



**Statement of
Environmental
Effects
at
5 Duneba Place,
Frenchs Forest
NSW 2086
For
Salena Knight**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 5 Duneba Place in Frenchs Forest.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the northern side of the cul-de-sac of Duneba Place in the residential neighbourhood of Frenchs Forest.

Site Address: No 5 Duneba Place, Frenchs Forest

LOCATION PLAN



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 5 DP.230828 known as 5 Duneba Place, Frenchs Forest, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

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

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. 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. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Frenchs Forest significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive to the front of the property. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small trees & shrubs along the front entry drive up to the elevated parking areas. There is a sloped garden bed from the drive up to the dwelling small shrubs running up a thick cover of the bush running along the eastern side of the dwelling. To the rear yard there is a medium sized native tree to the NE corner of the property with rock retaining walls & thick scrub along the rear boundary. The existing landscaping is to be maintained where possible for this development.

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 double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide a post to be removed in the ground floor living room with beams added, new front decks to ground & first floors with sheet metal roof over, new composite roof over the existing side deck & new plunge pool with pool deck & pool safety barrier.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New front decks to ground & first floors of the dwelling
- New sheet metal roof over front decks
- Replace existing rear pergola
- New composite roof over existing side deck
- New pool, pool deck & pool safety barrier

Internally the proposal encompasses:

- Remove post in ground floor living room & add beams to engineering details

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 proposal provides better provision for outdoor living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Frenchs Forest area. The owner is looking to modernise the front of the house & maintain certain key components of the existing dwelling by reconfiguring ground floor living room internal area to be more usable for the owner's family. As the view outlook is south over the valley front decks to the ground & first floors are proposed to

maximise the views & provide usable areas for the owners. A new pitched composite roof is proposed over the existing side deck & a circular plunge pool with pool deck is proposed off the existing side deck in an area between the deck & steep rock embankment. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the southern aspect improving 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:

Timber decks painted/stained

Alloy windows & doors onto front decks

Front deck roofing in colour bond sheet metal medium to dark colour

Side deck roofing in tinted composite on timber frame

Rear pergola to be made as new

3.5 *Height*

The height of the new development will exceed the 8.5m height limit to the front.

Refer to the Clause 4.6 variation report included with this application.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	967 sq m	-
GFA (Gross Floor Area)	166.07 sq m	-
Height	8.861m (deck east) 8.940m Deck centre at landing) 12.731m (deck west)	8.5m
Built upon area	394.69 sq m	580.20 sq m
Landscaping	569.31 sq m	386.80 sq m

The proposed 59% landscaped area fall within the Council's Open Landscaped Area guidelines of minimum 40%.

A concession is requested for an encroachment of the side boundary envelope to both sides of the front of the dwelling. This is due to the existing topography sloping steeply with approximately 20m fall from the rear boundary to street level. The shape of the boundaries angle inwards towards the front, & along with the orientation of the existing dwelling not being parallel to any boundary, to achieve a compliant side boundary envelope to the front of the dwelling would be considered unreasonable due to the constraints involved. The design of the decks conform to setback requirements & cannot be stepped with the terrain without being detrimental to the existing built form & streetscape. The height & bulk of the encroachment is in keeping with the existing structure as the decks protrude in alignment with each existing floor with the roof lower than the existing roof form, & therefore, there is no increase in dominance by the design. There is adequate light, solar access & privacy provided as there is substantial separation to adjoining residences with surrounding dwellings enjoying vast district views which the owner aims to enjoy with the proposed decks. As the existing dwelling is outside the side boundary on the western side & inside of the side boundary envelope on the eastern side it is in our opinion that the proposed side boundary encroachment achieves the objectives outlined under WDCP2011 Part B3

A concession is requested for an encroachment of the height limit. Refer to the Clause 4.6 variation report included with this application.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	12.82m (to bend in bdy of access handle)	6.5m
Rear Set Back	13.99m	6.0m
Side Set Back	3.18m (front deck west) 5.09m Front deck east 1.0m (pool & pool deck)	0.9m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties. The setbacks of the front decks are clear of the setback guidelines with the side setbacks aligning with the existing exterior walls. Privacy screens have been added to the sides of both decks to avoid any overlooking

The location of the new pool has been located between the existing deck, side boundary fence & existing rock embankment. The adjacent property does not have windows facing the pool area which aids privacy, & with the composite roof providing privacy from the existing deck to the neighbouring rooftop terrace to assist in the openness of the property.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Duneba Place is to be maintained with the driveway & access stairs. The western ground floor deck is to have the south-western corner cantilevered for pedestrian clearance under to use the access stairs. The existing carport & garage are to be maintained to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of the front decks at No 5 Duneba Place has minimal impact on the visual and acoustic privacy of adjoining properties as side privacy screens are to be added with no direct sight lines into neighbouring dwellings. The siting and design of the proposed composite roof over the existing deck provides privacy from the

neighbouring rooftop terrace. The proposed plunge pool area has been located back against the rock embankment & with existing vegetation & a privacy screen to the pool deck screening view lines to the adjacent property. The existing masonry & proposed cladded walls provide a barrier to the neighbours on the adjacent boundaries and does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site has an approximate 20m slope down from the north to south. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The privacy screens to the front decks & the composite roof over the side deck on the property act as a buffer to noise as well as careful planting. The pool enclosure is in an unused corner of the yard that does not impede the amenity of neighbouring properties. 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. This property is located on the high side of the street.

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 outdoor living spaces have been designed to make maximum use of the existing dwelling as well as the southerly aspects.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed & masonry walls. The outdoor areas are to be timber 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 to assist in passive cooling.

4.4 Natural light

Large open sliding doors to the south along with the existing windows & doors enable 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 new works in the development will be constructed from a timber framed 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 R0.95 75mm foil backed blanket and where necessary to the party walls.

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 front yard. Household effluent will be disposed of to Sydney Water requirements. 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

Frenchs Forest is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 5 Duneba Place is a good example of this in that it has its car parking in the existing carport & garage minimizing cars parked on the street & this will not change under this proposal. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the front & side of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. 5 Duneba Place, Frenchs Forest is shown in Landslip Categories B & C on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the structural integrity of the site & dwelling. 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. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil due to the rock outcrops present on site.

4.9 Building Form

Residential buildings in Frenchs Forest are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The column facades of the proposed front decks are to be rendered timber framed with to provide a lightweight construction option with timber framing used around the pool enclosure. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof & rear sheet metal clad pergola roof with the proposal to replace the rear pergola to as new & use a low-pitched sheet metal roof to the front decks & a composite roof over the

existing side deck under this proposal to limit height & overshadowing.

4.11 Walls

A distinctive feature of the Frenchs Forest house is that the walls are constructed from both masonry to the sides & rear & cladded timber frame to the front. The design incorporates cladded timber framed walls into the new works to the front of the dwelling to create a seamless finish to the property as well providing an improved streetscape.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Frenchs Forest 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 5 Duneba Place are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Frenchs Forest allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport & garage with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house. Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development except for new pool safety barriers to the proposed pool enclosure.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with existing planting to the front of the property to maintain & enhance the streetscape.

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 5 Duneba Place are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Frenchs Forest. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Timber framed construction, window & door 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 2700 1996 COLOUR
6.1.1 Wall	Cladded timber stud	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner