Statement of Environmental Effects 31 Duke Street, Forestville NSW For Carly and Dean Lythall

RAPID PLANS

ABN:
ADDRESS: PO Box 6193 French's Forest D.C. 2086
TELEPHONE: (02) 9905-5000
FAX: (02) 9905-8865
EMAIL: gregg@rapidplans.com.au
Builders Lic No: 82661c

Issue 1.00

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 31 Duke Street, Forestville.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)[1].

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 [2] (LEP), the Warringah Development Control Plan 2011 [3] (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

[1]Environmental Planning and Assessment Act 1979*;*
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.
[2] Warringah Local Environmental Plan 2011;
< https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>.
[3] Warringah Development Control Plan 2011;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the North side of 31 Duke Street, Forestville.
Site Address: No 31 Duke Street, Forestville

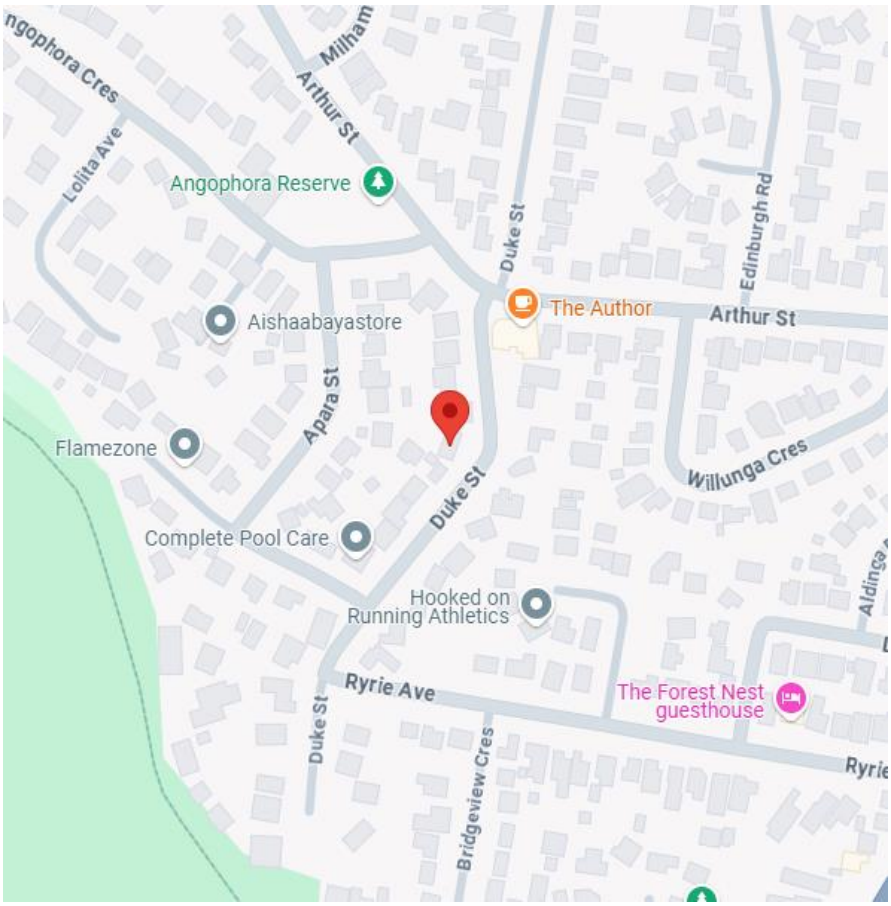


FIGURE 1: LOCATION PLAN 31 Duke Street, Forestville. [4] Source Google Maps.

2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 1 DP.217069 known as 31 Duke Street, Forestville, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

[4] Location Map; <https://www.google.com/maps/place/31+Duke+St,+Forestville+NSW+2087/@-33.7606675,151.2005096,17z/data=!3m1!4b1!4m6!3m5!1s0x6b12a9a6be7038b5:0xee7ef34c23befe31!8m2!3d-33.760672!4d151.2030845!16s%2Fg%2F11cp7yjy01?entry=ttu&g_ep=EgoyMDI0MTAyOS4wIKXMDSoASAFQAw%3D%3Dj>.

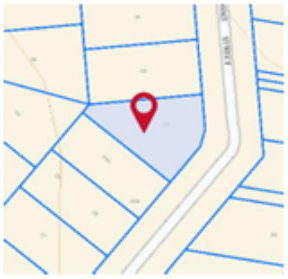
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

NSW GOVERNMENT

Property Report

31 DUKE STREET FORESTVILLE 2087



Property Details

Address:	31 DUKE STREET FORESTVILLE 2087
Lot/Section /Plan No:	1/-/DP217069
Council:	NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 21-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area B - Flanking Slopes 5 to 25

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 31 Duke Street, Forestville,[5] Source Spacial Viewer DoIPE.

[5] DoPIE, Planning Portal <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/06ec177e-7a94-4758-ab35-5c169d71a06b.pdf>.

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes of varying styles. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with housing directly opposite. The property is located on the low side of Duke Street with views to the south-west over the residential areas of Forestville.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Forestville significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

FIGURE 3: Street View, 31 Duke Street, Forestville. Source Realestate.com.[6]

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling accessed via a front pathway to the existing parking to the front of the dwelling and an existing concrete driveway. These will be maintained during the development.

[6] Realestate.com <https://www.realestate.com.au/property/31-duke-st-forestville-nsw-2087/>.

2.7 Existing off-street parking

There is parking available for 2 cars in the existing parking area.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area. The existing landscaping is to be maintained where possible for this development.

FIGURE 4: Aerial View, 31 Duke Street, Forestville. Source Northern Beaches Council.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a two-storey building with proposed ground and upper floor additions, and a rear covered patio. The appearance of the building is to be improved throughout the development with the appearance to be modernised and additions proposed to provide increased amenity and project longevity.

Ground floor additions will include a new dining area, a rear patio with roof over and privacy screens. The ground floor bathroom is to be refurbished, with the existing kitchen to be replaced. The upper floor additions proposed are a new master with ensuite, new bedrooms refurbished bathrooms and sheet metal roof to match existing.

The proposed works provide increased articulation to the dwelling through its modest alterations and additions, this increases visual interest and improves the built form of the existing dwelling from neighbouring properties, helping to maintain the bulk and scale. This is considered in sympathy with the prevailing streetscape. (Figure 3)

A new roof is proposed to the upper and ground floor areas encompassing the new additions, with the existing roof maintained where possible.

This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New rear patio with roof over
- New rear additions
- New retaining walls
- New sheet metal roofs

Internally the proposal encompasses:

- Replace existing kitchen and refurbish existing ground floor bathroom
- New ground floor dining area
- New upper floor master with ensuite and WIR, new bedrooms

- Refurbish bathrooms

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposed work improves the amenity of the dwelling fitting for the Forestville area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by providing additional internal and external areas to the ground and upper floor, for the dwelling to be more usable for the owners' family. The existing driveway and crossover are to be maintained. Proposed additions to the dwelling will provide for ground floor dining and al fresco areas and upper floor bedrooms and master with ensuite, all increasing the performance and amenity to the existing areas.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing areas on the property. The design maximizes the existing dwelling & available area of land whilst improving the amenity. The proposed development maintains the existing aspect while generally maintaining the access to solar and ventilation to the northern façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered masonry wall.

Cladded timber frame walls to the upper floor additions.

Alloy or timber windows & doors to all elevations

Roofing in colour bond medium to medium to dark colour.

3.5 Height

The height of the new development is 5.609m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	**Proposed**	**Allowable**
Site Area	798.10 sq m	-
GFA (Gross Floor Area New)	225.26 sq m	-
GFA (Gross Floor Existing)	180.35 sq m	-
Height	5.609 m	8.5m
Existing Impervious area	375.84 sq m	478.86 sq m
Proposed Impervious area	422.26 sq m	478.86 sq m

The proposal enhances the amenity of the site by maintaining safe access and the off-street parking and garden areas. The new upper floor additions provide articulation and visual relief of the rear of the property under this proposal. The proposed works will maintain the existing parking and improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing and improved vegetation provides privacy between neighbouring properties.

The proposed works to the existing ground and upper floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new upper floor additions are reasonable, considering the location of the existing dwelling and built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.[7]

[7] Northern Beaches Council DCP;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>.

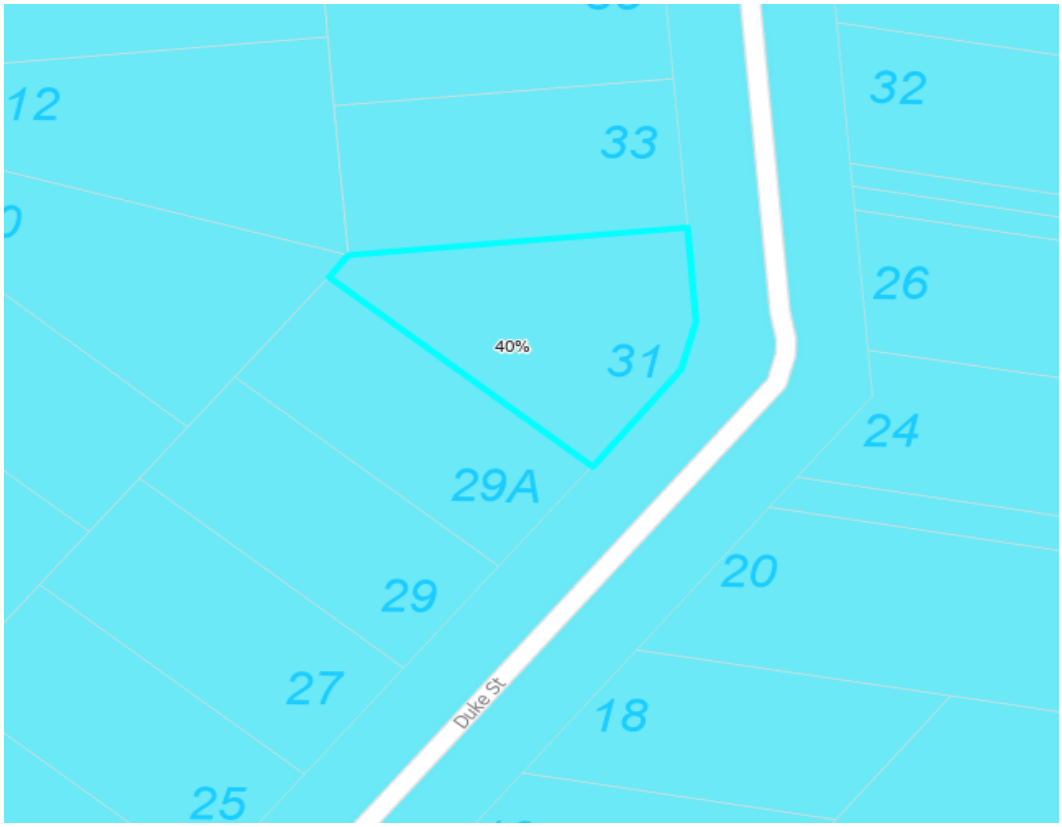


FIGURE 5: Landscape Open Space map, 31 Duke Street, Forestville. Source Northern Beaches Council.

3.7 Setbacks and Siting

Proposed Development	**Proposed**	**Allowable**
Front Set Back	7.142m	6.5m
Rear Set Back	18.526m	6.0m
Side Set Back Nth	1.324m	0.9m
Side Set Back Sth	.900m	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Duke Street.

The pattern of development along Duke Street shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.

FIGURE 6: Aerial View, 31 Duke Street, Forestville. Source Northern Beaches Council.[8]

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary this allows for a sense of openness to the front setback area. View lines are maintained with the ridge height well below the 8.5m limit and the garden areas are in keeping with the neighbouring properties, with neighbours on either side enjoying an elevated position to make use of district views. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The existing driveway, crossover and parking area will be maintained. The proposed development will have no detrimental impact on traffic flow.

[8] Northern Beaches Council, Ariel View map; <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 31 Duke Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.[9]

[9] Northern beaches Council, Engineering Specifications; <https://www.northernbeaches.nsw.gov.au/planning-and-

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts[10] to the exterior walls and where necessary to the existing walls.

development/permits-and-certification/engineering-specifications>.

[10] Energy.Gov, Types of insulation; <https://www.energy.gov/energysaver/types-insulation>.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.[11] During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 31 Duke Street is a good example of this in that it has its car parking in the existing driveway. The driveway and crossover will remain as existing. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the front & upper floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

No. 31 Duke Street, Forestville is shown in Landslip Category B (Figure 7) on Northern Beaches Council Landslip map[12]. Refer to the Geotechnical Report included with this application. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

[11] Sydney Water Standards and Specification; <https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>.
12 Northern Beaches Council, Land slip map,;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

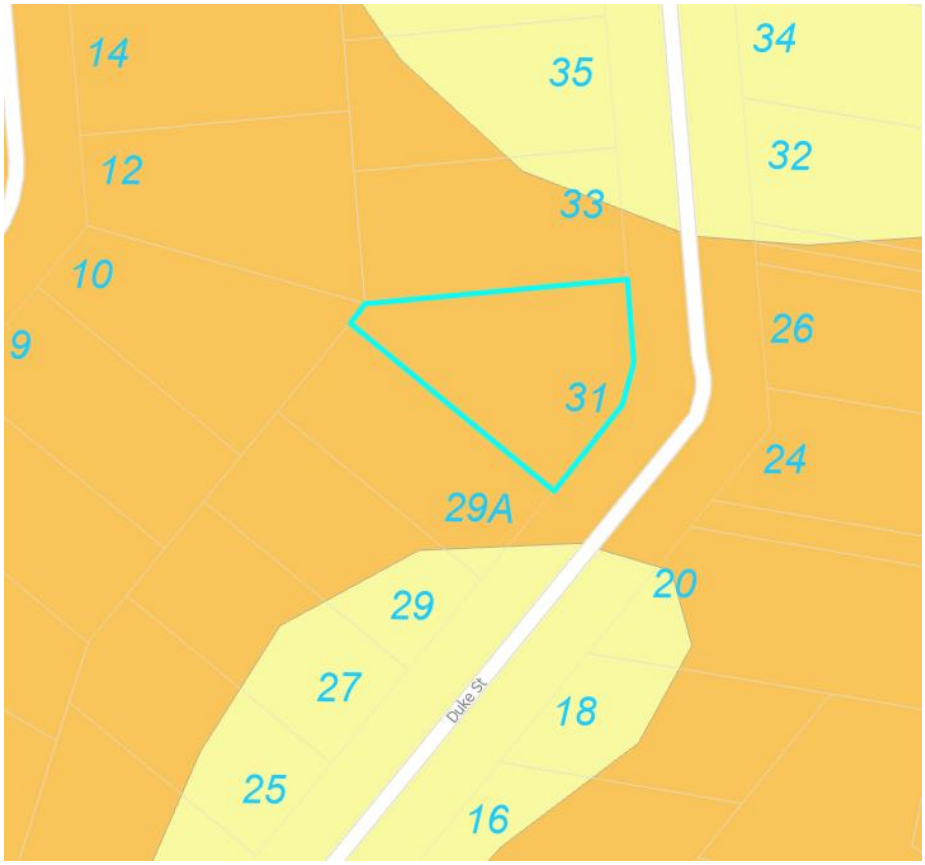


FIGURE 7: Land Slip Maps, 31 Duke Street, Forestville. Source NB Council.

4.9 SEPP Resilience and hazards (Coastal Management)

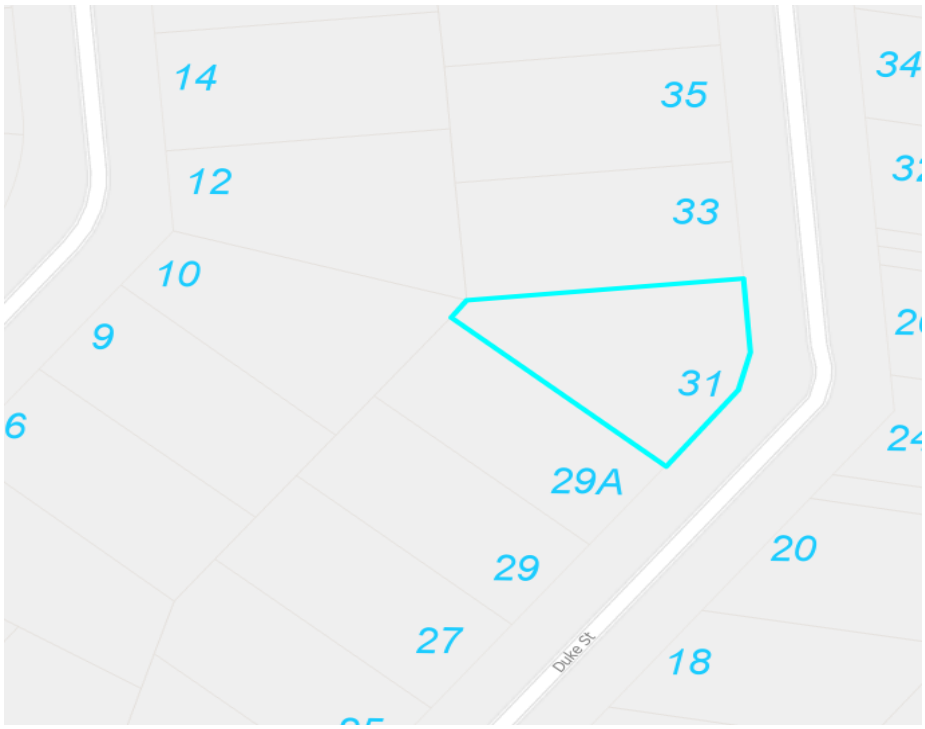


FIGURE 8: NB Council, Costal Management SEPP Map, 31 Duke Street, Forestville. NSW

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

(a) managing development in the coastal zone and protecting the environmental assets of the coast, and

(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and

(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

31 Duke Street, Forestville is not located in a Coastal Management Area of the Northern Beaches Bush Fire Prone Land Map. (Figure 8).

4.10 Bush Fire Prone land

31 Duke Street, Forestville is not located in a Bushfire Prone Area of the Northern Beaches Bush Fire Prone Land Map. (Figure 9).

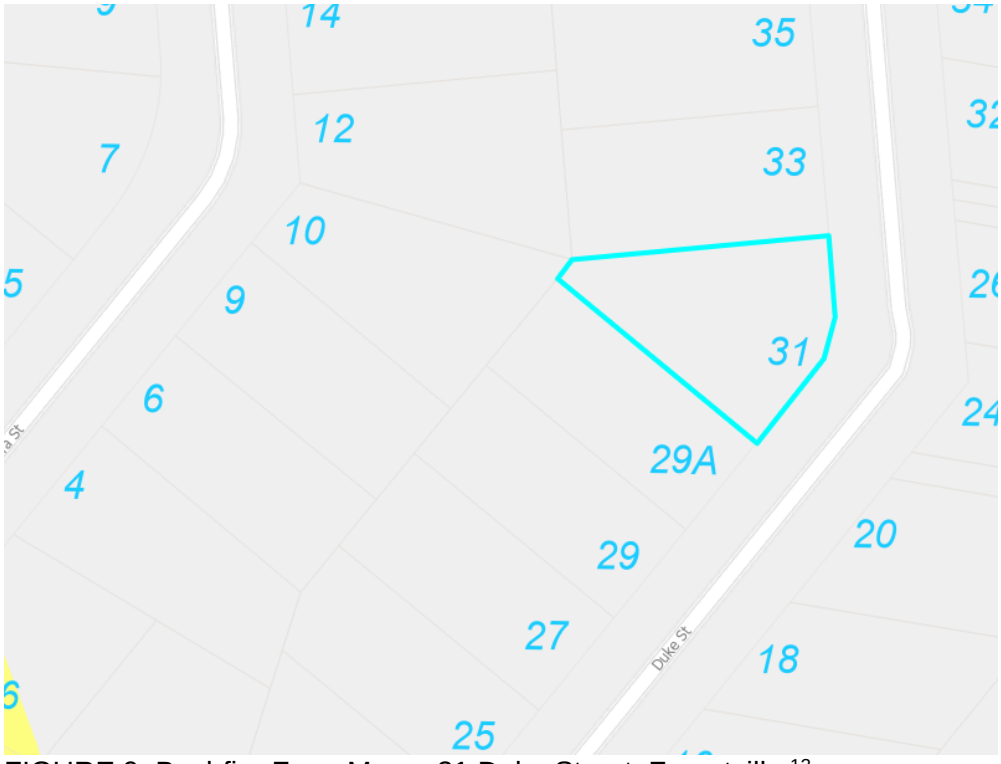


FIGURE 9: Bushfire Zone Map – 31 Duke Street, Forestville.[13]

[13] NB Council, Bushfire Map: <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

4.11 Building Form

Residential buildings in Forestville are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.12 Roof Form

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with sheet metal roofing under this proposal.

4.13 Walls

A distinctive feature of the Forestville house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

4.14 Windows and Doors

A variety of window shapes and sizes can be found in the Forestville area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 31 Duke Street, Forestville are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.15 Garages and Carports

The freestanding houses in Forestville allow for the cars to drive to the front or down the side of the house. This development maintains the existing driveway and crossover.

4.16 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.17 Fences and Gates

Side & rear fences are to be maintained for this development.

4.18 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 31 Duke Street, Forestville are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Forestville. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry, Timber framed and cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	**MATERIAL**	**FINISH**	**AS 100 1996 COLOUR**
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner