

To:
The General Manager
Northern Beaches Council
ENVIRONMENTAL PLANNING & DEVELOPMENT
725 Pittwater Road,
Dee Why 2099

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed new rear additions including new deck + new front driveway

36 Woodlands Rd, FORRESTVILLE NSW.
For: Mr. & Mrs. Mathew & Jennifer Smithies

Prepared by:



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1. INTRODUCTION

This is to be read in conjunction with a Development Application submission to Northern Beaches Council for the proposed new rear additions including a new deck + new front driveway located at 36 Woodlands Road, FORRESTVILLE NSW.

The design for this application has been prepared in accordance with the current "Northern Beaches Development Control Plans" & "NSW Warringah LEP Legislation 2011" and under the instruction of the applicant and should be read in conjunction with the accompanying architectural drawings 01 - 10 prepared by GAP Designers Pty Ltd. and any other supporting documentation.

2. ZONING

A young family wish to add a new garage (zoned R2 – Low density Residential). Proximity to transport is only minutes away from shops & recreational facilities. The existing single storey house has not had any additions in the past having been built around 1970s. Located in one of the most beautiful leafy enclaves of Forresterville, this 1970's residence brimming with period features is set on an 699sqm of established landscaped and sloping gardens. Charming original features include rich timber & carpeted floors, modern detailed ceilings and sunny orientated location with larger windows. With private, leafy views this blissfully private retreat is set in a peaceful tree-lined street and is strolling distance to buses, trains, schools and CBD.

3. SITE SUITABILITY

The Existing brick/timber clad, & tiled roof single storey dwelling with a high sunny elevated position at 36 Woodlands Rd, FORRESTVILLE is to be renovated by the homeowners who wish to rebuild their existing rear and add a new timber framed / hardies cladded room with 2.4min. ceiling height and new metal roof over. They also are adding a new deck & stairs down to the backyard.

A new front driveway is proposed similar but wider than the existing to rebuild the old where they need more carspaces and better access to the garage for a growing family. The front patio front stair will also receive new balustrades for safety.

The area of the site is 699 sq. metres. (Being Lot 6 DP 219380)

The proposed additions to this home will be very compatible with adjoining similar developments in the area & the design will not change the integrity of the buildings in the area. The properties Nos. 34 & 38 Woodlands Rd, have front garages on their sites with direct front access to the street frontage with wider than usual driveway crossings.

The width of the new driveway at the footpath crossing will be 3.5m wide and the width of entry to the site boundary will be 4m wide as per discussions with your Engineer Leon Than.

The proposed new roof over the new rebuilt additions will not be higher than 4.6 meters from natural ground level where the gutter fascia will not higher than 3.85m above natural ground. The new metal roof of the addition will have a light colour and type to complement & match the existing home. (as selected by the owners)

A new concrete driveway is proposed to enter the site and garage to suit the design to Engineers details.

36 Woodlands Rd,
FORRESTVILLE, NSW

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The new internal layout on the ground floor will change slightly to allow for new rebuilt additions at the rear with new aluminium sliding doors to exit on to a new timber deck complementing the existing home & retaining that existing character.

The new additions will compliment the existing with the new hardies cladding matching externally the front entry Façade.

The new additions will have over 3m setback to the South West with a 900 mm setback for the deck.

The North East will have over 8m setback from the boundary keeping well within the existing regulations requirements of the DCP.

The existing Landscaping will be retained with not much loss to comply with landscaping requirements. No trees will be removed.

The soft soil of this proposal is approx. 328 sq. metres – Approx. 47% provided.
The proposed total floor space of 125 sq. metres is 0.18:1. – (COMPLIES)

DCP & Warringah Local Environmental Plan 2011 - States 0.5:1 – FSR

This home will be consistent with other recent renovations in the street and enlarged to accommodate enough space for a growing family.

The changes to the home have been determined as such due to the practical and obvious reasons :

1/ A strict setback issue from the side boundary is apparent and designed to a fixed distance relative to the aspects of this site & relatively in line with similar developments.
The Sth. West boundary is over 3m & the Nth. East is currently over 8m off the side boundary.

2/ The driveway will also allow a couple of cars inside to comply with the BCA & councils regulations permitted.

4. THE PROPOSAL

NEW WORK consists of:

GROUND FLOOR:

- 1/ New front driveway.
- 2/ New front balustrades to the front patio.
- 3/ New rear rebuilt additions + new timber deck

5. PRESENT & PREVIOUS USES

Presently a single storey dwelling level to the rear with a large split level rear back yard. Adjoining neighbouring houses are mostly 2 Storey in height.

6. BUSHFIRE ZONE

This property is in a Vegetation Buffer Yellow zone.

7. ACID SULPHATE

There is no evidence that this is contaminated land yet it has no rating.

8. ACCESS & TRAFFIC

There is existing pedestrian and vehicular access to the front of the house via Woodlands Road, which will be accessed whilst building including access to the rear, & hence a silt fence will be installed to protect the run off of any soil or washing down material affecting the possible conflict between neighbours & stormwater problems as necessary.

9. PRIVACY

There will not be any adverse effects on privacy issues due to the placement of these new additions to the existing the property.

The existing houses adjacent have brick walls parallel and have windows positioned in common areas facing the side, front & rear of their site.

The neighbours will not be affected at all due by the new additions and new driveway.

10. VIEWS

A negative impact will be created by the proposed development on adjoining property with the appearance of these additions to the residence.

These new additions will not disturb the neighbour's outlook either towards the front.

A positive impact to achieve better access and views towards the rear from the new additions are proposed.

11. SHADOWS

Overshadowing will not be effectively created by the proposed development on the neighbours. Any effect will only cast shadows onto the site at certain times of the day, yet it will receive plenty of natural light.

12. GENERAL ACCESSIBILITY

Parking is available off-street in front of the home in Woodlands Road. Access to the residence is from the front at Woodlands Road.

13. SOIL & WATER

Stormwater drainage will be connected to the existing lines on site and to the satisfaction of local authorities. The new driveway drainage will run off towards the street and a grated drain in front of the garage door will be redirected to the rear of the site to connect to the existing stormwater pipes on site.

14. HERITAGE

This is **not** a heritage listed property and it is also not in a heritage conservation area.

The Owner proposes to revive the intended character & improve the appearance by adding new elements & features which are consistent in the surrounding area.

The new balustrades will not change or impact the neighbours and yet it will enhance & complement neighbouring properties in the front.

15. ENVIRONMENTAL

- New proposed development will be constructed in accordance with council's principles for environmental controls. The applicant will make sure the environment is not harmed.
- The applicant will protect all indicated trees on the site as per (councils) Preservation of Trees or Vegetation.
- The proposed works will generate very little waste due to its minimal effects on the existing building.
- The proposal will not cause, create or produce any pollution or have any undesirable affect on the environment, which is currently predominantly residential.
- The Site is in a Low Bushfire prone area yet it will not effect this application.

16. SITE ANALYSIS

The proposed development has been specifically designed to complement the proposed site.

The Height of Buildings allowed on this site is 8.5 metres maximum to the ridge.

The new design will not change the height of the homes ground floor roof (unchanged)
The roof line for the new additions will not exceed 4.6 meters from natural ground.

The proposal is designed to complement the character of the area in terms of its facades, size, materials and colours used. It provides a contemporary design of high standard, which will ensure a positive impact on the streetscape of Woodlands Rd, due to the placement of the new balustrades and new driveway to the front, yet a positive impact hence creating a fresher and cleaner revived look in the surrounding area.

The site is oriented & runs in an approximate horizontal line from South East to North West at the rear.

Woodlands Road runs approximately from North East to South West intersecting down the hill at Ferguson Street FORRESTVILLE NSW.

Aesthetically the proposal uses a range of modern materials, which include Colourbond Metal gutters, Metal roofing, Timber framed Cladded walls, aluminium windows and doors to match existing colour & pattern, & painted timber fascias and merbau timber deck to match the existing.

This will respond & complement the existing building & character of the area.

17. CONCLUSION

The proposed application constitutes a completely harmonious solution for the site & streetscape. The New additions are compatible with other developments, which have been currently approved locally.

The development is considerate of the immediate neighbours with nil impact on their privacy, or views to and from their sites.

The Public interest would be served by approval of this development, as it will enhance the re-use of an existing building and provide a growing family with enough space for a clean and fresh standard of living.

The development is permissible on the subject site under the Northern Beaches Council and satisfies all relevant planning controls.

We have taken into consideration all relevant planning matters in the preparation of this project.

It is considered that this proposal represents a positive and sympathetic addition to the existing dwelling and its' immediate context.

It is considered that the proposed development is conducive to council's policies and does not result in any unreasonable impact.

It is considered that the proposal accounting for the above principles is favoured and accordingly, it is sought that Council approve the application.

Calculations:

SITE AREA : **699.3** sq.metres



LZN = R2 Low Density

LANDSCAPE AREA - 47% (soft soil) = lawn + garden
= **328** sq. metres provided.

COUNCIL FSR. = 0.5 :1

NSW LEP FSR. = 0.5 :1

= 349 sq. metres permissible

EXIST. GROUND FL. HOME = 125sq. metres

NEW GROUND FL. HOME = **125 sq. metres**

EXIST. DECK = 27sq. metres

NEW DECK + STAIRS = **46 sq. metres**

Total Floor space excluding
Paths & verandahs / decks = **125** sq. metres provided

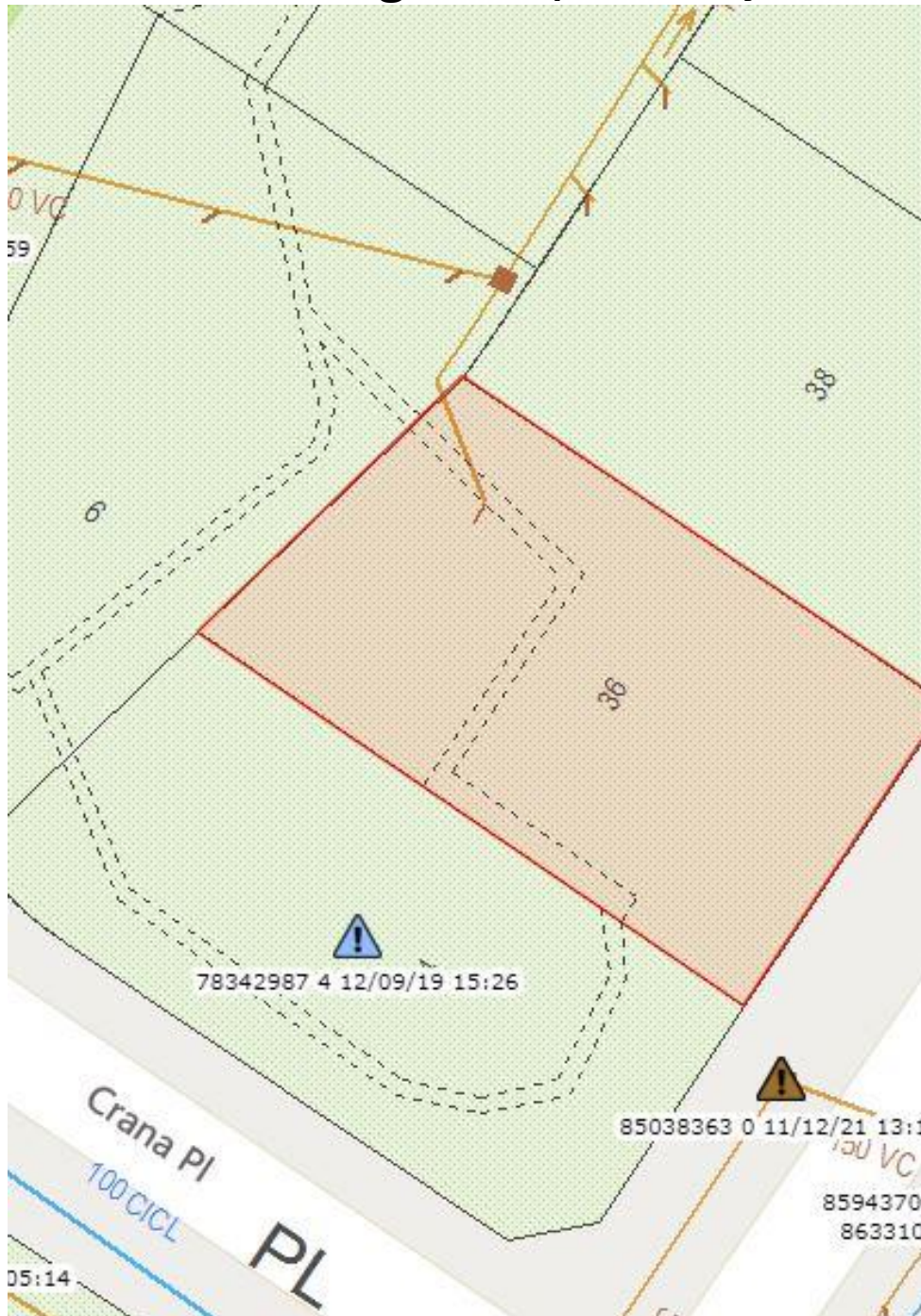
FSR provided = **0.18:1**

Complies

Appendix A

Photographs of Site & Proposal

Stormwater diagram – provided by Northern Beaches Council





Existing Front Street View



Existing - Front Entry Patio



Existing Front Garage + Driveway



Existing Rear + Deck



Existing Rear Lower backyard



Proposed new additions + rear deck