

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Development address:**

Lot 80 No. 78 (DP 36616)  
Karlingal Crescent 2086  
**Frenchs Forest**

**Council:**

Northern Beaches Council

**Date:**

3rd Feb 2021

**Better Built Homes**

Unit 21 No. 9-12 Lambridge Place,  
Penrith NSW 2150

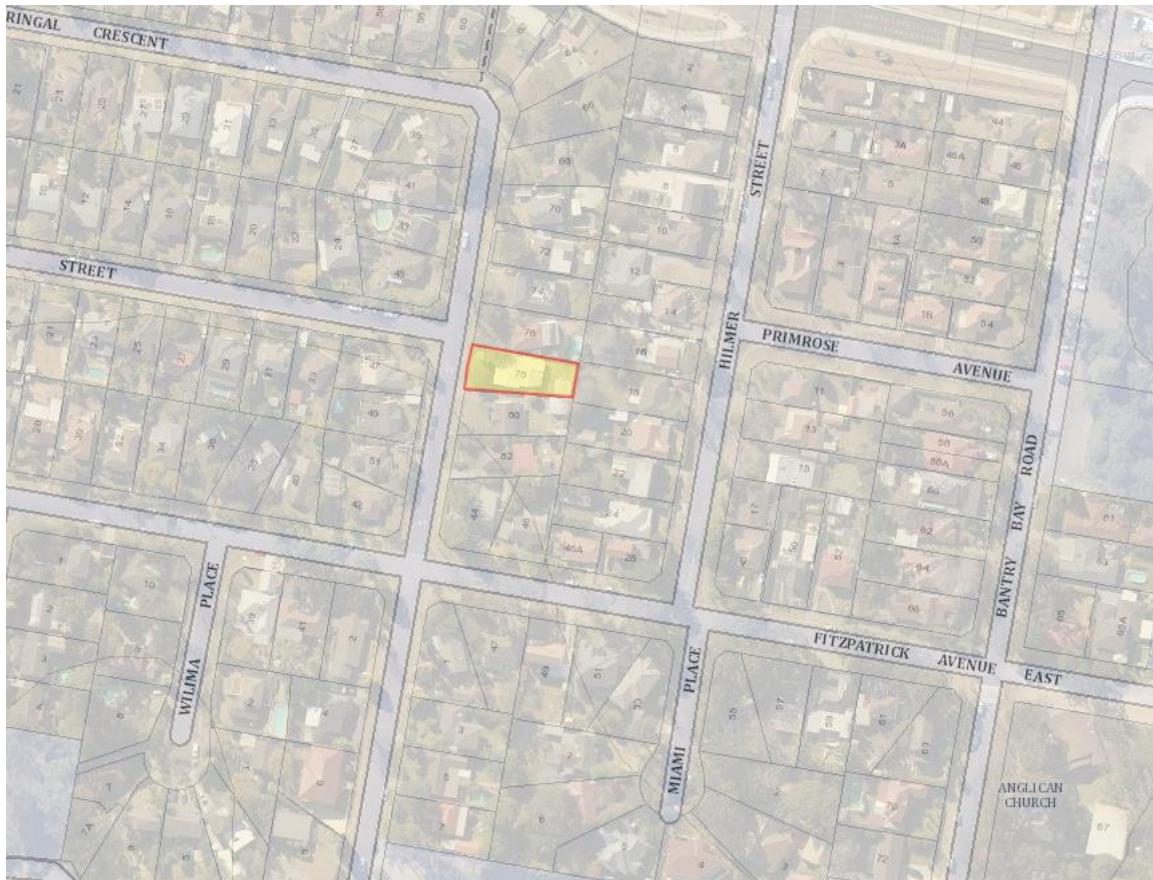
**Job No. 0582-JOS**

## **Site conditions**

The site is situated on the Eastern side of Karingal Crescent and is the subject of this application. The property is currently occupied by a single storey brick home and will be developed with a double storey brick veneer dwelling.

The site is slightly irregular in shape and has a total area of 592.2m<sup>2</sup> and a fall in relation to the topography of the land of approximately 2.1m to the front boundary.

The locality is characterised and developed by a mix of single and two storey dwellings. These homes are either of face brickwork finish or cement rendered finish which compliments the appearance and requirements of the era of that time. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.



## **Suitability of the Dwelling**

The proposal has been designed to contribute positively to the streetscape. It is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

The size and character of our proposal is consistent with the double story dwellings in our locality and will set a standard for the design of future dwellings in the immediate vicinity. The proposal incorporates design characteristics which will enhance the locality and any future developments.

## **Proposed development**

The proposal is for a Double-storey brick veneer dwelling with a metal roof. The home has a front setback of 7580mm from the main building line to the front boundary and 6500mm to the Porch. A rear setback of 13537mm and side setback of 1660mm and 1738mm.

The development has achieved the front setback as per Part B - B7.1 to B7.4 of the DCP.

The dwelling has been sited at 6.5m to the Porch which is designed to protect and enhance the existing visual quality of the streetscape.

By having a wider Porch/Entry creates a sense of openness and a more aesthetically pleasing streetscape that will be a precedent for future home and with the inclusion of a well-designed front landscape including shrubs and areas of deep soil zone will strengthen the quality of the dwelling upon the streetscape.

The proposal is double storey consisting of informal open plan, entertaining area, 5 bedrooms, alfresco and double lock up garage. The dwelling has a total floor area of 365.58m<sup>2</sup>.

The **Astoria 39F** design is well adapted to the existing surroundings and character of the area. The home has style and character with the introduction of articulated external walls, aluminium windows and variations in roof geometry, therefore minimising the bulk and scale of our development. The mixed use of materials such as face brickwork, light weight cladding and Colorbond metal roof adds architectural elements and vision for future construction and sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is strengthened with

a well-designed proposal that includes a well-articulated front façade that incorporates architectural design elements.

## **Present and previous uses**

Currently consists of a single storey brick home. The proposal will be a private residential property.

## **Impact of the Development**

The proposal has no social or economical impact on the locality.

The dwelling will have minimal impact on the streetscape, given the quality of the design, the setback to the front wall of the dwelling and the proposed landscaping that will be done by the owners upon completion of the home.

The slab-on-ground construction will result in minimal disturbance to the natural slope of the land. The proposed building platform will require 165 fill and 530mm cut.

To further minimize the disturbance of the land we have provided a split to the dwelling and provided drop edge beam wherever fill is required thus containing all fill within building platform.

Stormwater has been designed by a hydraulic engineer and includes 2x 6100L Rainwater Tanks to fulfill OSD and Basix requirements.

## **General LEP summary**

The premises is situated in area zoned R2 Low Density Residential under Warringah Council's LEP 2011 for the Frenchs Forest area and the construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the DCP is summarized in the following table: -

<b>Issue</b>	<b>Council Requirement Min</b>	<b>Proposed</b>	<b>Comment</b>
<b>Front Setback (m)</b>	<i>6.5m</i>	<i>6.5m</i>	<i>Complies</i>
<b>Side Setback (m)</b>	<i>900mm to wall or 657mm to gutter</i>	<i>1670mm (LHS) 1738mm. (RHS)</i>	<i>Complies</i>
<b>Rear Setback (m)</b>	<i>900mm</i>	<i>13.537mm</i>	<i>Complies</i>
<b>Car Spaces</b>	<i>2 Accessible Spaces</i>	<i>double garage</i>	<i>Complies</i>
<b>Cut &amp; Fill (maximum)</b>	<i>No set requirements for cut and max. 1000mm</i>	<i>530mm cut and 165mm of fill (DEB)</i>	<i>Complies</i>

	<i>for fill</i>		
<b>Stormwater Disposal</b>	<i>To water tank. O/flow to street, easement or absorption pits</i>	<i>To water tank. O/flow to street</i>	<i>Complies</i>
<b>Building Envelope</b>	<i>4.0m vertical then 45deg</i>	<i>No Encroachments</i>	<i>Complies</i>
<b>Height Limit</b>	<i>8.5m ridge ht</i>	<i>8.124m ridge ht</i>	<i>Complies</i>
<b>Landscaped Areas</b>	<i>Minimum 40% of site</i>	<i>55% (328.94m<sup>2</sup>)</i>	<i>Complies</i>

From the above summary, it is clear that the proposal that the majority of the proposal complies with the relevant criteria of the DCP.

### **Suitability of the Site**

The proposal is consistent with the character of other developments in the street and is therefore felt to be compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised.

### **Open space & landscaping**

New landscaping will be provided by the owner, which will add character and interest to the proposed development and will be an improvement upon the current situation. Referring to the Site plan it is indicated that the residents have quite a large amount of open space to enjoy and landscape as desired upon completion of the home.

### **Overshadowing and Privacy**

The attached plans indicate that we are constructing a double-storey dwelling.

As indicated on our site plan, due to the orientation of true north their living areas and private open space will receive the required amount of sunlight as it faces north. The neighbouring dwelling private open space will not be affected by overshadowing.

Our proposal will also receive the more than three hours of sunlight to its private open space.

### **Ecological Sustainable Development**

Wall insulation to the value of R2.0 and ceiling insulation to the value of R4.0 has been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an 2 x underground rainwater tanks with a total capacity of 12,200ltrs of which 4000ltr are for BASIX requirement . Water from these tanks will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the

requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

### **Erosion & Sediment control**

Erosion and sediment measures will be put in place by Better Built Homes prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.

### **Submissions**

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

### **Conclusion**

The proposal is permissible within the zoning, in general complies with all relevant LEP & DCP requirements to Warringah Council.

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the Local Environmental Plan, concluding that the development warrants approval.

Yours Faithfully

**Better Built Homes**

Ph: 1300 100 922