



**Statement of
Environmental
Effects
at
23 Greenwood Avenue,
Narrabeena
NSW 2099
For
Mr & Mrs Magas**

RAPID PLANS

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Issue 1.00
Monday, 24 June, 2019
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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed new dwelling at 23 Greenwood Avenue in Narrabeena.

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.

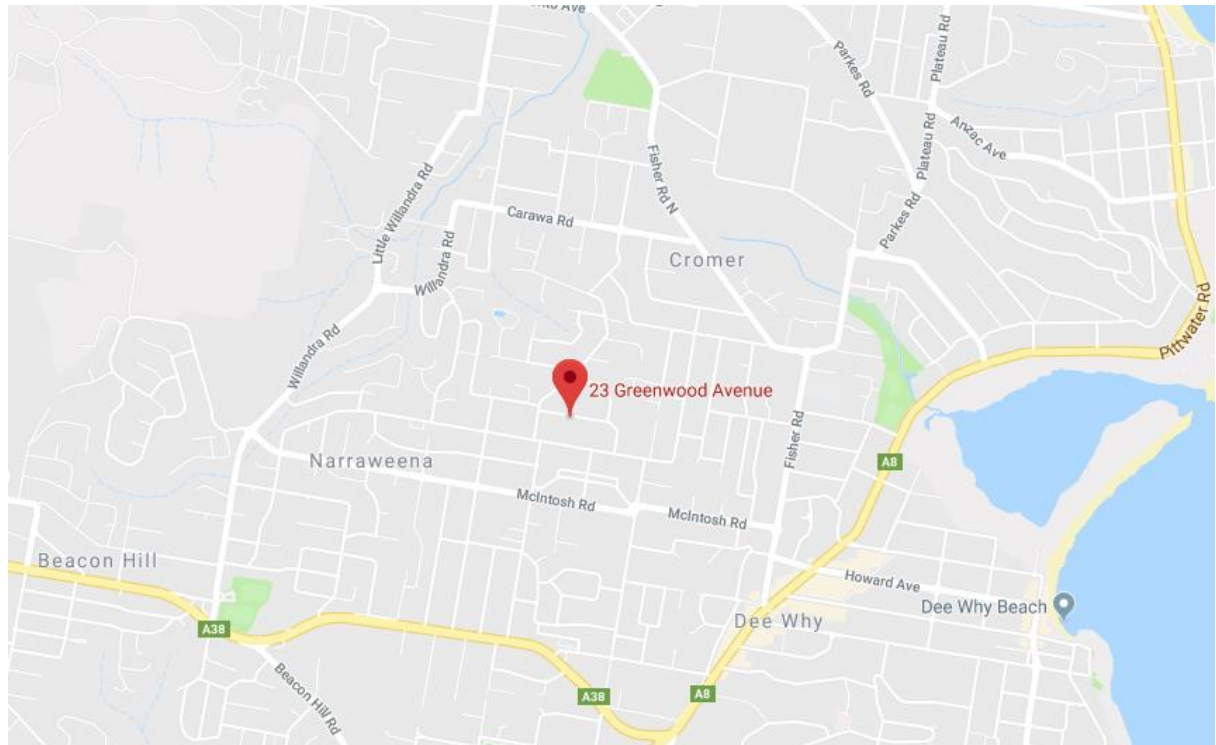
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Greenwood Avenue in the residential neighbourhood of Narraweena.

Site Address: No 23 Greenwood Avenue, Narraweena

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 78 DP.12228 known as 23 Greenwood Avenue, Narraweena, 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 Narrabeena 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 with concrete parking area to the front.

2.7 Existing Off-Street Parking

There is parking available for multiple cars on the existing drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consist of several palms in the front yard with grassed areas to the front of the property. To the rear yard there are several medium sized native trees along the rear boundary with lawn areas between the dwelling & the rear boundary. 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 existing building is to be demolished & a new double storey building with garaged car parking to the front. The appearance & bulk of the new building is to be improved throughout the development with the dated appearance replaced with a modern design to be in keeping with surrounding properties. The proposed works provide for a five bedroom, two storey dwelling with front & rear decks, new garage & drive, new rear pool with pool safety barrier & a new front fence.

The proposal is in sympathy with existing residences in the area maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor stone faced & rendered brick veneer walls of the dwelling
- New front double garage & concrete drive to accommodate 2 vehicles
- New ground floor rear tiled deck & pool area
- New 1st cladded floor wall
- New 1st floor front & rear tiled decks
- New sheet metal roof & skylights

Internally the proposal encompasses:

- New ground floor entry, laundry, bath, rumpus, kitchen, dining & living
- New 1st floor bedrooms, bathrooms & sitting room
- New internal stairs

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 dwelling with better provision for living & entertaining areas for the residents whilst improving the bulk of a dwelling that is fitting for the Narrabeena area. The owner is looking to provide a modern dwelling to

be more usable for the owner's family. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the northern & southern aspects improving the lifestyle for the resident as well as providing a 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.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Render & stone faced exterior brickwork to lower floor

Cladded timber framed external walls to upper floor

Alloy windows & doors to all elevations

Roofing in sheet metal medium to dark colour

Glass panel handrails to decks & pool safety barrier

Tiling to decks & pool coping

Timber privacy screens

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	607 sq m	-
GFA (Gross Floor Area)	370.66 sq m	-
Height	7.18m	8.5m
Built upon area	360.32 sq m	364.2 sq m
Landscaping	246.68 sq m	242.80 sq m

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.5m	6.5m
Rear Set Back	19.57m (dwelling) 6.0m (pool)	6.0m
Side Set Back	0.9m	0.9m

The front setback, side & rear of the residence will remain consistent with the existing dwelling & adjacent properties to openness of the property.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Greenwood Avenue is to be demolished. A new concrete drive is proposed to the western side of the front of the property to access the proposed garage & to accommodate 2 vehicles to maintain the Council 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 23 Greenwood Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed dwelling minimizes overlooking into neighbours' living areas and recreation space. The rendered masonry & cladded

walls provide a barrier to the neighbours on the adjacent boundaries and the new rear deck areas will not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the north to south. The location of the proposed dwelling has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties to maintain as much sunlight as possible to the open space areas on the adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been improved across the development. The masonry & cladded walls with timber and 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.

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 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 new single residential dwellings will 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. Refer to hydraulic engineering documents 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 northerly & southerly aspects.

4.2 Passive Solar Heating

The living spaces have concrete & timber floors with cladded and masonry walls. 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 Certificate 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, timber frame and concrete slab 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 R?? 75mm foil backed blanket & R?? batts and 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

Narrabeena 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. 23 Greenwood Avenue 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 a new entry to be provided. 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. 23 Greenwood Avenue, Narrabeena 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 flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of a new stormwater system with the additional runoff piped to the street gutter. 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 Narrabeena 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 on the ground floor & cladded timber stud to the upper floor. The new works have been designed 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 new house proposes a low-pitched sheet metal roof with large cladded fascia to limit height & overshadowing. A new secondary flat roof is proposed at the rear of the house which will cover the rear patio.

4.11 Walls

A distinctive feature of the Narrabeena house is that the new walls are constructed from masonry & cladded timber frame 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 Narrabeena 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 23 Greenwood Avenue 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 Narrabeena allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage to the western side of the property & a new concrete drive with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed new dwelling will be in sympathy with the period of the neighbourhood dwellings.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained on the side & rear boundaries with a new masonry & cladded front boundary fence.

4.16 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 required around the proposed pool area which would increase planted areas in the rear yard.

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 23 Greenwood Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Narrabeena. 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 Ground	Rendered & Stone Faced Brick	Paint/Natural	By Owner
6.1.2 Wall First	Cladded Timber Frame	Paint	By Owner
6.1.3 Gutter	Colorbond	Medium to Dark	By Owner
6.1.4 Deck Posts	Timber	Paint	By Owner
6.1.5 Door frame	Alloy	Paint	By Owner
6.1.6 Door	Timber & glass	Paint	By Owner
6.1.7 Window	Alloy & glass	Paint	By Owner
6.1.8 Roofing	Colour Bond	Medium to Dark	By Owner