



**15 Wandella Road
Allambie Heights 2100**

STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

Report prepared for Louise Pfeffer and Douglas Howe

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Canopy Design for Louise Pfeffer and Douglas Howe and describes a proposal for alterations and additions to an existing house at 15 Wandella Rd, Allambie Heights, NSW 2100.

This statement should be read in conjunction with:

- the architectural drawings prepared by Canopy Design;
- Survey Plan prepared by Urban Surveying

The design of this dwelling proposal and preparation of this report has been developed in consideration of the following:

- Environmental Planning and Assessment (EP&A) Act, 1979;
- Warringah Local Environmental Plan 2011;
- Warringah Development Control Plan 2011.

In this statement only the relevant clauses of the WLEP and WDCP have been discussed.

2. SITE

2.1 Description and location

The subject site is Lot D, DP433403, No. 15 Wandella Rd, Allambie Heights. The site is irregular in shape, with a 45m long street façade and a surveyed area of 638.5m². The site consists of an existing one storey brick and FC clad, steel roof building housing two dwellings. The 3 bedroom primary dwelling is at the south end of building and a two bedroom secondary dwelling at the north end.

Primary dwelling: 104.8m²

Secondary dwelling: 55.2m²

The site also contains:

- a swimming pool
- front studio
- 6x rainwater tanks
- rear shed

The site falls approximately 1m from the front western boundary to the eastern rear boundary and contains various vegetation species as shown on survey.

Development within the immediate proximity of the site is characterized by one and two storey detached dwelling houses of varying age, scale and design and domestic landscaped setting.



(figure 1 – source Six Maps)

2.2 Zoning and key environmental considerations

The site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The application proposes alterations and additions to the existing dwelling and construction of a new first floor over the existing footprint. Specifically, the application provides for the following built form outcomes:

- A first floor addition over the existing dwelling, containing 3 bedrooms, 2 bathrooms, office, rumpus and balcony.
- Changes to the internal layout of the ground floor to house new stairwell.
- New rear door and stairs from relocated laundry on ground floor.

4. STATUTORY PLANNING FRAMEWORK

The site, which was within the area of the former Warringah Council, is now within the area of the Northern Beaches Council pursuant to the Local Government (Council Amalgamations) Proclamation 2016.

4.1 The Warringah Local Environmental Plan 2011 (WLEP)

The Warringah Local Environmental Plan 2011 (WLEP) is the principle planning instrument applicable to the land. The relevant provisions of the WLEP and the manner in which they relate to the site and the proposed development are discussed below.

4.2.1 Zoning and permissibility

The site is zoned R2 Low Density Residential. Dwelling houses and Secondary Dwellings are permitted with consent in the zone.

4.2.2 Principal Development Standards

B1 Height of Buildings

Pursuant to clause 4.3 of the HLEP the height of any building on the land is not to exceed a maximum height of 8.5m as defined.

The proposed building has a maximum height of 8.4m and is therefore considered to satisfy the objectives of this clause.

4.2 Warringah Development Control Plan 2011 (WDCP)

Part B – Built Form Controls

B1 - Wall Heights

Pursuant to Part B1 of the WDCP this control applies to land identified on the Warringah Local Environmental Plan 2011- Land Zoning map as R2 Low Density Residential and to which an 8.5m maximum height of building control applies under WLEP 2011.

Comment: The maximum wall height of the proposed dwelling is 6.4m from existing ground level as shown on A330.01 Elevations and therefore satisfies the maximum permissible wall height of 7.2m.

B3&5 - Side Boundary Setbacks and Envelope

This control applies to land shown coloured on the DCP Map - Side Boundary Envelopes. The building must be sited within the minimum side setback of 0.9m and within a building envelope by projecting planes at 45° from a height of 5m above existing ground level.

Comment:

The current side setback from the north boundary is 1169mm. No change is proposed to this.

The current side setback from the south boundary is 20.94m. No change is proposed to this.

The proposed first floor addition is sited within the allowable building envelope of 45° from a height of 5m above existing ground level, as shown below.



The side setbacks and envelope are therefore considered to satisfy the objectives of this clause.

B7 - Front Boundary Setbacks

Pursuant to Part B7 of the WDCP this control applies to land identified on the Warringah DCP Map Front boundary setbacks. A minimum 6.5m setback is required.

The objectives of the clause are to:

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing.

Comment:

The front boundary is 44.7m long and the existing dwelling has a setback of 4.95m.

The front setback is not being altered with the first floor addition sitting directly over the existing dwelling.

The proposed front balcony sits forward 1.5m and is designed to articulate the building and create visual interest to the facade.

Due to the length of the site and front boundary, the non-compliant setback does not compromise the objectives of the controls and maintains the sense of openness and landscaped elements desired.

The proposed design does not impact on the views of any adjoining properties and enhances the façade and overall streetscape.

B9 - Rear Boundary Setbacks

Pursuant to Part B9 of the WDCP this control applies to land identified on the Warringah DCP Map Rear boundary setbacks. A minimum 6m setback is required.

The objectives of the clause are to:

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Context:

Patterns of development, block shape and setbacks on the subject site and adjacent properties are all irregular, as outlined below:

1. The sites at 11, 13 and 15 Wandella Road were subdivided from one block and consequently all three blocks have dwellings located outside of standard DCP setbacks.
 - a. 11 Wandella Rd is a corner block with the primary open space located in the large front yard. As a corner block the rear setback does not apply.
 - b. 13 Wandella Rd is set back 4.5m from the rear boundary with the primary open space to the north side setback.
 - c. The dwelling to the rear of the site, 17 Wandella Rd, is a battleax lot, oriented north-south and the shared fence with 15 Wandella Road is their side boundary.



Comment:

The existing dwelling has a rear setback of 852mm at its narrowest. The irregular shape of the block and the orientation of the existing dwelling suggests that treating the rear setback as a side setback is more in line with the objectives of the DCP. This is evidenced by the approval DA2014/0888, dated 9 October 2014, which demonstrated that council was happy to treat the rear setback as a side setback, given the irregular shape of block and challenges developing the site.

If assessing the proposed development as above, then the proposed first floor sits within the allowable building envelope (projecting planes at 45° from a height of 5m above existing ground level).



If the southern boundary is then regarded as the rear boundary, with an existing and proposed setback of 20.9m, this complies with both the controls and objectives of the clause.

Part C - Siting Factors

C2 - Traffic, Access and Safety

Comment: No changes are proposed to the existing vehicular and pedestrian access.

C3 - Parking Facilities

Comment: No changes are proposed to the existing car parking. The existing carprt provides two off street parking spaces.

C4 - Stormwater

Comment: No changes are proposed to the landscaped and impervious areas of the site as the proposed first floor addition is sited over the existing building footprint.

Stormwater plans were approved and implemented with DA2014/0888, dated 9 October 2014, and are deemed still adequate for the site.

C5 - Erosion and Sedimentation

Comment: A sediment erosion fence will be installed on site throughout the construction of the proposed works as shown on drawing 50.01.

C8 and C9 – Demolition, Construction and Waste Management

Comment: The project is aiming to reduce, re-use and recycle building materials through the demolishing and construction phases, and therefore reducing waste to landfill, and reducing embodied energy and its associated greenhouse gas emissions.

The front yard will be made available for recycling bins during construction to facilitate appropriate sorting of materials by the Contractor. See drawings 50.01.

The proposal is deemed to satisfy the controls.

Part D – Design

D1 - Landscaped Open Space and Bushland Setting

Pursuant to Part D1 of the WDCP this control applies to land identified on the DCP Map Landscaped Open Space and Bushland Setting. As outlined the objectives of the clause are:

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

The required minimum area of landscaped open space is 40% which equates to 222.8m².

Comment: As shown on Site Plan 11.01, the proposed landscaped area is 46% of the site and not changing.

The proposal is deemed to satisfy the controls.

D2 - Private Open Space

Comment: The site allows for more than 152m² of private open space in level garden off the living area.

The proposal is deemed to satisfy the controls.

D6 – Access to Sunlight

Comment: The development does not overshadow public open space.

The Private Open Space of the dwelling receives significant solar access throughout the year.

The proposed works have no impact on the solar access of the private open space of adjoining dwellings as shown in the Shadow Diagrams accompanying this development application.

The proposal is deemed to satisfy the controls.

D7 - Views

As outlined in Clause D7 Views the objectives of the clause are:

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

Comment: The proposal continues the equitable sharing of district views. Dwellings on the opposite side of Wandella Rd are also 2 storey and are at a higher elevation and therefore will not have their views affected.

No trees or vegetation on site are to be removed.

The proposal is deemed to satisfy the controls.

D8 - Privacy

As outlined in Clause D8 Privacy the objectives of the clause are:

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

The requirements are:

1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.
3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.
4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.
5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.

Comment:

The visual privacy between the proposed dwelling and adjoining properties is retained with landscaping and the orientation of existing dwellings and proposed works as outlined below:

Please also refer to Section B9 – Rear Setbacks above.

Building Layout:

The proposed ground floor living area is oriented towards the private open space to the south of the property and do not overlook any adjoining properties.

The proposed first floor living area is oriented towards the street to the west of the property and does not overlook any adjoining properties.

Proposed first floor windows have been located and oriented so as to minimize overlooking and no windows are within 8.8 metres of any windows on any of the adjoining properties.

The living areas of both 13 and 17 Wandella Rd face north and therefore do not face the proposed site.

D9 - Building Bulk

As outlined in Clause D9 Building Bulk the objectives of the clause are:

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

The requirements are:

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:
 - i. The amount of fill is not to exceed one metre in depth.
 - ii. Fill is not to spread beyond the footprint of the building.
 - iii. Excavation of the landform is to be minimised.
4. Building height and scale needs to relate to topography and site conditions.
5. Orientate development to address the street.
6. Use colour, materials and surface treatment to reduce building bulk.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
8. Articulate walls to reduce building mass.

Comment: Building bulk has been minimized through design features and with the retention of all on site trees and vegetation.

The front elevation is broken up with the addition of a balcony at the first floor and feature gable roof line with sandstone support columns.

D10 - Building Colours and Materials

As outlined in Clause D10 Building Colours & Materials the objectives of the clause are:

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

The relevant requirements are:

3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.

Comment: The proposed first floor will be clad with weatherboards and painted white, and the ground floor will be repainted white. The roof will be sheeted with light grey colorbond roof (Shale Grey or Windspray).

The use of sandstone and the existing vegetation in the front yard complement the proposed colours and ensures the building will integrate well with the natural environment.

The proposal is deemed to satisfy the controls.

D11 - Roofs

Comment: The roof pitch of 24 degrees complements existing buildings in the streetscape. The first floor balcony and ground floor deck provide articulation to the new roof form with complementary lower and upper gable roofs.

All roofing materials have low reflectivity.

The proposal is deemed to satisfy the controls.

D14 - Site Facilities

Comment: Clothes drying facilities will be provided in the outdoor area to the south of the dwelling.

Garbage bins will be located beside the Garage behind a nib wall and therefore hidden from streetview.

The proposal is deemed to satisfy the controls.

D21 - Conservation of Energy & Water

Comment: The proposed design delivers a high level of energy efficiency. The existing building will be upgraded with high performance double glazing and high levels of insulation. This will both increase thermal comfort for the occupants and reduce energy use.

The proposal is deemed to satisfy the controls.

Part E – Natural Environment

E1 - Preservation of Trees or Bushland Vegetation

Comment: No vegetation or trees are to be removed.

The proposal is deemed to satisfy the controls.

2. COMPLIANCE TABLE

	LEP/DCP requirement	Proposed
Height of Building	8.5m maximum	8.4m
Wall height	7.2m maximum	6.4m
Side Boundary Envelope	45° plane from 5m	Complies
Side setback	900mm minimum	Complies
Rear Setback	6m	Existing non-compliant – 890mm
Front Setback	6.5m	Existing non-compliant – 4.95m
Landscape Open Space	40% (223m ²)	46%
Private Open Space	60m ² minimum 5m minimum dimension	>150m ²

3. SUMMARY

The proposal has been designed to comply with the provisions of the WLEP and WDCP as far as practicable.

Where compliance is unclear due to the non-compliance of the existing dwelling, care has been taken to ensure all new works optimize the balance between compliance and practical or functional outcomes in the building, whilst fully satisfying the objectives of each control.

Therefore, in assessing the detail of the application against the applicable statutory controls we have formed the considered opinion that the proposed works are permissible, consistent with the zone objectives and other statutory considerations on this particular site.

The proposed development will not give rise to any unacceptable streetscape, residential amenity or environmental impacts and will be complimentary and compatible with the existing and desired future character of the area. We believe that the proposal development should be approved subject to the usual development Consent Conditions.

