

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED MODIFICATION TO APPROVED DA

FOR ALTERATIONS AND ADDITIONS

TO

**157B WYNDORA AVENUE, FRESHWATER
LOT 2 SP 53532**

FOR

MR & MRS THOMSON

1. INTRODUCTION

- i) SITE SUITABILITY**
- ii) PRESENT AND PREVIOUS USES**
- iii) PROPOSAL**

2. DEVELOPMENT COMPLIANCE

- i) WARRINGAH LEP 2011**
- ii) WARRINGAH DCP 2011**

3. CONCLUSION

6. ACCESS & TRAFFIC

7. PRIVACY, VIEWS & OVERSHADOWING

8. NOISE

9. VEGETATION & FAUNA

10. ENERGY EFFICIENCY

11. CONCLUSION

1. INTRODUCTION

This Statement of Environmental Effects accompanies a [Section 4.55 to provide modifications to an approved](#) Development Application to Northern Beaches Council for proposed alterations and additions to the existing dwelling at 157B Wyndora Avenue, Freshwater, on behalf of Mr. and Mrs. Thomson.

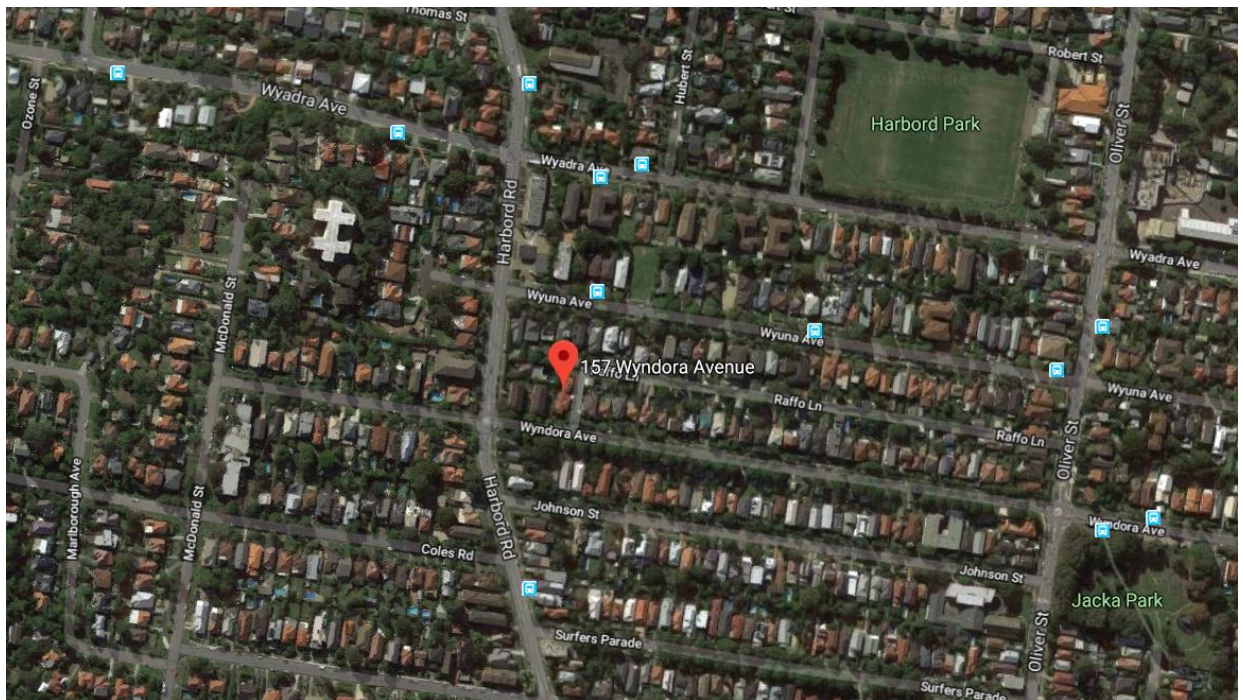
In consideration of this application, reference has been made to:

- Warringah LEP 2011
- Warringah DCP 2011

Additional information to support this application includes:

- Survey Plan prepared by Total Surveying, P.O Box 44 Belrose West, NSW, 2085
- Architectural Plans prepared by Alison Ludwig BAS BArch A001, A002, A003, A101, A102, A201, A301, A302 and Notification Plans N001, N002
- BASIX Certificate No. A318883 REV dated 22/08/2019

i) Site Suitability



Extract: Google Maps

The site is identified as Lot 2 in SP 53532 and known as 157B Wyndora Avenue. The site is 360 m² and is zoned R2 Low Density Residential.

The site is located at the west side of Freshwater, on the corner of Wyndora Avenue and Raffo Lane.

The site slopes downwards towards the north side.

Boundary Corner	Reference Level (m)
NE	35.64
SE	35.70
SW	36.87
NW	35.71

The site is located in relative proximity to public transport.

The site is currently occupied by a two storey brick and clad duplex with a tiled roof.

ii) PRESENT & PREVIOUS USES

The site is zoned and used for low density residential use. The properties that surround the site are also zoned for low density residential purposes.

There is no evidence to suggest the land has previously been used in a potentially contaminating activity.

iii) THE PROPOSAL

The existing owners would like to make alterations and additions in order to meet the changing needs of their family.

The main components of the proposed submission are:

- Modifications to the Ground Floor including:
 - Removal and replacement of existing doors and windows
- Modifications to the First Floor including:
 - Extension of floor space
 - Internal modifications
- Construction of a new covered entertainment area with a raised floor level to match the ground floor level of the dwelling
- Partial demolition of existing roofs and construction of new pergolas
- Installation of a new pool and associated works
- Omission of a loft space within the first floor roof

The development will enhance the amenity and comfort of the residence, while retaining the character of the existing dwelling and compatibility with the streetscape.

2. DEVELOPMENT COMPLIANCE

i) Warringah LEP 2011:

Part 4: Principal development standards

4.3 Height of buildings (compliant)

Existing building height = 7.2 m

Max permissible building height = 8.5 m

Proposed building height = 7.2 m

ii) Warringah DCP 2011:

Part B Built Form Controls

B1 Wall Heights (compliant)

Existing wall height = 6.1 m

Max permissible wall height = 7.2 m

Proposed wall height = 7.2 m

B3 Side Boundary Envelope (compliant)

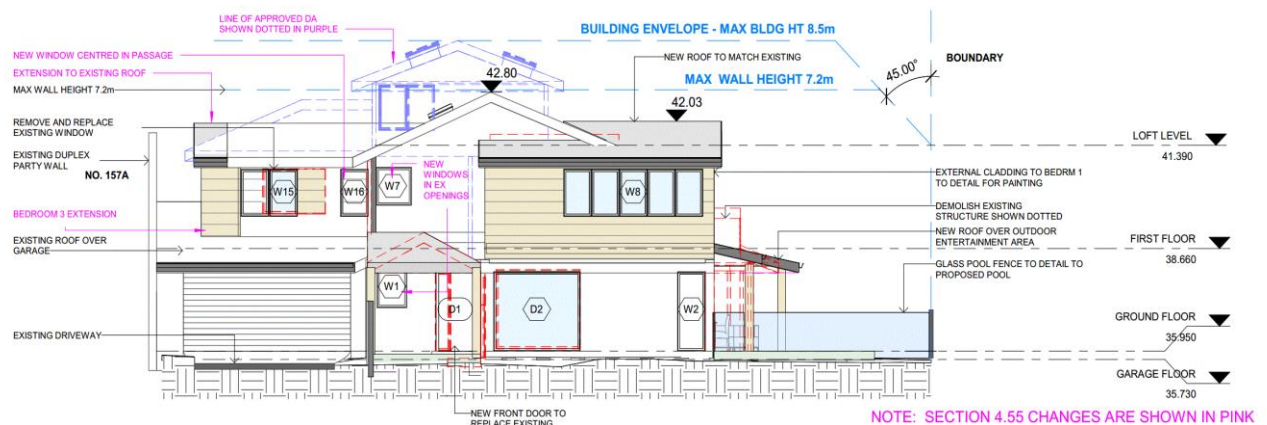


Figure 1: Side Boundary Envelope viewed from Eastern elevation

B5 Side Boundary Setbacks (compliant)

Existing side setbacks = 2.593 m (west side) and 6.236 m (north side)

Min permissible side setbacks = 0.9 m

Proposed side setbacks = 0.9 m (west side) and 5.106 m (north side)

B7 Front Boundary Setbacks (compliant)

Existing front setback	= 2.904 m
Min permissible front setback	= 3.5 m
Proposed front setback	= 2.904 m

Although the front setback is noncompliant, the proposed works will have no effect on the existing setback.

Part D Design

D1 Landscaped Open Space and Bushland Setting (noncompliant)

Existing landscaped open space	= 36.3 % (267.143 m ²)
Min permissible landscaped open space	= 40 % (294 m ²)
Proposed landscaped open space	= 37.3 % (274.446 m ²)

Council approval is sought for the noncompliance in light of the increase in landscaped open space from the proposed works.

D2 Private Open Space (compliant)

Existing private open space	= 76.48 m ² with minimum dimension of 8.63 m
Min permissible private open space	= 60 m ² with minimum dimension of 5 m
Proposed private open space	= 76.48 m ² with minimum dimension of 8.63 m

D3 Noise

The pool pump has been located to minimise the effects of noise on neighbours and occupants.

D6 Access to Sunlight

The proposed works will not cause any significant overshadowing of public or private open spaces. At least 50% of the private open space will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 (see shadow diagrams).

D7 Views

Careful consideration has been taken in the placement of the proposed windows to ensure the reasonable sharing of views between allotments.

D8 Privacy

The proposed works have been designed to maximise the visual and acoustic privacy for the occupants as well as minimise visual and acoustic intrusion on surrounding allotments.

D10 Building Colours and Materials

Refer to Schedule of Materials and Finishes

D11 Roofs

The proposed changes will ensure that the roof structures complement the existing streetscape in both form and material usage.

D13 Front Fences and Front Walls

The existing front wall of the dwelling facing Raffo Lane will be raised to increase the visual and acoustic privacy of the occupants. The alteration will retain the existing character of the wall and will complement the dwelling and streetscape.

D16 Swimming Pools and Spa Pools

The proposed swimming pool will not be located in the vicinity of any trees, or within any setback or frontage.

6. ACCESS & TRAFFIC

Vehicle and Pedestrian access is not affected and there will be sufficient parking on the existing driveway once the alterations and additions have been completed.

7. PRIVACY, VIEWS & OVERSHADOWING

Where potential issues of privacy have arisen, the design incorporates measures that counter those issues. There will be no impact on neighbour's privacy.

8. NOISE

A minimal amount of noise is expected during the construction but will be limited to work hours.

9. VEGETATION & FAUNA

No change in vegetation is expected. The proposal will not result in the removal of any protected plant species or fauna habitat.

10. ENERGY EFFICIENCY

A BASIX report has been made and will be applied accordingly. Certificate no [A318883_02](#).

11. CONCLUSION

The principal objective of the application to Modify the existing DA is to seek approval for the alterations to the first floor layout and roof line. The proposed structure will have less environmental impact on the streetscape as the proposed roof line will be considerably lower than the approved. The bulk and scale of the first floor will also be reduced as the extension to the first floor will be minimised.

This proposal will comfortably accommodate the needs of the family. It is submitted that the proposals do not have any significant impact on the scenic quality or surrounding streetscape and steps have been taken to ensure that there is no loss of amenity to adjacent properties. By reducing the approved roof line there will be less perceived impact.

In consideration of the existing non-compliances, the proposed works have been carefully designed in line with council design aims, and have reduced non-compliances where possible.

Overall, the proposals do satisfy Council's Development Controls and therefore the issue of Development Consent for the modifications (Section 4.55) is respectfully requested.

Kind regards

Alison Ludwig
BAS BArch