

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO AN EXISTING RESIDENCE



Lot 37, DP 13745,
110 Woorarra Avenue,
North Narrabeen, NSW 2101

For B. McDonald

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations and additions to the existing house at 110 Woorarra Avenue, North Narrabeen.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by CMS Surveyors dated 16/06/21.
- Architectural Plans, DA.01-DA.10 prepared by Jo Willmore Designs dated February 2022.
- Geotechnical Assessment - prepared by White Geotechnical dated 28th February 2022
- Colour schedule
- Waste Management Plan.
- Clause 4.6 -written request for development standard variation

Site Analysis:

110 Woorarra Avenue, North Narrabeen, Lot 37, DP 13745

Site Area : 966.1 sq.m.

Locality: Elanora Heights Locality

Zoned: C4 Environmental Living

Hazards effecting site: Geotechnical Hazard H1

110 Woorarra Avenue is situated on the low north eastern side of Woorarra Avenue. It is regular shape with a width of 15.33m and depth of 64.21m. A right of carriage way cuts across the western corner of the site providing access to the neighbouring property at 112 Woorarra Avenue via a shared driveway. The site falls steeply from its front south west boundary to the rear north east with a gradient over the existing built upon area of approximately 18 degrees. A two storey weatherboard clad home with metal roof is positioned on the upper front half of the site with decks to the rear and detached carport to the front yard. Landscaping consists of planting to the front boundary which screens part of the carport and house from the street, some grassed terraces to the rear yard adjacent to the house with the lower half of the site a more natural bushland setting. The adjacent homes are both 2/3 storey homes which capture ocean views to the north east.



View of existing house from street



View of existing house from rear yard

Design Statement:

The proposed works aim to retain the character and scale of the existing home while providing increased living and bedroom areas and improved connection to the rear yard.

The proposed works include

- Remove existing rear decks to both levels
- Extend upper living and dining area to the rear under existing roof
- Reposition internal stair to lower level
- Add new upper level deck with new roof over
- Add 2 bedrooms and rumpus room to lower level
- Add ensuite for new bedroom below existing side upper deck
- Add new deck to lower level
- Add storage room below new guest bedroom
- Retaining walls to rear to be modified to suit new levels
- Existing walkway from carport to house removed and replaced with new deck
- New stone privacy wall between house and driveway (for visual and acoustic privacy) replacing existing slat fence
- Extend existing driveway for turning area and possible third parking space
- New landscaped steps and path to provide access from top of site to lower garden areas along north west boundary

Careful consideration has been given to the scale and height of proposed works so as not to impact existing views and privacy to and from neighbouring homes and rear decks. The rear extension has been extended no further than that of the building line of neighbouring homes. There will be no change to the overall height of the dwelling with the existing roof retained and only an addition of small pitched roof over the central area of the new upper deck. The main part of both the upper and lower decks have been positioned centrally on site with privacy screens incorporated to minimise any potential overlooking.

The majority of the new works occur to the rear of the property however a new stone wall (to partly replace an existing slat fence), new entry deck and extension of the existing driveway have been proposed within the front yard to provide increased visual and acoustic privacy from neighbouring cars entering and exiting the existing shared driveway and better delineation between the right of carriage way and 110 Woorarra Avenues driveway/parking area. These works are low in scale and will have little impact on the streetscape. The majority of new works will occur over existing built upon or grassed areas therefore minimal planting is required to be removed. With little change to the front facade the existing character of the house and landscape nature of the site will be retained.

Pittwater LEP 2014 Considerations (as relevant)

Zone C4 Environmental Living

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Proposal:

The proposed alterations and additions to the existing house and garden areas are considered to be permissible with the consent of council and will not alter the use from existing residential. As there will be no change in the overall height and little change to the streetscape the density and scale of the home reflects that of development within the surrounding area and with all significant planting and trees to be retained the existing landscaped character of the site will be maintained therefore the proposed works are consistent with the desired future character of the locality.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

There will be no increase in the overall height of the existing home from the proposed works with the existing roof to the house to be maintained. However a pitched roof is proposed over the central section of the new upper deck and at its most north eastern part of the ridge it will be approximately 8.8m above natural ground which will exceed the maximum 8.5m height control. This minor non compliance is for about 3.0m length of the roof.

Variations of up to 10m in height are allowed to this control where the site has a slope in excess of 16.7 degrees and the outcomes of this control are achieved. As the site has a slope of approximately 18 degrees this variation can apply. We are seeking variation for this minor non compliance as we feel that the positioning and minor nature of the non compliance will have no negative impact on neighbouring properties. The house will maintain a bulk and scale compatible with neighbouring homes, will not significantly increase overshadowing and have no impact on existing views from that of a compliant roof.

Part 4.6 Exceptions to development standards

The stated objectives of this clause are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.,*

Proposal:

As we are seeking approval to breach the maximum height of 8.5m set in Clause 4.3 Height of Buildings PLEP 2014 pursuant to Clause 4.6 a request to vary a development standard forms part of this application.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Proposal:

The proposed works will require some excavation mainly to accommodate the lower store below the new rear deck and footings with some fill proposed to provide access from the new decks to a terraced grassed area however the positioning of these earthworks mainly to the centre of the site results in no detrimental effect on neighbouring properties, drainage and stormwater flow or soil stability. All earthworks and new retaining walls are to be carried out in accordance with structural and geotechnical engineers details and recommendations. A Geotechnical Assessment prepared by White Geotechnical Group forms part of this application and further outlines recommendations.

Part 7.6 Biodiversity protection

The objectives of this clause is to maintain terrestrial, riparian and aquatic biodiversity by

- protecting native fauna and flora, and,*

- *protecting the ecological processes necessary for their continued existence, and,*
- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Proposal:

The subject site is identified on council maps as being in a Biodiversity Area, as such the proposed works are to minimise impact on the ecological or habitat value or significance of any flora and fauna on the site. As the proposed works are to be built over either existing built upon or grassed areas and will not require the removal of any significant landscaping or canopy trees any existing native fauna and flora habitat will be conserved.

Part 7.7 Geotechnical Hazards

The objectives of this clause are to ensure that development on land subject to geotechnical hazards

- *matches the underlying geotechnical conditions of the land,*
- *is restricted on unsuitable land,*
- *does not endanger life or property.*

Proposal:

Council mapping indicates the property to be partly impacted by H1 Geotechnical Hazard, as such a geotechnical assessment by White Geotechnical Group forms part of this application demonstrating compliance with the objectives of Part 7.7. and advising *‘The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.’*

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.5 - Elanora Heights Locality

Desired Future Character

The Elanora Heights locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations.....

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development on non-urban zoned land shall maintain generous spatial separation of the built form and low site coverage on large lots. Development will be designed to be safe from hazards including landslip and bushfire.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Proposal:

As stated above the proposed works will not alter the use from existing residential maintaining the low density and scale of the area. The existing roof form will remain as is with no increase in overall height or scale, maintaining a two storey home. The lower half of the site will be retained as a heavily landscaped area with little of the house visible from public areas and with minimal change to the built form or landscaping within the front yard the works will maintain a home that does not dominate the surrounding area and sits amongst the trees.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Landslip Hazard

Proposal:

Council mapping indicates the property to be partly impacted by H1 Geotechnical Hazard, as such a geotechnical assessment by White Geotechnical Group forms part of this application demonstrating compliance with the objectives of Part 7.7. and advising *‘The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.’*

B4 - Controls relating to natural environment

Flora and Fauna Habitat Enhancement Category 2 & Wildlife Corridor

Though the proposed works will increase the built upon area slightly the design has sought to maintain all significant landscaping and as such have little impact on established landscaped areas or existing habitat for threatened, endangered or local species and maintaining existing wildlife corridors. There will be no loss of tree canopy cover and with no fencing proposed to the rear yard all shall be passable by native wildlife.

B5 - Water Management

Stormwater

New stormwater lines will be connected to the existing which run to an existing converted tank below the existing deck and then to existing dispersion trenches. All new stormwater lines will be installed and maintained in accordance with Council's Water Management for Development Policy.

B6 - Access & Parking

Access Driveways

There is no proposed change to the access driveway/crossover which serves both 110 and 112 Woorarra Avenue.

Internal Driveways

It is proposed to extend the driveway on the northeastern side of the right of carriage way to provide for extra parking space or the ability for cars parked in the existing carport to be able to reverse and leave the site in a forward direction.

Off Street Vehicle Parking

The existing double carport is to remain providing for the required 2 parking spots.

B8 - Site Management

Excavation and landfill

Excavation has been discussed above. All earthworks and new retaining walls are to be carried out in accordance with structural and geotechnical engineers details and recommendations.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway or to the lower grassed terraced area to minimise disturbance to the existing site. Appropriate waste management procedures will be implemented during the construction phase.

Construction and Demolition - Site Fencing & Security

The site will be protected by fencing for the duration of the works in accordance with all relevant standards and building codes.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

The proposed works have been designed to minimise any disturbance to the native landscaped setting of the site by positioning all new works to the existing

upper developed part of the site. The proposed works will increase the built upon area slightly however the majority will impact only existing grassed areas with minimal planting needing to be removed and no significant canopy trees. As such the landscaped character of the site will be retained and much of the house remains screened from the street and public spaces.

View sharing

Views of the ocean towards the north east around to the east are experienced by 110 Woorarra Avenue and neighbouring properties. The design therefore has been carefully considered so as to limit any view loss. The house has not been extended past the rear building line of neighbouring homes and the majority of works contained to the lower level allowing for views from the upper level of 112 Woorarra Avenue across 110 Woorarra Avenue to the east. There has also been no increase in the height of the dwelling and existing setbacks maintained so as to minimise any impact on existing views.

Solar Access

As can be seen from the submitted shadow diagrams there will be a slight increase in overshadowing to the neighbouring property at 108 Woorarra Avenue during midwinter however the area of the increased overshadowing is already overshadowed by existing trees along the dividing boundary. As such at no time during mid winter will increased overshadowing have a significant impact on neighbouring dwellings internal living spaces nor reduce the sunlight to private open spaces to less than 50% during mid winter.

Visual Privacy

The development has also been carefully considered to protect both the neighbours and residents existing level of visual privacy. The majority of new windows are oriented towards the north east looking down the block as are the new decks to both levels. The main entertaining section of the decks have been positioned centrally to the house to provide significant setbacks from neighbouring decks with screens incorporated so as to limit any opportunity for overlooking. The proposed works maintain all landscaped buffer areas between it and neighbouring properties so as to maintain privacy to and from neighbouring homes.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Private Open space

Due to the steepness and tree cover much of the site is not suitable as out door recreational space however large decks with direct access to internal living areas are proposed to both levels of the house with stairs from lower deck also giving access to terraced grassed areas around the house providing at least the minimum required 80 sqm of private open space.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D5 - Elanora Heights LOCALITY

DCP Part D5.1 Character as viewed from a public Space &

Part D5.2 Scenic Protection - General

Proposal:

As the majority of the works proposed are to the rear of the house there will be minimal change to the character of the home as viewed from the street and with no major trees or planting to be removed much of the work is also screened downhill of the site. There is no change proposed to the overall height or front and side boundary setbacks maintaining the bulk and scale of the home which is a low density dwelling in a landscape setting, compatible with neighbouring homes and one which compliments the desired future character of the Elanora Heights locality.

DCP Part D5.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will match those of the existing house, compliment those of surrounding developments and harmonise with the natural environment.

DCP Part D5.5 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

With the majority of the proposed works to the rear little change is proposed to the front boundary setbacks. The minimum setback to the house will remain at 8.685m and minimum setback to the carport will remain at 0.75m. The setback to the new stone wall dividing the house and deck from the driveway will be 6.95m compliant with the minimum setback allowed of 6.5m.

DCP Part D5.6 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

There will be no change to the side boundary setbacks with the minimum setback from the north western side boundary being 1.78m and from the south eastern side boundary being 0.975m. Though not compliant with minimum side setback requirements of 2.5m and 1m this is an existing non-compliance and with there being no increase in overall height and minimal change to the the existing roof form and building footprint there will be no impact on the existing amenity of neighbouring properties from this non compliance.

The rear setback at approximately approximately 37m is fully compliant with the minimum allowed of of 6.5m.

DCP Part D5.7 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen the majority of the proposed works fit within this plane. There is a small section of roof over both the new bedrooms to the lower floor that will breach the envelope. These non compliance are minor and occur due to the steepness of the site. They will not contribute to loss of privacy, views or sunlight to neighbouring properties maintaining the amenity of neighbours residents.

DCP Part D5.9 Landscape Area -

Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

The addition of the 2 bedrooms, rumpus room and deck to the lower level will decrease the landscaped area however with an area of 604sqm or 62.53% the soft landscape area is compliant with the minimum requirement of 60%.

DCP Part D5.12 - Fences - Flora & Fauna Conservation Areas

Control:

- a. Front fences and side fences (within the front building setback) shall:*
- not exceed a maximum height of 1 metre above existing ground level,*
 - be compatible with the streetscape character, and*
 - not obstruct views available from the road.*
- b. Rear fences and side fences (to the front building line)*

*Fencing is permitted along the rear and side boundaries (other than within the front **building** setback) to a maximum height of 1.8 metres.*

c. Fencing in Category 1 and 2 areas:

No front fences will be permitted.

Vegetation is preferred to any fencing.

*Side and rear fences where necessary are to be constructed of dark coloured materials and shall not obstruct the passage of wildlife and shall have opening(s) with minimum dimensions of 150mm x 150mm every 5 metres accessible to ground **dwelling** animals.*

Proposal:

The existing timber paling fence between 110 and 112 is to remain though the majority of the site is to remain unfenced. It is proposed to extend part of the timber paling fence in stone towards the front of the site to the right of carriage way at the same height as the paling fence. Combined with the proposed new stone wall between the house and new driveway/parking area that is to replace an existing slat fence this will provide visual and acoustic privacy from both noise and light of neighbouring cars entering on the shared driveway. The stone wall will be approximately the height of the existing slat fence and will have set back a minimum of 6.9m from the front boundary with existing and new planting screening part of it from street view. A lower stone wall of approximately 1m high set on the line of right of carriage way is also proposed to delineate the right of carriage way from the driveway area of 110 Woorarra Avenue. This wall will have minimal impact on the streetscape as it has a setback from the front boundary of over 3m and is also partly screened from the street by existing planting.

DCP Part D5.13 Construction, Retaining walls, terracing & undercroft areas

Control: Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

On steeper slopes, preference is given to the use of stable rock ledges and escarpments to reduce the visual bulk of buildings.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Proposal:

As discussed above new timber decks are proposed for entertaining purposes with the undercroft area screened with timber slats and part utilised for a storage area. Some minor adjustment of the existing grassed terraced areas are proposed to provide for access from the new decks to the garden areas. Stone retaining walls are proposed to reflect existing with some existing walls to be raised to suit new garden levels. The garden terracing and walls will reflect similar garden areas to neighbouring properties and will be done in accordance with geotechnical and structural engineers details.

Summary

The proposed additions are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. Though not fully numerically compliant with setback & height controls the design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

Jo Willmore
B.Arch