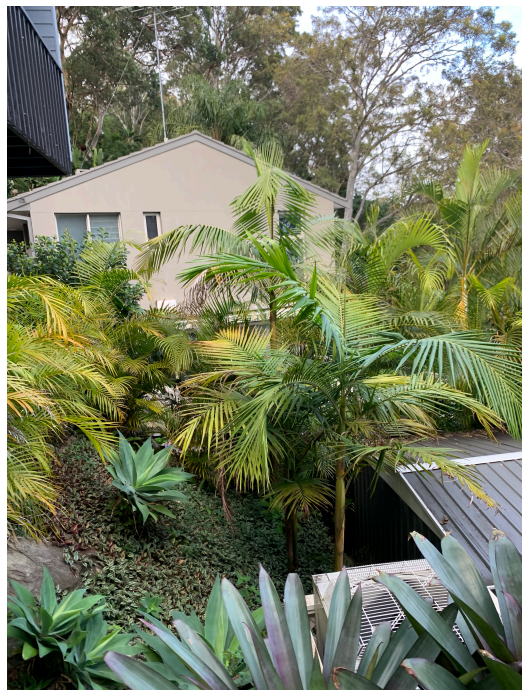
View of existing garden shed and screen planting along southern boundary with 318



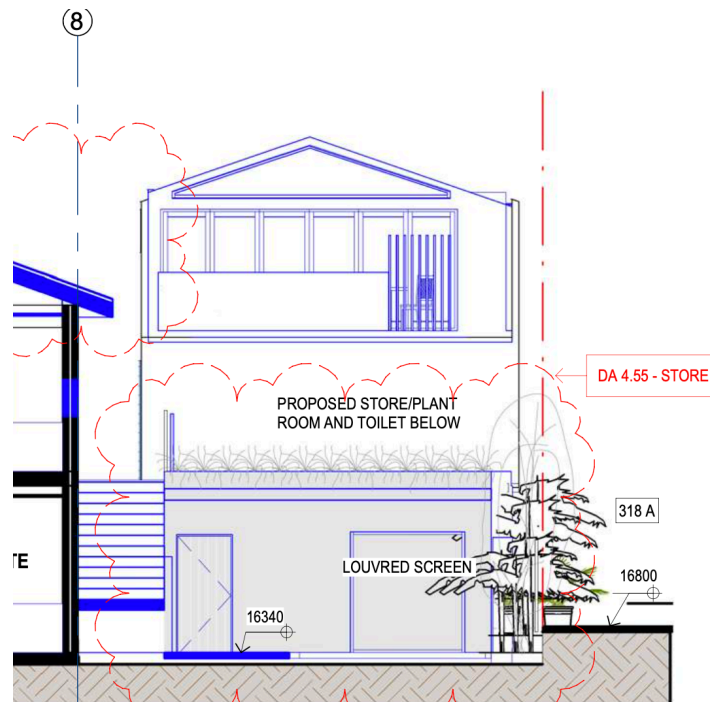
View of existing stairs and toilet enclosure and airconditioning plant below the garage and gym. This area is to be reconfigured with a roof garden over the store



Existing Boundary screen planting to be maintained



Sectional elevation of proposed store room and WC shaded grey. West elevation showing approved Gym behind



PLANT ROOM AND SAUNA

- The area to the north of the house lower level will be partially excavated to accommodate a Sauna, the pool plant room equipment and storage. total area 26m². It is located under the turfed courtyard above.
- The concrete roof slab will have a minimum depth of 450 of soil, which will be more than adequate for planting.
- The external stairs linking the ground floor verandah and lower level will be relocated

Impact

The additional footprint is below the ground level verandah and Pavilion lawn curtilage. The extent of pavilion lawn will not change. There is no increased bulk.

GYM /STUDIO CHANGES

In order to provide adequate floor area for the gym/ studio, the building is extended towards the east. The western façade now includes the DA review conditions, for screening and setbacks.

- There is no change to garage/ store.
- Gym floor area increased 5m² from 42 to 47 m².
- The floor plan of Gym level only, moves to the east towards the entry drive.
- Relocation of the entry stairs
- Existing gable roof extends towards the driveway

Privacy and overshadowing

The changes to the Gym/studio entry are to the eastern/driveway end of the approved building. The floor area increase provides additional useable floor space for equipment. The gable roof extends eastward but remains the same height.

The upper level is cantilevered over the embankment to avoid additional excavation and potential impact on tree roots.

The entry will be accessed off the driveway on grade and is opposite the blank wall of the neighbour's garage (318A.) A privacy screen is proposed on the side of the entry landing, to maintain privacy to the garden area below.

View from driveway on 316 looking south towards the rear of the existing Gym and the neighbours garage wall behind.



PAVILION

- Minor changes to the extent of pond and roof cover adjoining
- Addition of a retractable wind protection screen to the western elevation

Impact

The changes are minor and do not change the pavilion footprint or height.

DRIVEWAY AND LANDSCAPING

- The width of the driveway is increased by moving the existing half retaining wall and reconstructing the upper wall. This provides for a wider driveway entry adjoining the boundary with 318
- The stairs to the upper garden area are relocated off the end of the garage.
- The garbage bin enclosure is relocated and recessed into the retaining wall with landscaping over.

Impact

The changes will improve vehicle manoeuvring and pedestrian access and to reduce the slope.

Overall there will be a small loss of soft landscaping due to the widening of the driveway and relocation of access stairs to the rear of the main house garage. See Drawing DA 2.01 for area calculations.

The changes have been reviewed by the arborist to ensure any impact on trees is acceptable and his letter of support is attached.

Site area	1902m ²	
Proposed soft landscaping:	885.5m ²	46.5%
Existing soft landscaping:	940m ²	49.6% of site area
Existing Hard area surface driveway	172m ²	9%
Proposed hard surface driveway	198m ²	10% nett increase 1%.

View of lower and upper retaining walls. The grassed level will be removed.



View from existing house showing planted embankment. The new retaining wall will be set back.



SUMMARY

The proposed modifications are minor in nature and will have no detrimental impact on neighbours nor views from the public domain, being the Hudson Pde streetscape or Pittwater. The external building envelope changes comprise the new store to the south and the new plant room and sauna to the north. They are recessed to the rear half of the existing house and as such visibility from Pittwater is negligible and viewed against the backdrop of the existing house and the approved built envelope.