



**Statement of
Environmental
Effects
at
6 Eileen Street,
North Balgowlah
NSW 2093
For
Mr & Mrs Morrell**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
2	THE EXISTING BUILDING	4
2.1	Site	4
2.2	Local Authority	4
2.3	Zoning	4
2.4	Planning Controls	4
2.5	Context and Streetscape	5
2.6	Existing Areas of the Dwelling	5
2.7	Existing off-street parking	5
2.8	Existing Landscaping	5
3	THE PROPOSAL	6
3.1	Features of the Proposal	6
3.2	Present and Future uses of the Residence	7
3.3	Purpose for the additions	7
3.4	Materials and finishes proposed to be used	7
3.5	Height	8
3.6	Site Controls	8
3.7	Setbacks and Siting	9
3.8	Access and Traffic	9
3.9	Privacy, Views and Outlook	10
3.10	Solar Access and Overshadowing	10
3.11	Acoustic Privacy	10
3.12	Water Management	10
3.13	On-Site Detention	10
4	ENERGY EFFICIENCY	11
4.1	Orientation	11
4.2	Passive Solar Heating	11
4.3	Passive Cooling	11
4.4	Natural light	11
4.5	Insulation and Thermal Mass	11
4.6	Waste Management	12
4.7	Siting and Setback	12
4.8	Development on Sloping Land	12
4.9	Building Form	12
4.10	Roof Form	13
4.11	Walls	13
4.12	Windows and Doors	13
4.13	Garages and Carports	13
4.14	Fences and Gates	14
4.15	Garden Elements	14
5	CONCLUSION	14
5.1	Summary	14
6	APPENDIX 1 – Schedules	15
6.1	Schedule of finishes	15
6.1.1	Wall	15
6.1.2	Gutter	15
6.1.3	Deck Posts	15
6.1.4	Door Extern	15
6.1.5	Doors Intern	15
6.1.6	Window	15
6.1.7	Roofing	15

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 6 Eileen Street 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.

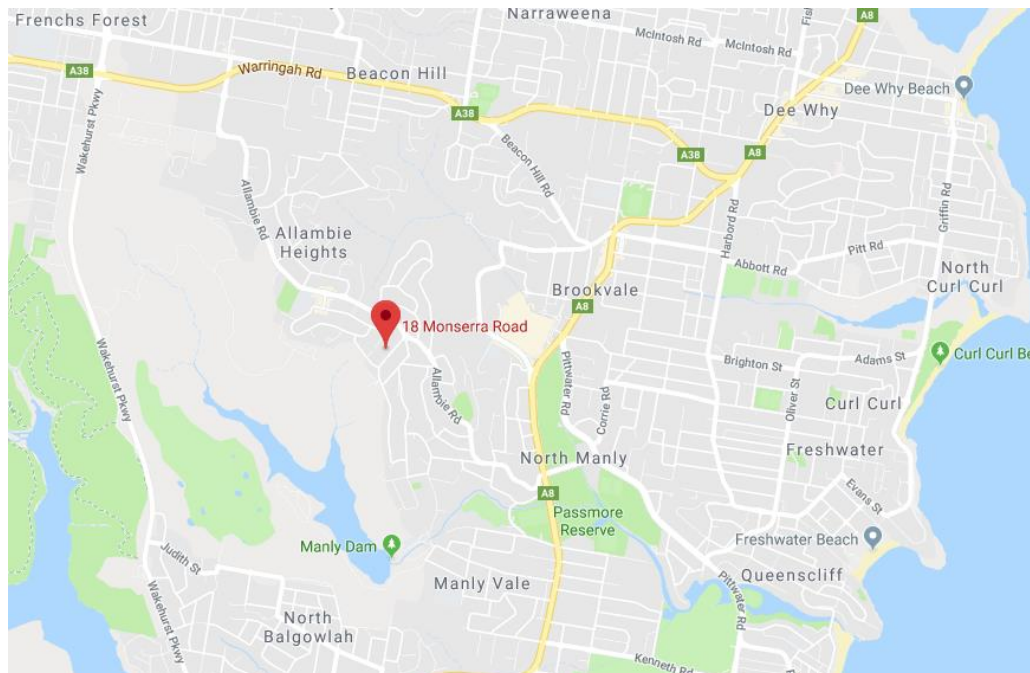
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Eileen Street in the residential neighbourhood of North Balgowlah.

Site Address: No 6 Eileen 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 17 DP.11915 known as 6 Eileen 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 parking to the front, 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 dwelling.

2.7 Existing off-street parking

There is parking available for multiple cars on the existing driveway & on the existing, however there is not an existing concrete crossover.

2.8 Existing Landscaping

The landscaping to the existing property consists of grassed areas to the front with small shrubs & plants along the front & side boundaries with no substantial trees. To the front yard there is a small tree on the eastern side & strip gardens to the rear corners of the property. 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 become a double storey building with existing car parking to remain and the addition of a garage. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas, new front entry deck addition, minor excavation for garage with internal stairs. The existing parking area be be concrete with new crossover and layback. new front and rear addition, new rear patio with roof over, and pool. New landscaped areas on the rear side, new pool fence, new metal roof sheeting on existing frame & a new upper floor addition with deck & sheet metal roof over.

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 garage, ground & 1st floor walls
- New rear deck and alfresco
- New pool fence & pool deck to southern side or rear boundary
- New front entry deck addition
- New driveway, crossover and layback.
- New 1st floor wall addition
- New 1st floor front deck
- New sheet metal roof with skylights
- New sheet metal roofing replacing tiles on existing roof frame over ground

Internally the proposal encompasses:

- New ground floor reconfiguration & refurbishment of all rooms
- New kitchen, WC, laundry, bathroom.
- New internal stairs
- New doors & windows
- New 1st floor bedrooms, Ensuite & bath

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 living & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the North Balgowlah area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing existing internal areas to be more usable for the owner's family. A new kitchen, WC, wet room & laundry is required on the ground floor which uses part of the existing areas with access provided from front & rear. A new deck replaces the old concrete area with a new alfresco, awning & a new pool deck with pool fence improves the usable space for the rear yard areas. Internally, several walls are removed with beams added to open up the ground floor plan. To the parking level a new garage is to be added with internal stairs to access the main dwelling area from the garage. A new upper floor level for bedrooms & parents retreat is required for a more modern dwelling. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the north-western 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 area, comprising of:

Cladded timber stud exterior walls to ground & 1st floors

Masonry walls to sub floor

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber pool deck painted/stained

Timber front deck

Timber alfresco painted

3.5 Height

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

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	464.40 sq m	-
GFA (Gross Floor Area)	229.88 sq m	-
Height	8.418m	8.5m
Built upon area	317.88 sq m	278.64 sq m
Landscaping	146.55 sq m	185.76 sq m

A concession is requested for the landscaped area being slightly below the 40% guideline listed under WDCP2011. The proposed 32% is maintaining the existing impervious area, with the removal of concrete paved areas on the site to enable additional access, living grass/planting to the property. The remaining landscaped areas conserve existing vegetation & habitats for wildlife that provide established shrubs & plants that maintain privacy between the subject & neighbouring buildings. The existing & proposed landscaped areas provided for appropriate recreational opportunities with grassed areas added in areas to access the rear & pool that also allow for clothes drying areas, The new landscaped areas improve water management by greater stormwater infiltration and collection with reduced runoff from site via a storage water tank. As we are generally and closely maintaining the existing landscaped areas coverage It is our opinion that the objectives under WDCP2011 Part D1 Landscaped Open Space & Bushland Setting have been achieved with this proposal.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.487 (deck) 5.814m (garage)	6.5m
Rear Set Back	10.153 (dwelling) 9.632 (alfresco)	6.0m
Side Set Back	1.125m (north) 1.330m (south)	0.9m

A concession is requested for the proposed front setback of the residence. Due to the small site and angled front boundary, providing garage parking and front door access has required an encroachment into this area. The new design has applied an elegant light weight front deck for access with a small encroachment of the front garage for less than one meter square. This is consistent with the street scape and provides a more sustainable use of the property providing for better liveability. This small noncompliance when viewed from the street is visually appealing and presents well with the existing front setbacks.

The location of the new northern and south side additions is setback greater than the minimum 900mm providing for greater separation from the side boundary's which maintains the openness & circulation to the property. Large landscaped areas to the front setback and large setback from the rear controls bulk and scale but also provides a well-designed outcome.

The south and north side setback of the new work of the residence aligns with the existing exterior walls providing for a more sustainable build process limiting the amount of heavy construction required. This creates substantial separation to adjacent dwelling with no privacy issues and presents well at the street scape.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Eileen Street is to be replaced with the drive and associated crossover. The proposed development will have a positive impact on off street parking and traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 6 Eileen Street has minimal impact and improves 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 windows facing front to back with the proposed windows in low traffic areas & reduce looking directly into adjacent property rooms. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new upper front deck area does not directly impact to neighbouring properties with the upper addition located in the centre of the building footprint & away from side boundaries.

3.10 Solar Access and Overshadowing

The site slopes from the north-west to south-east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be minimal with only an appropriate 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 cladded walls and 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 the new rainwater tanks and 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 & will make use of a proposed rain tank to conform to Basix requirements.

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 northerly & easterly aspects.

4.2 Passive Solar Heating

The living spaces have timber floors and cladded walls. The outdoor areas are to be timber to promote heating during the winter months. Materials that have a good thermal qualities 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 Certificate improved aluminium doors & windows are used.

4.4 Natural light

Large open windows and doors to the north & east along with 2 skylights 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 internally from a cladded stud walls and timber framed floor construction. As well as providing for acoustic 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 foil backed blanket & batts to the external 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. 6 Eileen Street is a good example of this in that it has its car parking in the existing front setback 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 section to the rear 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. 6 Eileen Street, North Balgowlah is shown in Landslip Category A on Warringah Council Landslip map. 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.

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 new wall facades are to be cladded to match existing streetscapes. The new works have been designed to maintain 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 tiled roof with the proposal to remove the existing roof frame & replace with new sheet metal with the new upper floor addition to have a pitched sheet metal roof under this proposal.

4.11 Walls

A distinctive feature of the North Balgowlah house is that the walls are constructed from cladded timber stud. The design incorporates these walls into the new works with all exterior ground & 1st floor walls to be cladded to create a 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 windows and doors at 6 Eileen 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 maintains the existing parking combined with a new garage, now with parking available for 2 vehicles.

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

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for new side gates on the northern elevation & a new pool safety barrier to BCA & Australian Standards.

4.15 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 additional planting provided on the property which would increase planted areas in the yard. The front yard is to remain unchanged to maintain 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 6 Eileen Street are 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. Cladded walls, 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	Cladded	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 Extern.	Alloy	Paint	By Owner
6.1.5 Doors Intern.	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