

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**P r o p o s e d**

**N e w   d w e l l i n g**

**10 Poulton Parade,  
FRENCHS FOREST, NSW 2086**

July 2018

# TABLE OF CONTENTS

List of Documents	Page 3
Details Summary	Page 4
1. Overview of Proposal	Page 6 - 7
1.1 Land Use	
1.2 Built Form	
a) Housing Density	
b) Building Height	
c) Front Setback	
d) Rear Building Setback	
e) Side Boundary Envelope and Side Setback	
f) Landscaped Open Space	
1.3 Table of Compliance	
2. Local and Regional Context	Page 8
3. Legal Description	Page 8
4. Description of Existing Development and Vegetation	Page 8
5. Site Topography, Drainage and Services	Page 8
6. Acoustic and Privacy	Page 8
7. Solar Access	Page 9
8. Views	Page 9
9. Vehicular Access and Parking	Page 9
10. Sediment & Erosion Control	Page 9
11. Waste	Page 9
12. Site Management	Page 10
13. Conclusion	Page 10
14. Appendix 1 – Site Photos	Page 11
15. Appendix 2 – Local Context and Site Conditions	Page 12

## **LIST OF DOCUMENTS**

### **ARCHITECTURAL DRAWINGS & OTHER DOCUMENTS**

DA 100	COVER SHEET, LOCATION & ROOF PLANS
DA 101	DEMOLITION GROUND PLAN (incl. site management & sediment control)
DA 102	PROPOSED LOWER GROUND FLOOR PLAN
DA 103	PROPOSED GROUND FLOOR PLAN
DA 104	PROPOSED FIRST FLOOR PLAN
DA 105	PROPOSED LANDSCAPE RATIO PLAN
DA 106	PROPOSED SWIMMING POOL PLAN
DA 107	PROPOSED ROOF PLAN & STORMWATER CONCEPT
DA 110	PROPOSED ELEVATIONS (incl. finishes schedule)
DA 111	PROPOSED SIDE ELEVATIONS
DA 112	PROPOSED SOUTH ELEVATION & CROSS SECTION
DA 113	PROPOSED SECTIONS
DA 114	PROPOSED SECTIONS
DA 120	SHADOW DIAGRAMS – WINTER
DA 130	NOTIFICATION SITE PLAN (@ A4)
DA 131	NOTIFICATION ELEVATIONS (@ A4)
DA 140	WINDOW SCHEDULE 1:100
BASIX CERTIFICATE & NATHERS ASSESSMENT	
DETAILED LEVEL SURVEY	
WASTE MANAGEMENT PLAN	
GEOTECHNICAL REPORT	

# DETAILS SUMMARY

## Site and Proposal Details

*See also Application Form*

Address of Site	10 Poulton Parade, Frenchs Forest NSW 2086
Survey Reference	LOT 24, DP 221216
Site Area	556.40m <sup>2</sup>
Council	Northern Beaches (Warringah) Council
Locality Zone	Manly Zone R2 Low Density Residential
DCP Control	WLEP 2011 Maps 003 WDCP 2011
Purpose of Proposal under the Planning and Scheme	Demolition of existing house; new 2 & 3 storey dwelling including In-ground swimming pool; deck & driveway
Registered Proprietor	CARRY & HELEN SOCRATES

## Introduction

The land is administered by Northern Beaches (Warringah) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Relevant Planning Instruments: Warringah Local Environmental Plan 2011, *current version July 2018*.

Relevant Development Control Plan: Development Control plan 2011, *amd. May 2016*.

# 1. Overview of Proposal

The proposed DEMOLITION and ERECTION OF A NEW DWELLING at No. 10 Poulton Parade, **maintains the existing character of the area**. The building maintains the 'detached style housing' with interspersed landscaping, provides the housing needs of the community keeping the site low density with a 4-bedroom family dwelling and other facilities that meet the day to day needs of the residents.

The character of the locality (R2), where No. 10 Poulton Parade is situated, is mixed in built form and visual pattern, however predominantly single and two storeys, with pitched roof forms. The street is currently under transition. The proposal **maintains the existing visual pattern** of the street in its locality with a unique, yet responsive proposal of a new dwelling, still 2 storeys at street level.

Throughout the design process, consideration has been given to the essential environmental and contextual issues such as Basix Requirements (above the required targets), cross ventilation, sunlight penetration, maintainability, durability, amenity and aesthetics. The essence of the design is to provide for a family orientated home. It is considered that the composition of the interior and exterior addresses these issues in a manner appropriate to the sites constraints, orientation and desires of the occupants. *Note: To be read in accordance with Basix Certificate August 2018 & NatHERS certificate August 2018*

The proposed works are extensive, yet this proposal will revitalise the property and provide for a more effectively utilised property, not in-consistent with developments in the near vicinity.

The style, materials and finishes selected have been done so in order to maximise durability and interest. In turn, this will enhance the presentation to the street and to the surrounding properties. Cues have been taken from the predominant roof and façade forms in the immediate and greater Frenchs Forest area. With tones to mid-century clean lines and cantilevers, yet definite pitch roof forms relate the building directly back to its streetscape.

## Proposed Works

The new work comprises of the following base construction:

- Roof: Metal sheeting, timber framed.
- Flooring: Concrete slab, suspend or on ground; and Timber frame.
- Walls: Insulated Blockwork, Cavity Brick, Brick Veneer and Timber frame.
- Frames: Aluminium.
- Garage: Masonry, timber cladding and shutter door.
- Brick Finish: White Face Brick, Cement Render and Paint Finish.
- Cladding: Polymer Rendered board.
- Feature Cladding: Vertical and framing cladding (natural timber stained or similar).
- Screens: Aluminium.

## Demolishing the Existing Dwelling

The existing dwelling on the site is to be DEMOLISHED. The current owners are looking to increase the liveable space, making better use of the site and its orientation to North, solar access and the existing access features. The owners have decided to create a new dwelling that will neatly and uniquely connect and link to these essential features. This way the owners are creating the bedrooms upstairs whilst generating more usable living, dining, kitchen, and car storage areas at ground level, with entertaining areas surrounding a pool to be at lower ground at a maximum excavation level to accommodate a 1.8m deep pool.

## 1.1 Land Use

*Compliant*

The building will retain and not alter the use as a single detached style dwelling (Category 1).  
The Land Use is therefore compliant.

## 1.2 Built Form

### a. Housing Density

*Compliant*

The single building is situated on a site with an area of 556.40m<sup>2</sup> and therefore is within specified Low Housing Density. The building density is therefore compliant.

### b. Number of Storeys, Building Height & Building Envelope

*Compliant*

The building **does not exceed** 3 storeys, under the LEP the site is not mapped under the Number of Storey requirements; The number of storeys above natural ground level is kept at 2, where the lower floor level remains at a maximum of 1m above natural ground level to the eastern façade – this is at the garage / kitchen area where it remains single storey above natural ground level. The proposed building **does not exceed** the 8.5m ridge height restrictions. The external wall height is within or below the 7.2m 45degree building envelope restriction. The Number of Storeys, Building Height & Building Envelope is therefore compliant.

### c. Front Building Setback

*Compliant*

The front setback **does not exceed** the predominant front building line setback, nor the required 6.5m setback outlined in the WDCP. The Front Building Setback is therefore compliant.

### d. Rear Building Setback

*Compliant*

The rear setback **does not exceed** predominant Rear Building Line, nor the required 6m setback outlined in the WDCP. The Ground Floor is set back 9.3m. The Rear Building Setback is therefore compliant.

### e. Side Setback

*Compliant*

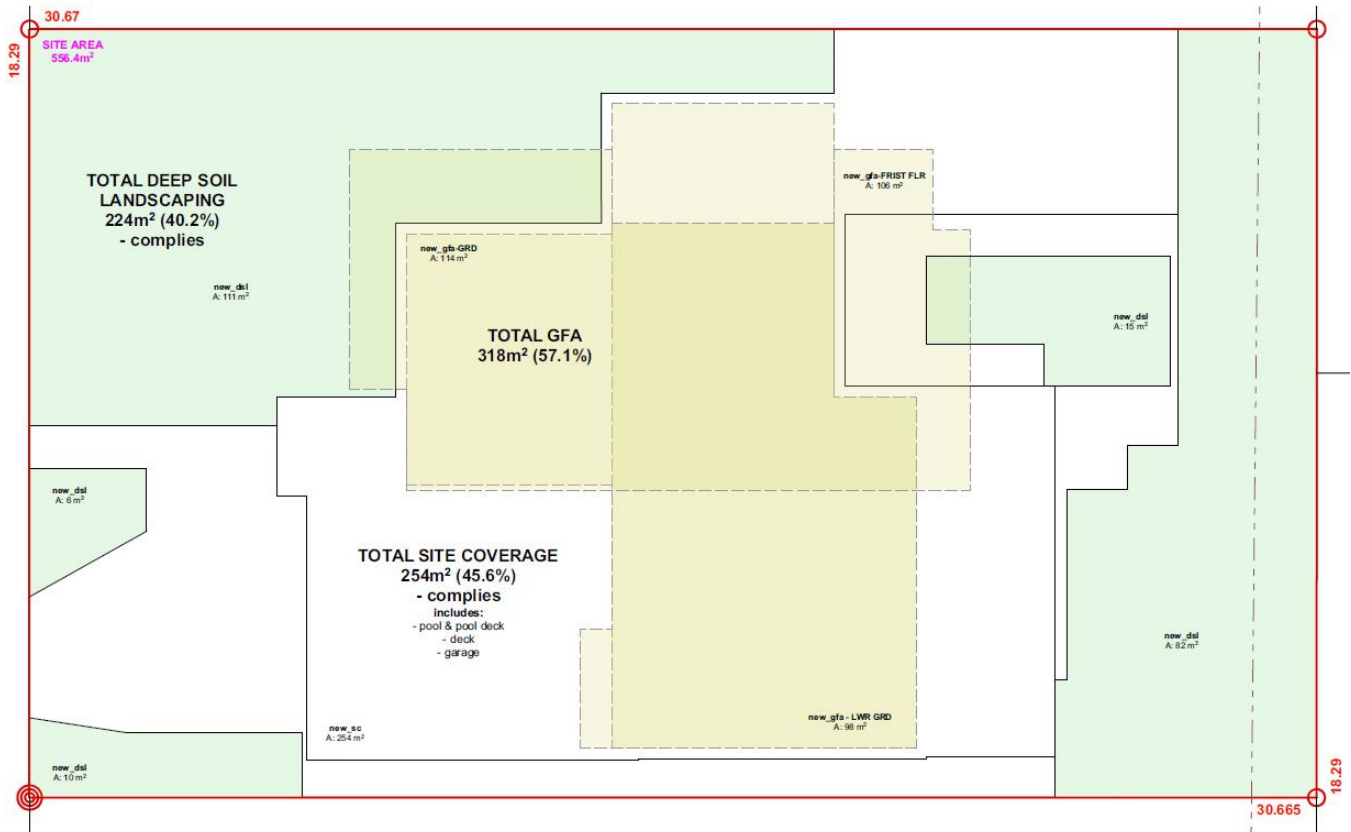
The side setbacks **do not exceed** the minimum specified setback of 900mm. Solar Access to the adjoining properties is well maintained giving at least 3hours during Winter. The Side Setback is therefore compliant.

## f. Landscaped open space

*Compliant*

Total Site Area:	556.40m <sup>2</sup>	Mapped at AREA 003
Site Coverage:	254.00m <sup>2</sup>	(45%; 0.45:1)
Private Open Space:	60.00m <sup>2</sup>	
Landscaped Site Area:	302.40m <sup>2</sup>	(55%; 0.55:1)
Soft	224.00m <sup>2</sup>	(41%)
Hard (pervious & impervious)	78.40m <sup>2</sup>	(14%)

The percentage of Open Space totals 55%, with 41% being Deep Soil Landscaping, meeting the minimum 40% requirement. The Landscaped Open Space is therefore compliant.



## 1.3 Table of Compliances

### PLANNING:

Land Zoning: R2 - Low Density Residential  
FSR: not mapped or under clause 4.4 - site coverage and landscaped area based  
Height of Building: Area I 8.5m  
Heritage: Not an item; not in conservation area. No items in the vicinity.

COMPLIES

Bushfire Prone Land - Vegetation buffer  
Landslip Risk - A - 5deg & rear corner of site B 5-25deg - near sewer  
No. of storeys: not mapped  
Wall height permissible: 7.2m and 45deg envelope above

COMPLIES

Landscape ratio: 40% = 222.56sqm

COMPLIES

Front setback - predominant line between neighbours or 6.5m  
Side setback - Area B: 900mm @ 7.2 wall height  
Rear setback - Area D: 6m

COMPLIES

COMPLIES

COMPLIES

Excavation: Part C7 - No numerical requirement

Storey: Garage/workshop/sub floor storage can be 1m above natural ground level and not counted as a storey

COMPLIES

Private Open Space: 3 or more bedrooms - 60sqm min. 5m measurement.

COMPLIES

Roof Form: Form to follow streetscape - pitched - varying hip or gable

COMPLIES

Pool: No numerical controls - will need to clear sewer and at least 900mm off bndy.

COMPLIES

### AREAS:

Site Area: 556.4m<sup>2</sup>

DA SUBMISSION  
NORTHERN BEACHES COUNCIL

Proposed GFA and FSR: 318.0m<sup>2</sup> (0.57:1) NOT MAPPED or NOT CLAUSED IN 4.4

LEP MAPS\_003

Proposed Site Coverage 254.0m<sup>2</sup> (0.45:1)

Proposed Deep Soil Landscaping 224.0m<sup>2</sup> (0.41:1)

Maps	Applies	Requirement	Proposal	Complies
ASS_003	Yes	Class 5. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 m Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	Site not adjacent to Class 1-4. Excavation limited to footings and pool areas only	Yes
FLD_003	Yes	Certificate - freeboard		
FSR_003	Yes	0.5:1 clause 4.4, 0.715:1	0.69:1	Yes
HER_003	Yes	not applicable - not in heritage conservation area; not a listed item; not in the vicinity of a listed item.	not applicable	n/a
HOB_003	Yes	8.5m	7m	Yes
LSZ_003	n/a	350-not applicable	not applicable	n/a
LZN_003	Yes	R2-Low Density Residential	no change	Yes



## 2. Local and Regional Context

The site is situated within an established residential district. The property has a gradual slope from street down to rear boundary. There is a sewer line at the northwestern corner of the site. The building has extensive existing setbacks from all Boundaries.

Binding the site is Poulton Parade to the South, and Residential Properties to the East, West and North.

The nature of the proposal will require associated works onsite including storm water, landscaping, fencing & modifications to the existing driveway and crossover. The works in no way affect or alter the neighbouring properties.

This site is zoned residential (R2). The surrounding properties are also zoned residential (R2).

## 3. Legal Description

The proposed site includes **Lot 24** in **Deposited Plan Number 221216**

## 4. Description of Existing Development and Vegetation

The existing single storey residence comprises of the following base construction:

- Roof: Tiled
- Flooring: Concrete & Timber; pavements are concrete.
- Walls: Masonry and timber frame with fibre cement (possible asbestos).
- Door & Window Frames: Aluminium

It is proposed that this building is to be demolished – refer to DA-102. Excavation is required to provide for a lower ground floor level and in-ground swimming pool. Where possible the cut ground will be utilised on site for landscaping. Any demolition will be done so in accordance with Council's Waste Management Guidelines and AS2601. Some associated landscaping elements will also be demolished including the existing driveway, retaining walls and paving.

All on-site significant trees are to be retained. It is proposed that 2 significant trees be planted to the front and rear of the property (Native Banksia's). All other vegetation is proposed to be removed. All new plantings and landscaping are to be reflective of the building, of good quality, durable and low water demand species.

## 5. Site Topography, Drainage and Services

Excavation is kept to the absolute minimum to and around the proposed new Dwelling. Major excavation is proposed to the lower ground floor & the in-ground swimming pool, max 2.5m in depth. Cut and fill is proposed, a Geotech report has been prepared. A maximum of 250mm in depth of top soil is envisaged to be removed and reused if clean on site. The existing ground elsewhere will only be disturbed for lowering of the floor, new footings, services and structural elements. Some minor regarding of the land within the Council owned nature strip is envisaged to be undertaken. This will be done so in accordance with AS2890.1, Council's vehicle crossing details and minimised where possible. This work enables the driveway to work at a suitable grade for safe access into the property.

A 5,000L lattice under deck Rainwater Tank is to be installed on site within the rear landscaping. The Rainwater Tank is proposed to be utilised for flushing toilets, at least one outdoor tap and a tap within 10m of the proposed Swimming Pool.

## 6. Acoustics and Privacy

The proposed works do not intend to generate any Acoustic issues, however for some interior spaces there will be Acoustic Insulation provided. Nominal R3.0 Rockwool insulation between floors is also proposed in order to limit noise between levels.

The setback and the base construction of the proposed new works will provide ample screening from any road noise for the residences within the new Dwelling.

## 7. Solar Access

With a new roof form and additional storey, the level of Solar Access into the Adjoining Properties in comparison to the current situation will be altered. The setback and angle of the proposed roof has been done so to avoid too much overshadowing to the property itself and to the adjoining neighbours. Shadow Diagrams have been produced for 9am, 12pm and 3pm on the 21<sup>st</sup> of June. This depicts that Solar Access to the adjoining properties is only impacted upon very minimally and allows more than 3 hours of sunlight a day during Winter. The impact upon the property itself again allows for at least 3 hours of sunlight during Winter.

## 8. Views

The development has been designed so as to maximise exposure to the natural surroundings however most glazing to the upper floor will prevent any cross views between properties. There are no significant views between properties or from any point on site that will be obstructed by this new development. However where concerns are raised, opaque glazing is proposed.

## 9. Vehicular Access and Parking

The Garage is proposed to the Front/southern end of the building with an associated modified driveway. This garage space allows for 2 x off street car parking spaces and the opportunity for essential storage of household items and service equipment. The existing Layback and Vehicle Crossover is to be retained, if damaged during construction it will be replaced to provide safe and adequate access. The Crossover modifications will be built in accordance with council's vehicle crossing profile, AS2890.1 and any other condition imposed by Council's street engineers.

## 10. Erosion and sediment control

Refer to the DA-102 demolition ground floor plan for further details.

**Show how we propose to prevent erosion and control sediment on the site, including:**

- **Soil and erosion hazard characteristics: potential for impact on adjacent land and waterways**

Hay bales to the street gutter will filter stormwater and trap most particulates and avoid them contaminating the stormwater system.

- **Explain how your erosion and sediment control strategy will work. Consider areas requiring special management, including proposed dust control measures and proposed site maintenance strategy**

Hay bales to the street gutter will filter stormwater and trap most particulates and avoid them contaminating the stormwater system.

## 11. Waste

- **Proposed at source waste separation program and facilities: aluminium, steel, glass, plastics, food and organic waste, etc.**

As per Council's domestic waste and recycling program.

- **Proposed recycling collection from hotel, entertainment, commercial and industrial premises**

NA

- **Domestic food and organic waste composting**

Possible resident on-site composting area.

- **Proposed waste storage areas**

As shown on plans to the side of the house

- **How will building and demolition waste be used, recycled or disposed?**

See Waste Management Plan. Domestic waste and recycling to be managed by owner / resident.

- **Arrangements for hazardous building wastes such as asbestos and contaminated soil**

There are no known hazardous building wastes present. If such is present they must be disposed of in accordance with AS2601 and Safe Work Practices.

## 12. Site Management

**How will the construction site be managed to ensure public safety and to minimise public inconvenience?**

- **Perimeter fencing to restrict public access to the construction site.**

Use of existing fencing, additional hoarding to footpath for façade works. Permit required.

- **Proposed hoardings or other enclosures to the site**

NA-house to be used as site office.

- **Location of proposed site amenity facilities, storage of building materials and equipment, bulk waste containers and materials stockpiles**

See Site Management Plan. Builders waste bin to loaded/unloaded on Poulton Parade within designated construction parking zone permit, materials to be stored on site.

- **How will safe pedestrian access to the site be maintained**

NA-site workers only on-site.

- **Methods of demolition**

Internal and external brick walls to be removed to be wet sawn

- **Dust control methods**

Doors and windows kept closed when demolishing internal walls. All internal and external walls to be well wetted prior to demolition.

## 13. Conclusion

The proposed DEMOLITION & NEW DWELLING at No. 10 Poulton Parade is sympathetic, not inconsistent and aims to enhance the desired character outlined in the *Warriongah Local Environmental Plan*. The building height, setbacks, building envelope and density are compliant and comparable to council's controls.

The proposed works enhance the desired character of the street and property, with a contemporary Architecture that is striking and practical. While minimising the environmental impact to its surrounding area, the Dwelling looks to encapsulate the contextual area in its orientation, style and finish.

The end result of this development will generate a revitalised streetscape and provide a more effectively utilised property, and hence it is anticipated that it will be given appropriate consideration.

## APPENDIX 1. Site Photos



Existing single storey dwelling with adjoining 2 storey dwelling



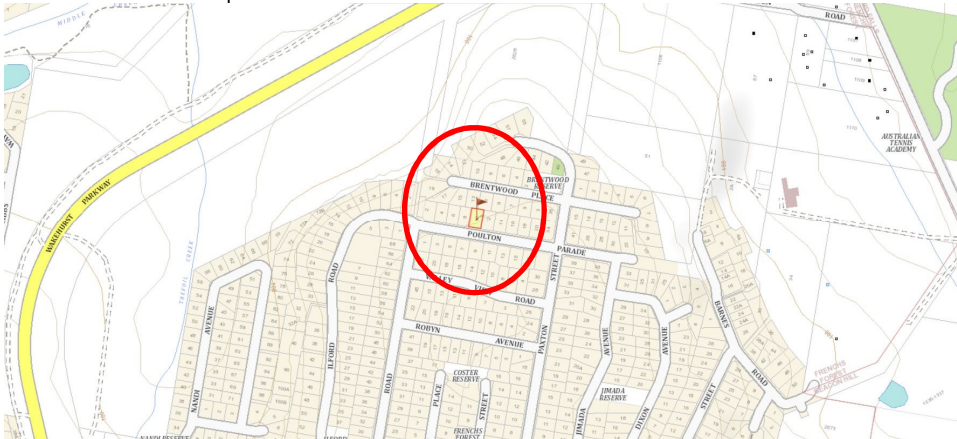
View to neighbouring 2 storey dwelling



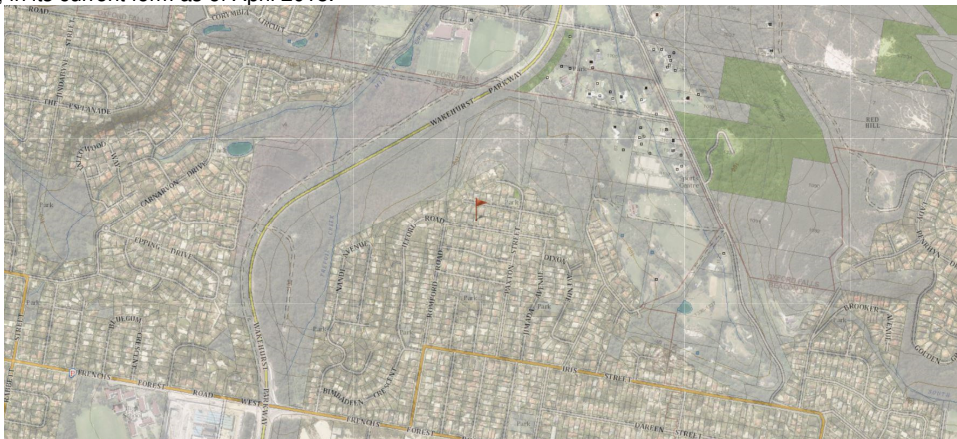
## APPENDIX 2. Local Context and Site Conditions



Site Context, in its current form as of April 2018.



Street Context, in its current form as of April 2018.



Greater Context, in its current form as of April 2018.

Images courtesy of <http://maps.six.nsw.gov.au/>