

STATEMENT OF ENVIRONMENTAL EFFECT

ALTERATIONS AND ADDITIONS
12 BRENTWOOD PLACE, FRENCHS FOREST



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SITE CONTEXT + ANALYSIS

This statement of Environmental Effects accompanies a Development Application for alterations and additions to an existing dwelling at 12 Brentwood Place, Frenchs Forest. This proposal includes the enclosure of part of the existing covered terrace to create increased internal living space.

The site is located on the western end of Brentwood Place on kite shaped block of land that falls gently away from the street. The site is over 2 parcels of land – Lot 3, DP 221216 and Lot 2796, DP 704600. The combined site has an area of 957.1sqm by survey and surrounded on three sides by other dwellings.

The existing house is constructed of brickwork. The surrounding streets are a mix of original and contemporary houses that are 1 or 2 storeys.



View of existing dwelling from street



View of existing dwelling from the rear

CHARACTER OF THE BUILT ENVIRONMENT SURROUNDING BRENTWOOD PLACE

The proposal is entirely consistent with the character of dwellings in the street, and the proposed house is consistent with the desired future character of the Frenchs Forest area, and reasonable in terms of expectations of development.



Neighbouring dwelling



Neighbouring dwelling

DESIGN PROPOSAL

The proposal is very minor in scale. The proposal is to enclose part of the existing rear covered terrace to create a dining area and office to provide increased internal living space.

WARRINGAH LEP 2011

This section of the report addresses the relevant LEP considerations

Part 4 Principal Development Standards

Zoning

Map	The site is located within the R2 zone on council maps. This zone is Low Density Residential
Compliance	The proposed use of the site for single dwellings is permissible within the zone and therefore complies.

4.3 Height of Buildings

Map	The site is located within the maximum height of 8.5m zone.
Compliance	The proposed house is well below the maximum height and complies, refer Section.

This section of the report addresses the relevant DCP considerations

PART B: BUILT FORM CONTROLS

B1. Wall Heights

Requirements	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).
Outcomes	The Proposal Complies.

B3. Side Boundary Envelope

Objectives	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metres as identified on the map.
Outcomes	The proposal complies.

B.5 Side Boundary Setbacks

Controls	1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. All land in R2 zone: 0.9m
Outcomes	The proposed minimum wall setbacks are greater than 0.9m. The proposal complies.

B7. Front Boundary Setbacks

Requirements	All other land in R2 zone: 6.5m front Setback
Outcomes	N/A The Proposal Complies.

B9. Rear Boundary Setbacks

Requirements	All other land in R2 zone: 6m Rear Setback
Outcomes	All new work maintains the existing rear setback. The proposal complies.

PART C: SITING FACTORS

C2. Traffic, Access and Safety

Requirements	<p>VEHICULAR ACCESS</p> <ol style="list-style-type: none">1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.2. Vehicle access is to be obtained from minor streets and lanes where available and practical.3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.
Outcomes	The driveway remains unchanged

C3. Parking Facilities

Objectives	<ul style="list-style-type: none">• To provide adequate off street carparking.• To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.• To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.
Outcomes	Garaging remains unchanged.

C4 Stormwater

Objectives	<ul style="list-style-type: none">• To ensure the appropriate management of stormwater.• To minimise the quantity of stormwater run-off.• To incorporate <u>Water Sensitive Urban Design</u> techniques and <u>On-Site Stormwater Detention</u> (OSD) Technical Specification into all new developments.• To ensure the peak discharge rate of stormwater flow from new development is no greater than the <u>Permitted Site Discharge (PSD)</u>.
Outcomes	OSD is NOT required due to the project being alterations and additions.

C5. Erosion and Sedimentation

Objectives	<ul style="list-style-type: none">• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.• To prevent any reduction in water quality downstream of the development site
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Outcomes N/A

C6. Building over or adjacent to Constructed Council Drainage Easements

Objectives To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.

Outcomes N/A

C7. Excavation and Landfill

Objectives

- To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.
- To require that excavation and landfill does not create airborne pollution.
- To preserve the integrity of the physical environment.
- To maintain and enhance visual and scenic quality.

Outcomes N/A

C8. Demolition and Construction

Objectives

- To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.
- To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan
- To discourage illegal dumping.

Outcomes Any waste produced during construction will be recycled where possible and disposed of in the correct manner. The majority of the waste from construction materials is anticipated to be disposed of at the 'Kimbriki tip'. Wherever possible recycling of materials will be carried out to minimise overall waste. The proposal is therefore considered to satisfy this element of the DCP.

C9. Waste Management

Objectives

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.

- To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To discourage illegal dumping.

Outcomes N/A

PART D: DESIGN

D1. Landscaped Open Space and Bushland Setting

- Objectives
- To enable planting to maintain and enhance the streetscape.
 - To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
 - To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
 - To enhance privacy between buildings.
 - To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
 - To provide space for service functions, including clothes drying.
 - To facilitate water management, including on-site detention and infiltration of stormwater.

40% as identified on map

Outcomes The landscaped space remains unchanged.

The proposal complies

D2. Private Open Space

- Objectives
- To ensure that all residential development is provided with functional, well located areas of private open space.
 - To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
 - To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
 - To ensure that private open space receives sufficient solar access and privacy.
2. Residential development is to include private open space for each dwelling.
 3. The minimum area and dimensions of private open space are as follows:
 4. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
 5. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.

6. Private open space shall not be located in the primary front building setback.

7. Private open space is to be located to maximise solar access.

Residential houses with 3 bedrooms or more require a minimum 60m² of private open space.

Outcomes Refer to Architectural Drawings DA-01/02. The living spaces on the ground floor connect to the rear lawn and a covered terrace area, providing ample solar access.

The Proposal Complies.

D6. Access to Sunlight

Objectives

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment.
- To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas.
- To promote passive solar design and the use of solar energy.

To minimise the need for artificial lighting.

Outcomes The proposal is single store. Shadow diagrams are not required. The proposal complies.

D7. Views

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views

Outcomes The proposal will not result in the loss of views to the adjoining properties.

The proposal complies

D8. Privacy

Objectives

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

Outcomes It is submitted that the proposal will not result in a loss of privacy to the adjoining properties. The primary areas of glazing and balconies are to the rear of the proposal overlooking the rear yard of the subject property.

D9. Building Bulk

Objectives

- To encourage good design and innovative architecture to improve the urban environment.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

Outcomes The proposal is minor and is located under an existing roof. The proposal complies.

D10. Building Colours and Materials

Objectives	<ul style="list-style-type: none">• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
Outcomes	The proposal will match the existing wall colour of the house.

D11. Roofs

Objectives	<ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• Roofs are to be designed to complement the local skyline.• Roofs are to be designed to conceal plant and equipment.
Outcomes	The roof remains unchanged. The proposal complies.

D12. Glare and Reflection

Objectives	<ul style="list-style-type: none">• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.• To maintain and improve the amenity of public and private land.• To encourage innovative design solutions to improve the urban environment
Outcomes	The roof remains unchanged. The proposal complies.

D14. Site Facilities

Objectives	<ul style="list-style-type: none">• To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.• To encourage innovative design solutions to improve the urban environment.• To make servicing the site as efficient and easy as possible.• To allow for discreet and easily serviceable placement of site facilities in new development.
Outcomes	The proposal complies.

D16. Swimming Pools and Spa Pools

Objectives	<ul style="list-style-type: none">• To ensure swimming pools and spas are located to preserve the natural environment, streetscape and residential amenity.• To encourage innovative design solutions to improve the urban environment.
Outcomes	N/A.

D22. Conservation of Energy and Water

Objectives	<ul style="list-style-type: none"> • To encourage innovative design solutions to improve the urban environment. • To ensure energy and water use is minimised.
Outcomes	A compliant Basix Certificate has been submitted with this application.

PART E: THE NATURAL ENVIRONMENT

E1. Private Property Tree Management

Objectives	<ul style="list-style-type: none"> • To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To protect human life and property through professional management of trees in an urban environment. • To provide habitat for local wildlife. • Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community. • To preserve and enhance the area's amenity.
Outcomes	N/A

E2. Prescribed Vegetation

Objectives	<ul style="list-style-type: none"> • To preserve and enhance the area's amenity, whilst protecting human life and property. • To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. • To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits. • To protect and promote the recovery of threatened species, populations and endangered ecological communities. • To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance. • To retain and enhance native vegetation communities and the ecological functions of wildlife corridors. • To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community. • Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.
Outcomes	N/A

E6. Retaining unique environmental features

Objectives	To conserve those parts of land which distinguish it from its surroundings.
Outcomes	N/A

E10. Landslip Risk

Objectives	<ul style="list-style-type: none">• To ensure development is geotechnically stable.• To ensure good engineering practice.• To ensure there is no adverse impact on existing subsurface flow conditions.• To ensure there is no adverse impact resulting from stormwater discharge
Outcomes	The subject site is located on Area B zoned land on Council's Landslip Risk Map, With slope angle less than 5 to 25 degrees. A preliminary Geotech report is included in this application

CONCLUSION

In conclusion, we believe that the proposal for alterations and additions at 12 Brentwood Place, Frenchs Forest has been carefully designed to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area, and to make an improvement to the area.