



**Statement of
Environmental
Effects
28 Edinburgh Road Forestville
NSW
For
ALEKS & LOUISE CEROVIC**

RAPID PLANS

| | |
|------------------|---------------------------------------|
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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 28 Edinburgh Road Forestville .

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

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, 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 report 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>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the West side of 28 Edinburgh Road Forestville .
Site Address: No 28 Edinburgh Road Forestville

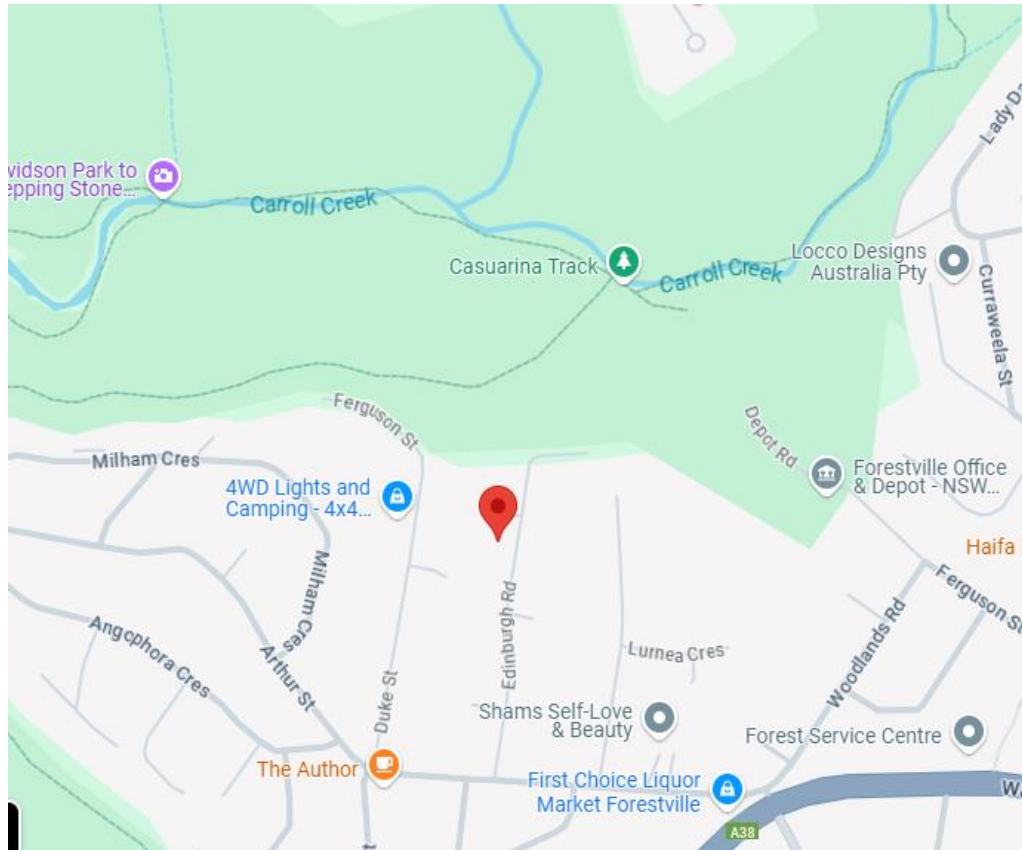


FIGURE 1: LOCATION PLAN 28 Edinburgh Road Forestville . ⁴ Source Google Maps.

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 21 DP.200283 known as 28 Edinburgh Road Forestville , has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

⁴ Location Map; <https://www.google.com/maps/place/28+Edinburgh+Rd,+Forestville+NSW+2087/@-33.7591714,151.2064949,17.5z/data=!4m6!3m5!1s0x6b12a9ff535f29b5:0x99d4f1185baa67a4!8m2!3d-33.7570841!4d151.2052531!16s%2Fg%2F11w1h7ylyc?entry=ttu&g_ep=EgoyMDI1MDExMC4wIKXMDSoASAFQAw%3D%3D>.

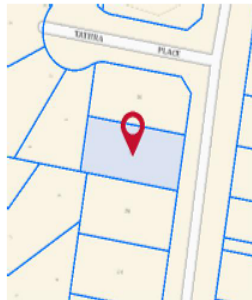
2.4 Planning Controls

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



Property Report

28 EDINBURGH ROAD FORESTVILLE 2087



Property Details

Address: 28 EDINBURGH ROAD FORESTVILLE 2087
Lot/Section /Plan No: 21/-/DP200283
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. 21-4-2023) |
| 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.

FIGURE 2: Property report; 28 Edinburgh Road Forestville ,⁵ Source Spacial Viewer DoIPE.

⁵ DoPIE, Planning Portal <chrome-

extension://efaidnbmninnbpcjpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The subject property is located on a street characterized by its garden suburb aesthetic, defined by small and large trees with mature street trees, and a mix of small shrubs that contribute to the natural streetscape. This street is typical of the garden suburb style, with the mature street trees creating a canopy over the avenue and properties featuring a harmonious blend of trees and small shrubs.

The existing dwelling is a single storey home situated on the low side of Edinburgh Road, offering views to the northwest over the residential areas of Forestville. Directly opposite the property are residential homes that further contribute to the area's character.

The surrounding neighbourhood predominantly consists of single- and double-storey homes representing a mix of period architecture and modern designs. As a designated low-density R2 zone, the area retains its identity as a garden suburb, where the garden setting of homes and the seamless flow of greenery around and between properties are integral to its significance and appeal. This submission emphasizes the importance of preserving these defining features of the area while considering any proposed development.



FIGURE 3: Street View, 28 Edinburgh Road Forestville . Source Realestate.com.⁶

⁶ Realestate.com <<https://www.realestate.com.au/property/28-edinburgh-rd-forestville-nsw-2087/>>.

2.6 Existing Areas of the Dwelling

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

2.7 Existing off-street parking

There is parking available although non-compliant, for 1 car only in the existing garage.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area. The existing landscaping is to be maintained where possible for this development.

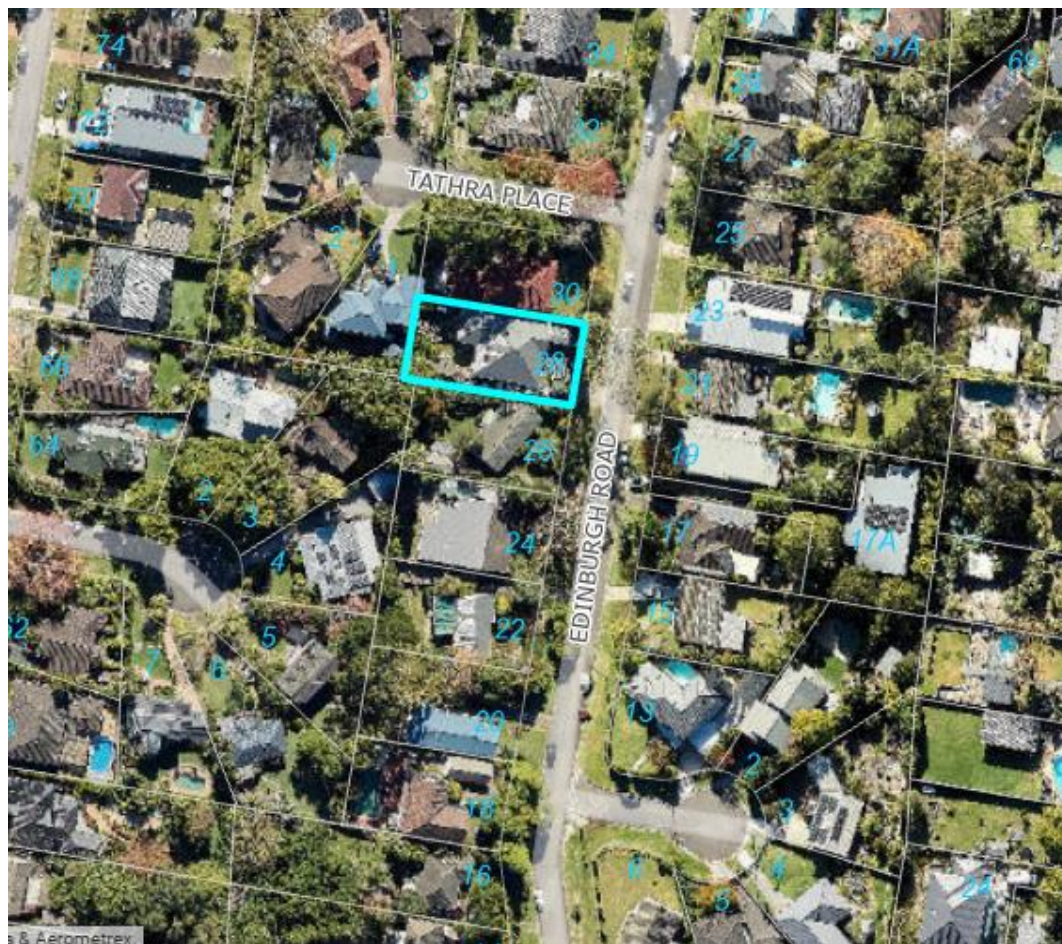


FIGURE 4: Aerial View, 28 Edinburgh Road Forestville . Source Northern Beaches Council.

3 THE PROPOSAL

The proposed development ensures the visual character of the street remains consistent with the established garden suburb aesthetic. The dwelling will continue as a single-storey structure, with the addition of a new carport on the eastern side at the front of the property and a store on the western side. These changes accommodate the removal of the existing rear garage and storeroom and include a new rear deck to enhance the property's functionality.

A new driveway is proposed to provide compliant access, improving amenity while aligning with the design and character of neighbouring properties. The inclusion of the carport and driveway introduces increased articulation to the dwelling through modest additions and refined roof lines. These changes enhance the visual interest and improve the built form of the existing dwelling as viewed from the public domain and neighbouring properties, maintaining a compatible bulk and scale that respects the prevailing streetscape.

The proposal incorporates a new roof over the ground floor additions, with the existing roof retained where feasible, ensuring continuity with the existing streetscape and surrounding properties. A new rear deck will provide connection to the rear yard. The proposed changes harmonize with the immediate neighbourhood, enhancing the scale, character, and overall presentation of the house while upholding the defining features of the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New carport
- New driveway
- New store
- New rear deck
- New sheet metal roofs

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 proposed works enhance the provision of parking, offering improved access and egress to the entry of the dwelling. These upgrades significantly improve safety and increase the amenity of the property, aligning with the character and expectations of the Forestville area. The owner seeks to modernize the overall appearance of the house while retaining key components of the existing dwelling, making it more functional and suitable for their family's needs.

The proposed additions include removing the existing rear garage and storeroom and introducing a new carport to the front eastern elevation, this is to optimize the dwelling's usability and increase the parking as per council's objectives. The existing driveway and crossover will be replaced, and the new storeroom will be added to the southern elevation with a new roof at the front façade to enhance visual interest and streetscape compatibility. These improvements enhance the functionality, performance, and amenity of the property while maintaining the overall scale and character of the existing dwelling.

The proposed development largely remains within the existing footprint of the dwelling, maximizing the use of the available land without compromising the property's layout. It maintains the north westerly aspect and ensures adequate access to solar and ventilation, contributing to an improved lifestyle for the residents while promoting energy efficiency and environmental sustainability. This design reflects a balanced approach to modernizing the home while preserving the essential qualities of Forestville's garden suburb aesthetic.

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 materials, comprising of:

Cladded timber frame walls.

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour.

3.5 Height

The height of the new development is 6m and will not exceed the 8.5m height limit.

3.6 Site Controls

| Proposed Development | Proposed | Allowable |
|-----------------------------|-----------------|------------------|
| Site Area | 696.70 sq m | - |
| GFA (Gross Floor Area New) | 150.68sq m | - |
| GFA (Gross Floor Existing) | 171.11 sq m | - |
| Height | 6m | 8.5m |
| Existing Impervious area | 392.78 sq m | 419.15 sq m |
| Proposed Impervious area | 419.15 sq m | 419.15 sq m |

The proposed development enhances the overall amenity of the site by providing safer access, increased off-street parking, and improved garden areas. The addition of a new carport, in combination with the new storage room, introduces articulation and visual relief to the front of the property, aligning with the character of the streetscape.

The proposed works at the front of the property aim to increase the available parking while improving the dwelling's amenity, ensuring compatibility with the adjacent properties and maintaining the established streetscape. The existing and proposed vegetation play a vital role in enhancing privacy between neighbouring properties and mitigating traffic noise from the road, thereby contributing to the overall liveability of the site.

The proposed landscaped areas are designed to achieve a compliant and balanced outcome, as the existing landscaping is generally maintained or improved under this proposal. These enhancements not only support the aesthetic appeal of the property but also uphold the garden suburb character of the area.



FIGURE 5: Landscape Open Space map, 28 Edinburgh Road Forestville . Source Northern Beaches Council.

The proposed works to the existing ground floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new carport and store additions are reasonable, considering the location of the existing carport and built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁷

3.7 Setbacks and Siting

| Proposed Development | Proposed | Allowable |
|----------------------|---------------------------------------|-----------|
| Front Set Back | 10,540 (Dwelling) 1,678m (Carport) | 6.5m |
| Rear Set Back | 9.592m | 6.0m |
| Side Set Back Nth | 1.320m | 0.9m |
| Side Set Back Sth | 0.457m | 0.9m |

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

The proposed development ensures the setbacks of the residence remain generally consistent with the adjacent properties along Edinburgh Road, maintaining harmony with the established streetscape. The pattern of development along Edinburgh Road reflects a semi-irregular arrangement of dwellings with varying sizes, as shown in Figure 6. The orientation of the dwellings in an east-west direction relates closely to the road frontage and setbacks.

This application proposes a front alignment that aligns closely with the existing dwelling and the adjacent properties, ensuring a consistent development pattern in relation to the front setback.

A concession is requested for the encroachment of the carport into the front setback and the storeroom into the side setback. These adjustments are necessary due to the position of the existing dwelling and the limitations of achieving compliant parking. To address these constraints, an open carport is proposed on the eastern façade, while the storeroom is positioned at a setback distance similar to the existing garage and storeroom. These proposed modifications are designed to balance functional requirements with maintaining the visual and spatial character of the area.

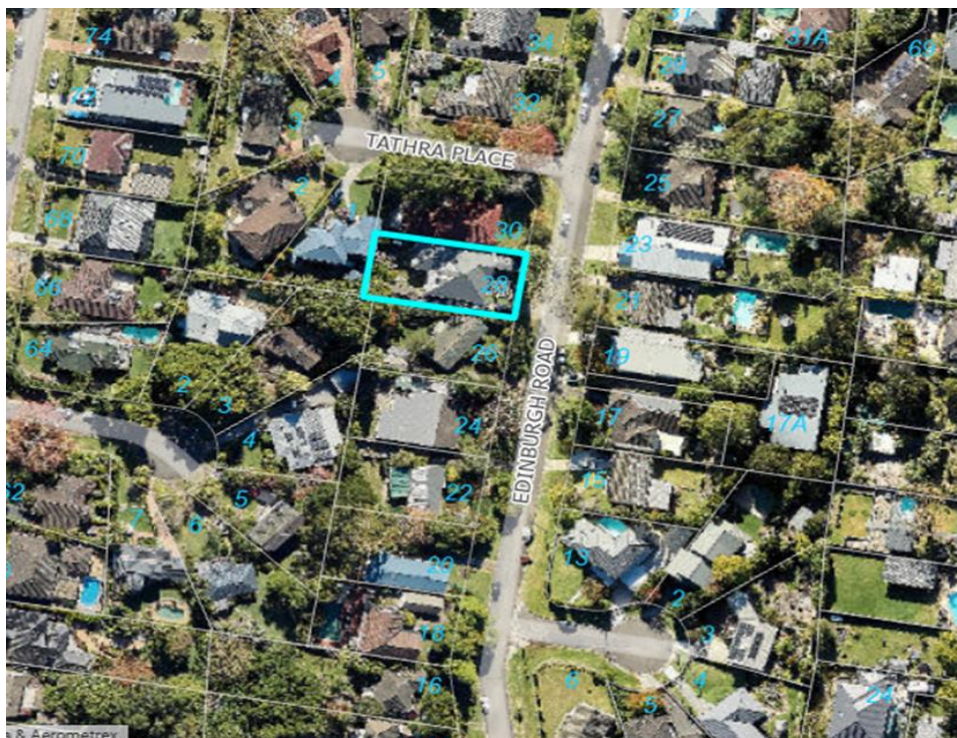


FIGURE 6: Aerial View, 28 Edinburgh Road Forestville . Source Northern Beaches Council.⁸

⁸ Northern Beaches Council, Aerial View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

The proposed works to the new carport will provide safer access, improved landscaped areas & improved circulation to the front of the property. The proposed works ensure visual continuity within the front setback area by aligning with the existing access patterns. With the dwelling being largely set back from the front boundary, the new access enhances safety and provides improved entry to the property while maintaining the existing garden areas. This thoughtful design preserves the sense of openness characteristic of the front setback area, contributing to the overall garden suburb aesthetic and ensuring the development remains consistent with the established streetscape.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 28 Edinburgh Road. The proposal will extend the carport and will replace the existing driveway. This will provide for two off street parking spaces increasing the available parking. The driveway and landscaped area are to be improved, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The proposed design of the residence at No. 28 Edinburgh Road has been carefully considered to ensure minimal impact on the visual and acoustic privacy of adjoining properties. The positioning of windows and open spaces has been optimized to reduce overlooking into neighbouring living areas and recreational spaces, with minimal side windows included in the design to maintain privacy.

The additions are sited to maintain substantial separation from neighbouring dwellings, further enhancing privacy for all parties. The use of timber-framed and clad walls provides an additional barrier to minimize potential noise or visual disruptions for adjacent properties. The proposed works are designed to integrate harmoniously into the site without directly impacting neighbouring properties, ensuring the development remains respectful of the local context and community.

3.10 Solar Access and Overshadowing

The site slopes up from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with

compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing 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 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.⁹

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 aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the

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

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 to be used to assist in passive cooling.

4.4 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.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded 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.

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 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.

4.7 Siting and Setback

The majority of houses along Edinburgh Road are freestanding, with car access typically provided at the front or along one side. No. 28 Edinburgh Road exemplifies this pattern, with its existing car parking provided in the current carport. The

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>>.

proposed new carport will reduce the reliance on street parking and address the property's current parking requirements, enhancing convenience and functionality.

The siting of the house has been carefully considered in relation to the shape of the block and the neighbouring properties, ensuring a harmonious fit within the local context. Additionally, the property features generous landscaped areas in both the front and rear yards, which will be maintained and enhanced under the proposal. These landscaped spaces contribute to the garden suburb character of the area and provide visual and environmental benefits to the property and its surroundings.

Development on Sloping Land

No. 28 Edinburgh Road Forestville is shown in Landslip Category A (Figure 7) 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.

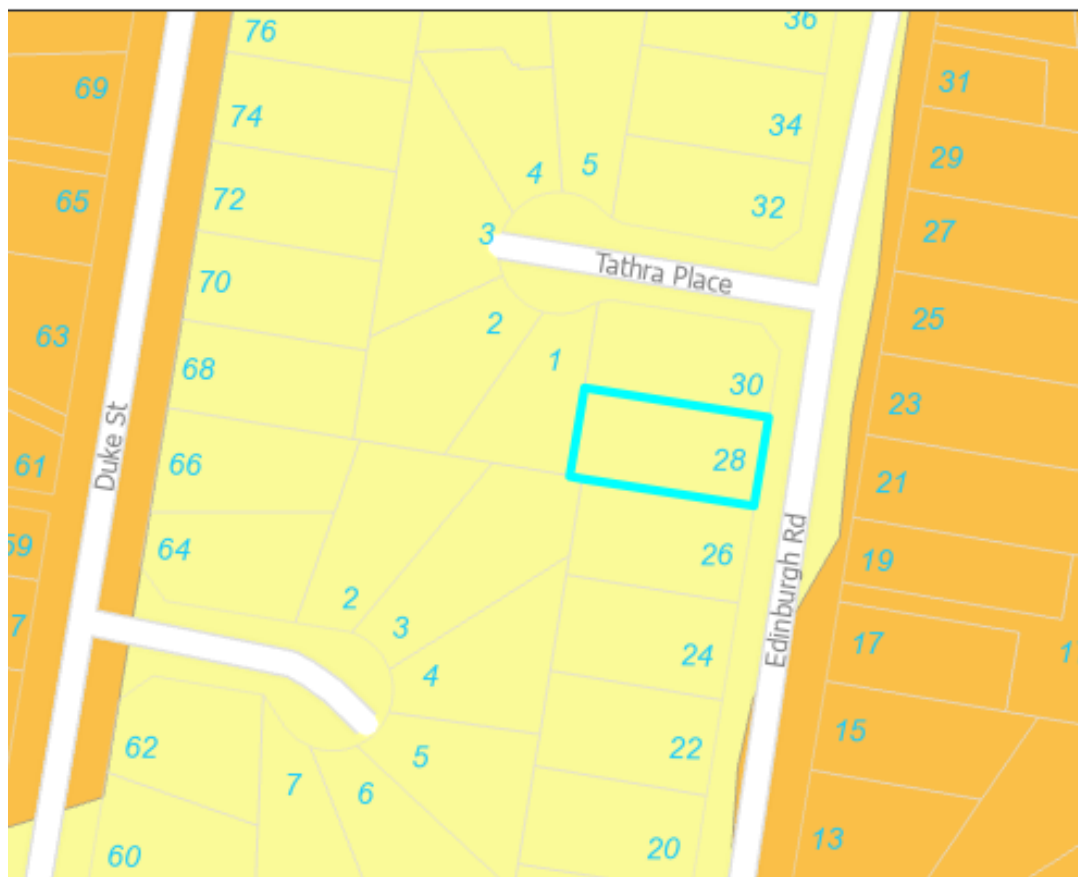


FIGURE 7: Land Slip Maps, 28 Edinburgh Road Forestville . Source NB Council.

¹² Northern Beaches Council, Land slip map;
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>.

4.8 Bush Fire Prone land

28 Edinburgh Road Forestville is not located within a Bushfire Prone Land area on the Northern Beaches Bush Fire Prone Land Map. (Figure 9).



FIGURE 9: Bushfire Zone Map – 28 Edinburgh Road Forestville .¹³

4.9 Building Form

Residential buildings in Forestville 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 the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with sheet metal roofing under this proposal.

¹³ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

4.11 Walls

A distinctive characteristic of houses in Forestville is the use of timber framing for wall construction. The proposed design incorporates this feature into the new works, utilizing cladded timber framing for a lightweight construction approach. This ensures a seamless integration of the existing and new elements, resulting in a cohesive and modern finish that respects the traditional character of the property while enhancing its contemporary appeal.

4.12 Windows and Doors

The Forestville area is characterized by a variety of window shapes and sizes that lend individuality to each home while maintaining a cohesive aesthetic. Windows are typically rectangular with vertical proportions, and while bay windows are present, sliding, double-hung, and casement types are more common. Windows and doors are traditionally constructed from alloy or timber and are invariably painted to blend harmoniously with the surrounding environment.

At 28 Edinburgh Road, the proposed sliding windows and doors will be constructed from alloy or timber, in keeping with the architectural character of the area. The design carefully considers privacy for neighbouring properties while maximizing natural light and airflow for the homeowners, ensuring a balance between functionality, aesthetics, and respect for the local context.

4.13 Garages and Carports

The freestanding houses in Forestville are typically designed to allow vehicle access to the front or along the side of the property. In alignment with this pattern, the proposed development includes a new carport and the addition of a storage area. The existing concrete driveway and crossover will be replaced to accommodate these upgrades, enhancing functionality and improving the overall presentation of the property while maintaining consistency with the established character of the area.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Side & rear fences are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

The proposed development includes the removal of the old rear garage and storeroom, resulting in an increase in outdoor private open space at the rear of the property. This enhanced outdoor area provides greater opportunities for recreation and landscaping, improving the overall amenity for the occupants and contributing to the garden suburb character of the site. The additional open and new rear deck space also improves the visual appeal of the rear yard, creating a more functional and inviting environment for the residents.

The introduction of a new front carport further enhances the functionality of the property by providing a safe and accessible parking solution that reduces the reliance on street parking. This addition aligns with the established streetscape while maintaining the openness of the front setback area. The carport, combined with the proposed new storage room at the side elevation, offers a practical and well-integrated alternative to the old garage and storeroom.

This thoughtful reconfiguration of spaces ensures that the property meets modern living requirements while respecting the aesthetic and functional aspects of the surrounding area. The design strikes a balance between improved utility, enhanced private open space, and maintaining the character of the neighbourhood.

6 APPENDIX 1 – Schedules

6.1 *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 |
| Deck 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 |