



**Statement of
Environmental
Effects
at
7 Waimea Street,
North Balgowlah
NSW 2093
For
Mr & Mrs Young**

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
September 16th 2019
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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed new dwelling at 7 Waimea Street in North Balgowlah.

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 southern side of Waimea Street in the residential neighbourhood of North Balgowlah.

Site Address: No 7 Waimea Street, North Balgowlah

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 132 DP.12315 known as 7 Waimea Street, North Balgowlah, 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 single 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 North Balgowlah 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 single storey brick & clad dwelling with concrete parking area to the side.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing carport & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property is minimal & consists of small shrubs to the front of the dwelling & grassed areas from the front boundary to the rear. 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 proposed new building will become a double storey building with garaged car parking to the front to be in keeping with recently developed surrounding properties. The proposed works provide new expanded internal areas, new front deck & rear decks, new pool & spa with pool safety barriers & sheet metal roofs with skylights. A new double garage with concrete drive & front boundary fencing is proposed for improved parking facilities & streetscape with ample landscaped open space areas for the property.

The proposal is in sympathy with the existing the scale and character of the existing houses in the North Balgowlah area and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New masonry & cladded walls of the 2-storey dwelling
- New front garage to accommodate 2 vehicles & concrete drive
- New ground floor front entry & side access pathways with planter boxes
- New ground floor rear deck, bbq area with spa & pool area
- New 1st floor front & rear decks
- New accent fascia, low-pitched sheet metal roofs with skylights & solar panels
- Fill locally and excavate rear yard off rear of dwelling with low retaining walls.

Internally the proposal encompasses:

- New ground floor open plan kitchen, dining & lounge
- New ground floor bath, guest room, office, entry & laundry/mud room
- New ground floor internal double garage
- New internal stairs for rear ground floor step down & upper floor access
- New 1st floor master bed, Ensuite, walk in robe, main bath, rumpus & 3 bedrooms

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 a new residence with better provision for living, sleeping & entertaining areas for the residents whilst providing the bulk of a dwelling that is fitting for the North Balgowlah area. The owner is looking to provide a modern dwelling that suits the area & to be more functional for the owner's family. The new dwelling expands the existing dwelling footprint as well as removing rear dilapidated sheds to improve landscaped areas to the rear yard. A new double garage & drive is required to improve parking arrangements and storage. The design maximizes available area of land whilst improving the bulk & streetscape. The proposed development maintains the southern aspect improving the lifestyle for the resident as well as providing a residence that is 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 modern and sympathetic to the existing area, comprising of:

Render & stone-faced exterior brick veneer walls to ground floor

Vertical & horizontal cladded walls to the first floor

Alloy windows & doors to all elevations

Decorative vertical timber posts to front & rear

Roofing in high tensile sheet metal medium to dark colour with skylights & solar panels to manufacturers details

New concrete pool with glass handrails

Tiled front deck and timber rear deck

Concrete driveway, crossover & layback

New rendered masonry & horizontal slat front boundary fence

3.5 Height

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

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	727.2 sq m	-
GFA (Gross Floor Area)	341.85sq m	-
Height- COMPLIES	7.39m	8.5m
Built upon area-COMPLIES	436.32 sq m	436.32 sq m
Landscaping-COMPLIES	290.88 sq m	290.88 sq m

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back-COMPLIES	6.5m	6.5m
Rear Set Back-COMPLIES	12.974m	6.0m
Side Set Back-COMPLIES	1.45m E & 1.578m W	0.9m

The front setback of the residence will remain consistent with the adjacent properties & setback guidelines.

The side & rear setbacks of the new residence are clear of setback guidelines. A concession is requested for the rear of the pool deck being slightly inside the rear setback of the property. The pool area does not exceed 50% of the rear setback area with appropriate clearances to boundaries & planting to be added to allow for privacy.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that new access to Waimea Street is to be provided with a new concrete drive, crossover & layback with the existing to be demolished. The proposal accommodates 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 windows and open space in the proposed residence at No 7 Waimea 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 many of the side windows making use of raised sills & substantial setbacks to adjoining residences. The masonry & cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new deck areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the north to south. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties which will maintain sunlight to the open space areas on the easterly & westerly adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & cladded walls with concrete & timber floors on the property act as a buffer to noise as well as careful 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 a new stormwater dispersal drainage system.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 new residential dwellings will require OSD. Refer to hydraulic details included with this application.

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 southerly aspects.

4.2 Passive Solar Heating

The living spaces have concrete floors and masonry walls to the ground floor & timber framed floors & walls to the first floor. The outdoor areas are to be tiled 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 & NatHERS Certificates improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north 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 development will be constructed from a masonry, concrete & timber frame construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The entire house shall be thermally insulated in the ceiling with R4.0 75mm foil backed blanket & R2.5 batts to the external walls and batts 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

North Balgowlah 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. 7 Waimea Street is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new sections to the rear of the house follows this design concept with siting relevant to surrounding properties. 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. 7 Waimea Street, North Balgowlah is shown in Landslip Category A: >5 degrees slope on Warringah 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 reasonably flat grade & structural integrity of the site. There is no detrimental impact of stormwater discharge as the proposal makes use of a new stormwater system with the additional runoff feeding into new rain tanks. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings. The new drive is to be constructed on grade with minimal disturbance of soil.

4.9 Building Form

Residential buildings in North Balgowlah 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 rendered, stone faced & cladded & have been designed to provide a contemporary building form by creating a modern design that suites the area.

4.10 Roof Form

Roofs of this style of housing are usually quite simple and accentuate the single and double storey scale of the house. The proposed dwelling roof design has a low pitched high tensile sheet metal roof with large fascia's & parapets under this proposal to limit excessive bulk & scale & keep the overall down.

4.11 Walls

A distinctive feature of the North Balgowlah house is that the walls are constructed from rendered & stone-faced masonry walls on the ground floor & clad timber frame upstairs. The design incorporates various finishes to the walls to create a modern seamless finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the North Balgowlah 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 7 Waimea Street 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 North Balgowlah allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage over the existing carport & drive location with a new concrete drive 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 North Balgowlah area.

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 a new front boundary fence to be constructed with rendered masonry & horizontal slat infills with a sliding vehicular gate & swinging pedestrian gate for access.

4.16 Garden Elements

The garden areas are to be improved where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area which would increase planted areas in the rear yard. Planter boxes are proposed to the front of the property to assist in additional planted areas & 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 new dwelling to 7 Waimea Street is sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Balgowlah. 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 & cladded walls, concrete & 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 2700 1996 COLOUR
6.1.1 Wall	Masonry & timber stud	Paint, stone faced, cladded	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Decorative 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