



**Statement of
Environmental
Effects
at
13 Kurrajong Road,
Frenchs Forest
NSW 2086
For
Mr & Mrs Lamb**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 13 Kurrajong Road Frenchs Forest.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

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.

In preparing 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. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

THE EXISTING BUILDING

1.1 Site

The residence is located on the South western side of Kurrajong Road in the residential neighbourhood of Frenchs Forest .

Site Address: No 13 Kurrajong Road, Frenchs Forest

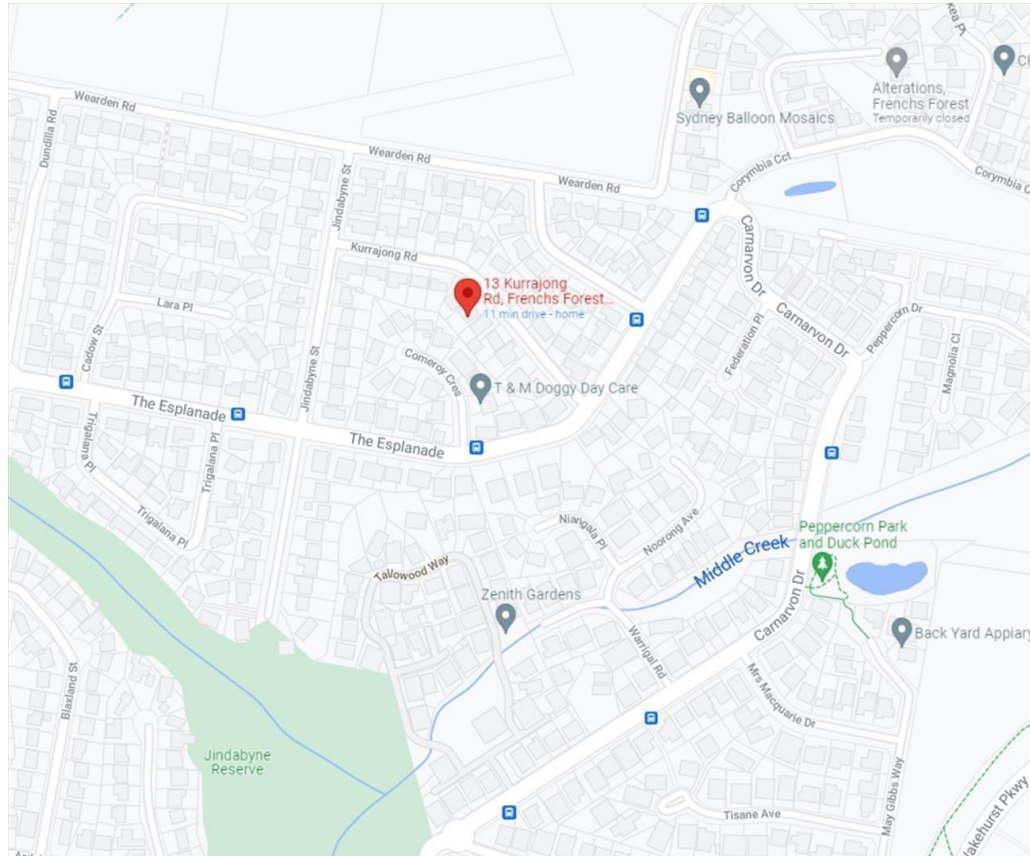


FIGURE 1: LOCATION PLAN 13 Kurrajong Road , Frenchs Forest .⁴ Source Google Maps.

1.2 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

⁴ Location Map 13 Kurrajong Road, Frenchs Forest;

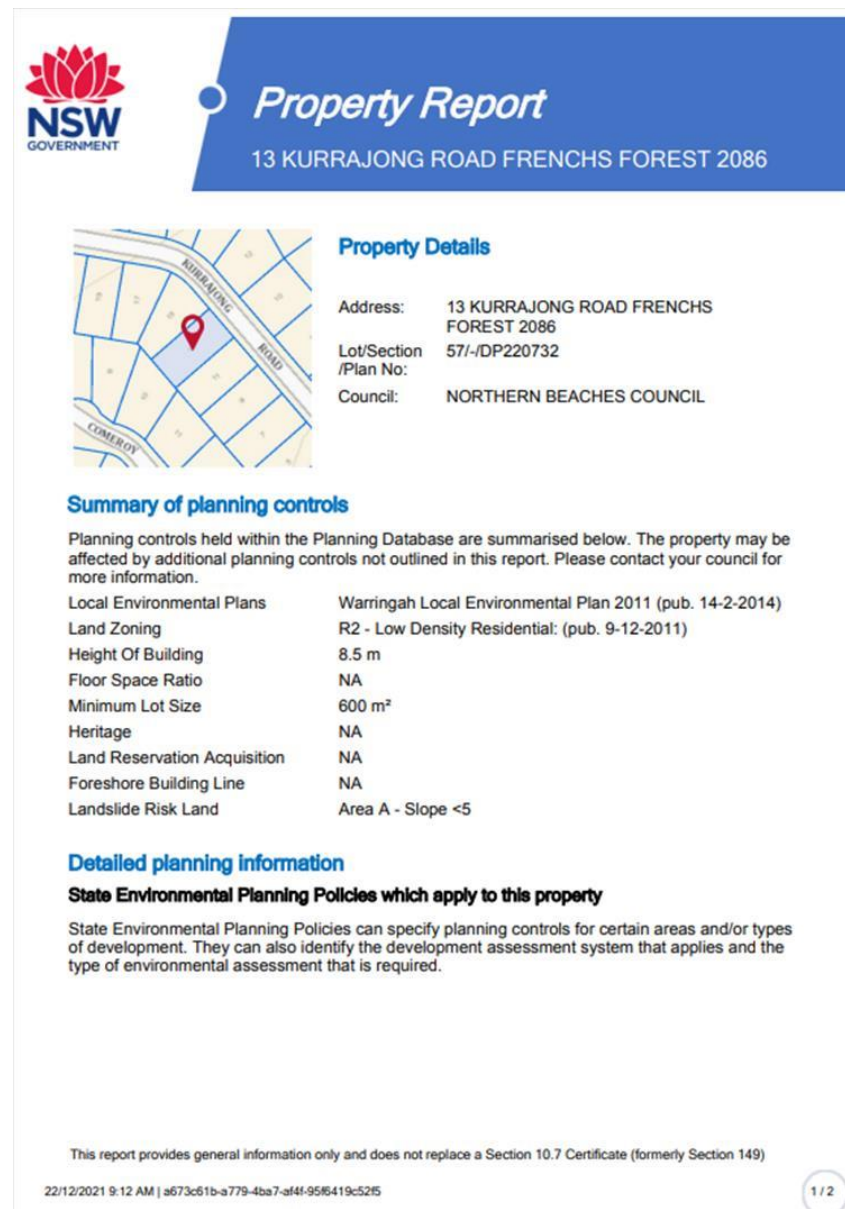
<https://www.google.com/maps/place/13+Kurrajong+Rd,+Frenchs+Forest+NSW+2086/@-33.7404386,151.2298429,3a,75y,214.26h,85.49t/data=!3m6!1e1!3m4!1sKOSGXRY29KgeoTNmW5bM_A!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a9f9d901e45b:0xefebc0cb802db6d7!8m2!3d-33.7406844!4d151.2297111>.

1.3 Zoning

Lot 57 DP.220732 known as 13 Kurrajong Road , Frenchs Forest , has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



Property Report
13 KURRAJONG ROAD FRENCHS FOREST 2086

Property Details

Address: 13 KURRAJONG ROAD FRENCHS FOREST 2086
Lot/Section /Plan No: 57/-/DP220732
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area A - Slope <5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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FIGURE 2: Property report; 13 Kurrajong Road Frenchs Forest,⁵ Source Spatial Viewer DoPIE.

⁵ DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

1.5 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. The property is located on the high side of Kurrajong Road with views to the southeast over the bushland area. Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing.

The locality is considered a low-density R2 area. An important characteristic and element of Frenchs Forest significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 13 Kurrajong Road Frenchs Forest. Source Google Maps.⁶

⁶ Google Maps. <<https://www.google.com/maps/place/13+Kurrajong+Rd,+Frenchs+Forest+NSW+2086/@-33.7405036,151.2299129,3a,75y,214.26h,85.49t/data=!3m6!1e1!3m4!1snsq42Aw8NsV3zm-AXNevVA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a9f9d901e45b:0xefebc0cb802db6d7!8m2!3d-33.7406844!4d151.2297111>>.

1.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via stairs to the front and an existing concrete driveway.

1.7 Existing off-street parking

There is parking available for 1 car in the existing garage.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the front of the boundary to the rear of the dwelling with scattered small shrubs & grass. To the rear yard there is a flat grass area with garden and fencing bounding the boundaries. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Ariel View, 13 Kurrajong Road Frenchs Forest. Source Northern Beaches Council.

2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a single storey building with new proposed car parking via a new carport to the front of the dwelling in keeping the neighbouring property. The appearance 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 a modest rear addition and refurbished internal areas to the existing ground floor, a new single carport, driveway and crossover fronting Kurrajong Road is proposed.

A new rear ground floor addition is proposed to the front Northern Western side of the existing dwelling to reduce visual impact from both the neighbours and the public domain. Proposed works to the existing ground floor will include; new kitchen and pantry, refurbished and extended dining and lounge, new bedroom, new bathroom, new laundry. The new master bed will include a new walk in robe and ensuite. A new side stair and landing will provide for access to the outdoor drying space. New sliding stacking doors and windows to the dwelling will provided improved and safer access and increase amenity. A new flat rear roof is proposed to the ground floor encompassing the new additions and new covered deck complimenting the existing dwellings roof and providing increased amenity for the owners and provide for much needed private open space.

The new additions provide for a new crossover and driveway access to the dwelling, carport for off street parking. The existing driveway and crossover will be removed and landscaped to provide improved visual relief from the public domain.

This provides visual articulation from the neighbouring properties reducing the bulk and increasing the visual interest, and is in sympathy with the prevailing streetscape. (Figure 5)



FIGURE 5: Street View, 13 Kurrajong Road Frenchs Forest Including Neighbours.
Source Google Maps.

This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

2.1 Features of the Proposal

Externally the proposal encompasses:

- New carport roof
- New Driveway and crossover
- New external access stairs from new laundry
- New ground floor addition including new deck, living dining addition
- New sheet metal roofs

Internally the proposal encompasses:

- Ground floor refurbishment works to; Kitchen bedrooms, lounge, dining, bathroom and laundry
- Ground floor additions works to; Master bedroom, walk in robe and Ensuite

2.2 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.

2.3 Purpose for the additions

The new proposal provides better and compliant provision for parking, with improved access and egress to living & entertaining areas for the residents whilst improving the amenity of the dwelling that is fitting for the Frenchs Forest area. The owner is looking to modernise the overall look of the house & maintain certain key

components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new carport is required on the street level as the property is located on a slightly sloping block with an existing driveway that is to be removed. A new stair access is proposed from the new laundry to the dwelling rear yard drying space making use of the space between the existing boundary fence and existing ground floor of the residence. The existing driveway and crossover is proposed to be removed with a new driveway and crossover installed to the southeast side of the site. The internal refurbishment works composing of a lounge, kitchen, pantry, dining, bedroom, storage, wet areas and new stair access with an addition of a new rear deck on the ground floor providing for outdoor indoor connection.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing spaces to the property. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the northern aspect while improving the access to solar and ventilation to the façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

2.4 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 materials, comprising of:

Timber framed Carport with Colourbond pitched roof.

Cladded timber framed walls to the ground floor additions.

Timber deck

Alloy windows & doors to all elevations

Roofing in Colourbond medium to dark colour.

2.5 Height

The height of the new development is 4.6m and will not exceed the 8.5m height limit.

2.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	695.6 sq m	-
GFA (Gross Floor Area)	203.02 sq m	-
GFA (Gross Floor Existing)	182.65 sq m	-
Height	4.6m	8.5m
Existing Impervious area	367.94sq m	417.36 sq m
Proposed Impervious area	391.95 sq m	417.36 sq m

The improvements to the planted areas to the front of the property improve the streetscape & assist in offsetting the carport required for the front proposed new driveway and crossover. The proposal enhances the amenity of the site by providing compliant off-street parking and a refurbished garden space that softens the visual amenity of the front of the property. The proposed and existing plantings provide privacy between neighbouring properties this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas are maintained with proposed new planting. Our proposal achieving & improving on the objectives under landscaped open space and off-street parking requirements of the WDCP2011.

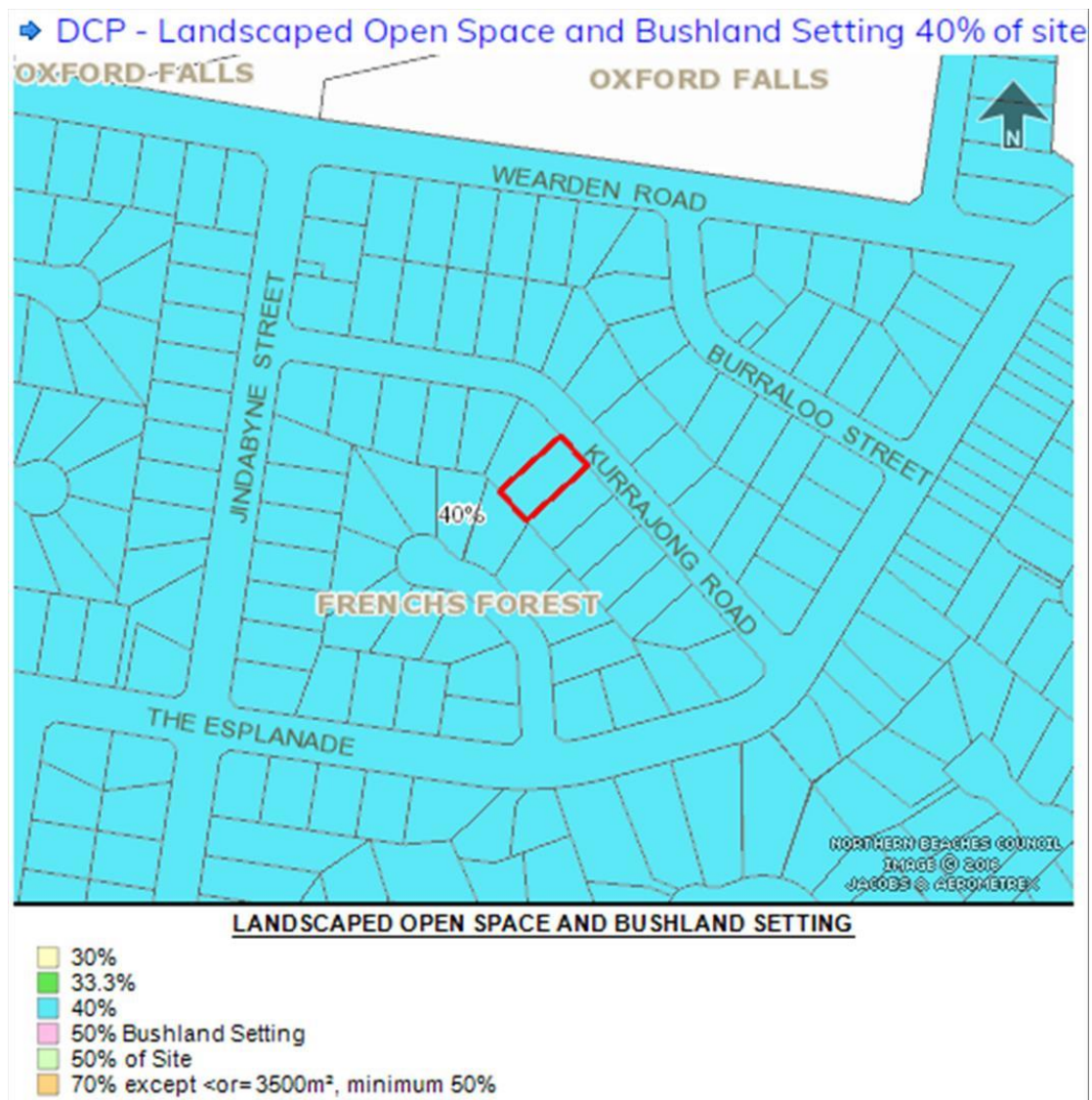


FIGURE 6: Open space map, 13 Kurrajong Road Frenchs Forest. Source Northern Beaches Council.

A concession is requested for a minor encroachment of the carport into the front boundary setback. The encroachments are due to existing location of the dwelling and the shape of the block. As the property is located on a block with existing driveway and rear outdoor open space area, the new carport improve the solar access to the property and minimises the foot print of the additions and provide for compliant vehicle access. The proposal is not as visually dominant as the carport is connected visually to the existing dwelling and is separated the immediate neighbour. This blends into the existing dwelling to reduce excessive bulk to the front of the property. The proposed works to the existing dwelling are virtually invisible from the front set back and do not dominate the façade. It is in our opinion that the front setback encroachments are reasonable, considering the current surrounding built

form & existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁷

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	7.645m (Nth East Cnr Dwelling) 6.121m (Nth West Cnr Carport)	6.5m
Rear Set Back	13.320m (Sth West Cnr)	6.0m
Side Set Back West	2.612m (Sth East Cnr Dwelling) 1.597m (Sth East Cnr Carport)	0.9m
Side Set East	1.278m	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Kurrajong Road .

The pattern of development along Kurrajong Road shows an irregular pattern of development with various sizes of housing. (Figure 7) The orientation of the dwellings in a north/south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the dwellings either side to provide a more consistent pattern of development in relation to front setback.

⁷ Northern Beaches Council;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=119768> >.



FIGURE 7: Ariel View, 13 Kurrajong Road Frenchs Forest. Source Northern Beaches Council.⁸

With the points outlined above, a concession is requested for the location of the new carport and roof into the front boundary. This is due to the existing carport being located on the north side of the site and blocking the access to the light and ventilation to the northern façade, the proposed works will provide safer access, secure off-street parking, improved landscaped areas & improved circulation to the front of the property.

The proposed works provide visual continuity with the proposed access within the front setback area. With the dwelling being largely set back from the front boundary the proposed works provide improved access & garden areas, this allows for a sense of openness to the front setback area. View lines are maintained as the garden areas

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=119768>>.

are in keeping with the western neighbouring property with neighbours on either side enjoying an elevated position to make use of district views. As the front of the property is run down the proposal provides a vastly improved quality of streetscape in line with surrounding developments.

2.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently existing off street parking to 13 Kurrajong Road. The proposal will provide for a new driveway and crossover, pedestrian stairs & pathways and well as a new compliant crossover. The drive has been kept narrow to allow for as much landscaped area as possible on the street & to maintain parking provisions & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

2.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 13 Kurrajong Road 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 minimal side windows with the side windows to the ground floor substantially separated from the neighbouring dwelling & using raised windowsills for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes up from the Northeast to Southwest. The location of the proposed additions 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 existing with only a minor shadow increase which will maintain sunlight to the open space areas on the adjacent property.

2.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber & concrete 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.

2.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

2.13 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.⁹

3 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

3.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

3.2 Passive Solar Heating

The living spaces have timber floors & timber walls. The outdoor areas are to be timber boards 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.

3.3 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 to be used to assist in passive cooling.

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

3.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

3.5 Insulation and Thermal Mass

The development will be constructed from timber framed construction. As well as providing for acoustic and fire 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 and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

3.6 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 side yard. Household effluent will be disposed of to Sydney Water requirements.¹¹ 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.

3.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 13 Kurrajong Road is a good example of this in that it has its car parking in the existing driveway. The proposed carport will help to minimize cars parked on the street and maintain current parking requirements. 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. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

3.8 Development on Sloping Land

No. 13 Kurrajong Road , Frenchs Forest is shown in Landslip Category A (Figure 9)

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

on Northern Beaches Council Landslip map¹². 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.

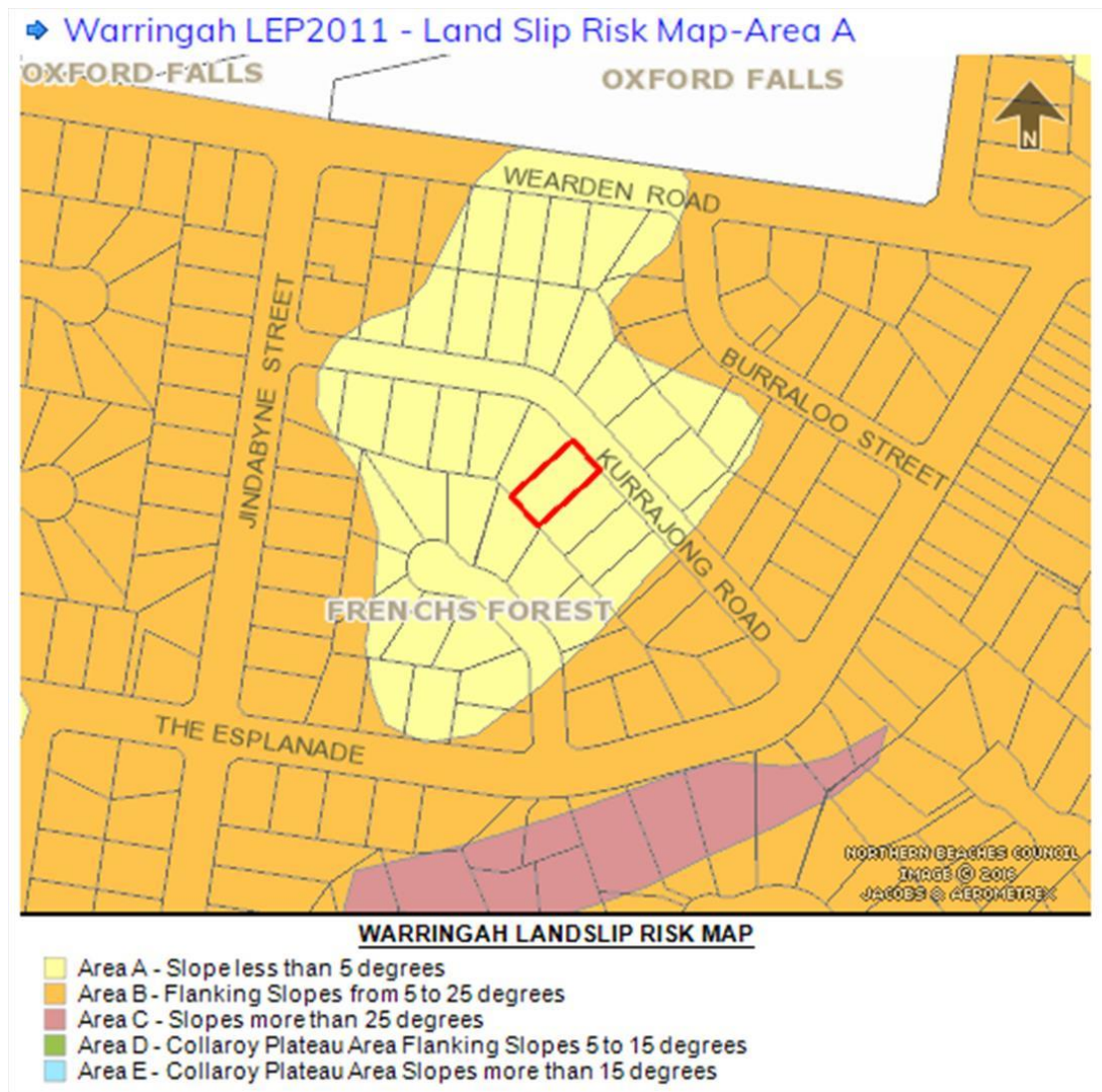


FIGURE 9: Land Slip Maps, 13 Kurrajong Road Frenchs Forest. Source NB Council.¹³

¹² Northern Beaches Council, Land slip map, 13 Kurrajong Road, Frenchs Forest;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=119768>>.

¹³ Ibid

3.9 Building Form

Residential buildings in Frenchs Forest 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 brick, timber framed and cladded to match existing & cladded timber frame. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

3.10 Roof Form

The existing house has a pitched roof that is proposed to be retained with a new skillion sheet metal roof to the rear additions under this proposal. This is to limit the height of the roof structure & overshadowing as well as allowing for the new additions.

3.11 Walls

A distinctive feature of the Frenchs Forest house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the new additions to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

3.12 Windows and Doors

A variety of window shapes and sizes can be found in the Frenchs Forest 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 13 Kurrajong Road are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

3.13 Garages and Carports

The freestanding houses in Frenchs Forest allow for the cars to drive to the front or down the side of the house. This development proposes a new carport and roof to the front setback and with a new concrete drive and crossover with parking requirements maintained

3.14 Colour Scheme

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

3.15 Fences and Gates

Side & rear fences are to be maintained for this development with the new carport and driveway providing a barrier to the front of the property.

3.16 Garden Elements

The garden areas are to be improved where possible promoting the concept of a garden suburb. No trees are to be affected with compliant access being proposed to the dwelling. The new planting proposed will be appropriate sized and endemic species to soften the street scape. Substantial planting & grassed areas added to the front areas of the yard assists in improving & enhancing the streetscape.

4 CONCLUSION

4.1 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 13 Kurrajong Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Frenchs Forest. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Timber framed and clad 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.

5 APPENDIX 1 – Schedules

5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner