

**STATEMENT OF ENVIRONMENTAL EFFECTS**

*FOR*

**PROPOSED ALTERATIONS AND ADDITIONS  
TO EXISTING DWELLING**

*AT*

**21 RANGERS RETREAT ROAD  
FRENCHS FOREST NSW 2086**

*PREPARED FOR:*

**MR & MRS MILES**

**AUGUST 2019**

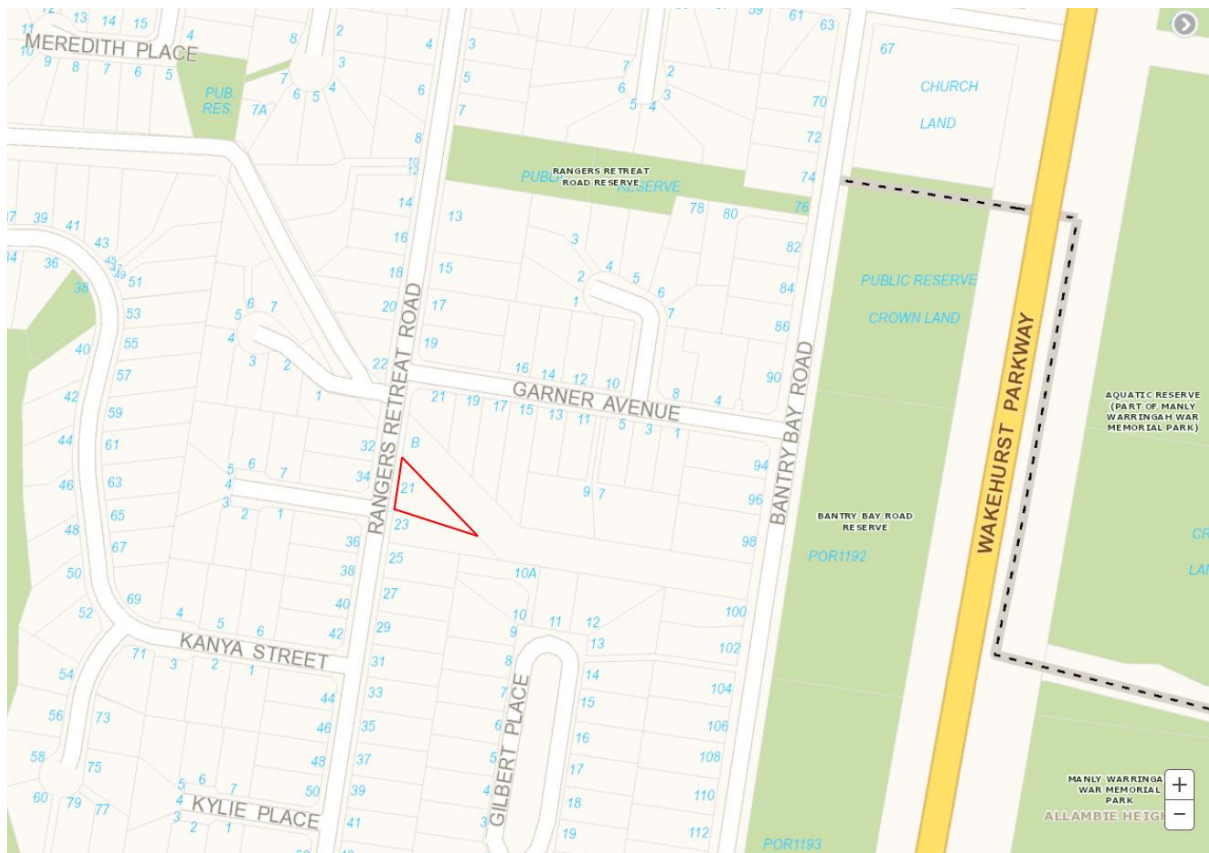
*BY*

**BUENAVISTA HOME DESIGNS  
35 BRISBANE AVENUE,  
MT KURING-GAI NSW 2080**



## **STATEMENT**

This Statement of Environmental Effects and Site Analysis accompanies plans prepared by Buena Vista Home Designs Job No. 0687/19, sheets DA01 – DA09 dated April 2019 for submission to Northern Beaches Council as a Development Application for a proposed alterations and additions to residence at 21 Rangers Retreat Road, Frenchs Forest NSW 2086.



LOCALITY MAP FOR 21 RANGERS RETREAT ROAD, FRENCHS FOREST NSW 2086  
(IMAGE OBTAINED FROM NORTHERN BEACHES MAPPING)

The statement examines the plans considering the relevant matters of the Warringah Local Environmental Plan 2011 & Warringah DCP 2011.



## **SITE ANALYSIS**

### **PROPERTY DESCRIPTION**

The subject site is within Residential Zone – R2 Low Density Residential.

The subject site is a triangular shape lot being Lot 1; DP205274, with the boundaries dimensions as follows: -

To Western boundary (fronting Rangers Retreat Road) 29.320m  
60.985m to North Eastern boundary (side)  
49.23m to Southern boundary (side)

There is no rear boundary line as the two side boundaries run to the rear to a point.

Total site area is 713.60m<sup>2</sup>

### **PHYSICAL DESCRIPTION**

Rangers Retreat Road runs generally in a North to South direction with the site located on the Eastern side of the road - low side of the road.

The subject site falls from North to the South approximately 1.3 metres and from the front Northern corner to the rear 4.64 metres.

The area in front of the established building line has a well-maintained lawn and a variety of trees.

Directly adjacent (to the North) is a water supply piping.

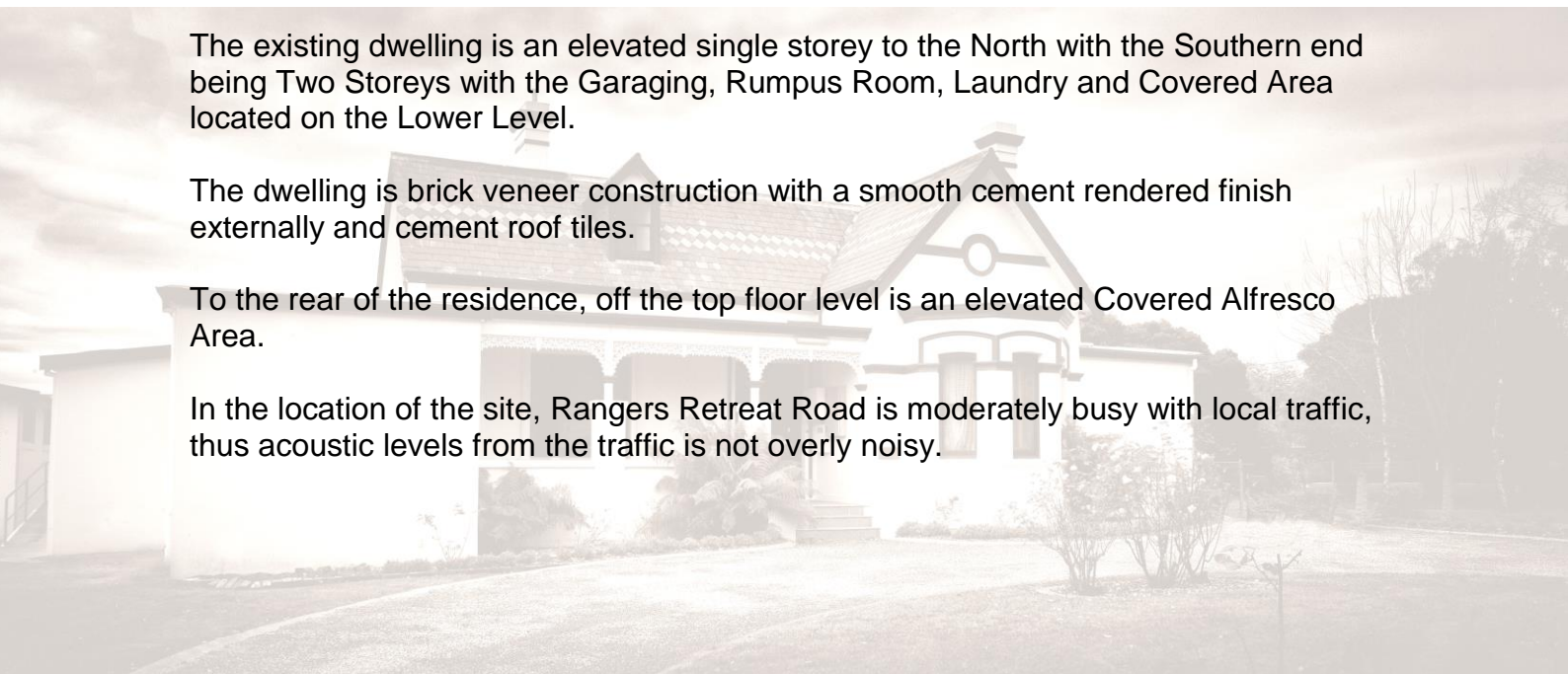
The road opening and driveway cross over are located the Southern end of the property. The driveway grade slopes away from Rangers Retreat Road, down to the Garage on the Lower Floor Level.

The existing dwelling is an elevated single storey to the North with the Southern end being Two Storeys with the Garaging, Rumpus Room, Laundry and Covered Area located on the Lower Level.

The dwelling is brick veneer construction with a smooth cement rendered finish externally and cement roof tiles.

To the rear of the residence, off the top floor level is an elevated Covered Alfresco Area.

In the location of the site, Rangers Retreat Road is moderately busy with local traffic, thus acoustic levels from the traffic is not overly noisy.





Within the vicinity of the subject site, the streetscaped does not feature strong similarity in architecture style.



Plate 1 – Water Pipe line to the North of subject site.



Plate 2 – Looking at the subject property from Street and Northern boundary.





Plate 3 – Variety of existing trees forward of the Build Line to remain.



Plate 4 – Existing Brick Veneer residence on subject block. Note Garaging under with concrete driveway leading to Rangers Retreat Road – Garaging to remain.





Plate 5 – Pedestrian concrete Path leading to residence Entry.



Plate 6 – Adjoining property to the South – 23 Rangers Retreat Road.





Plate 7 – Rear Covered Alfresco Area & Lower Covered Area.

## THE PROPSAL

The proposed new works envisage as follows:

- Removed existing rear Lower Covered Area and the Alfresco Area over.
- Removed existing rear Timber Landing.
- The proposal is to re-configure the existing ground floor layout.
- Construct a new two storey brick veneer addition to the rear of the existing residence, which includes a new covered Alfresco Area with steps leading down to the rear yard.
- Construct a new concrete in-ground swimming pool to the rear of the new addition.
- New landscaping including stairs and retaining walls to create a level private open Space in the rear yard.



## **Part B – Built Form Controls**

### **B1 Wall Heights**

The subject site is within zone R2 which has a maximum building height of 8.5m as per LEP 2011.

The proposed dwelling will remain a single storey to the North and two storeys to the South, with a new pitched roof over the proposed extension similar to existing roof and below the existing ridge line.

The new ridge line Relative Level will be 143.89, as indicated on submitted drawing No. 6 and is below the Council's required maximum height limit of 8.5m.

The proposed Alfresco Area will have a skillion roof structure over, which is pitch below the proposed pitched roof ridge line.

Maximum proposed wall height from natural ground level is 5.325m which is well below Council's regulation of 7.2m.

### **B2 Number of Storeys**

The existing dwelling is a two-storey structure and the proposed addition will be two storeys, which will comply with Council's storey height.

### **B3 Side Boundary Envelope**

The position of the proposed addition has been located towards the Southern boundary, due to the shape of the block (triangle) and the orientation of the existing dwelling, which allows the subject property to utilise as much of the rear yard area for open space.

The proposed two addition to the South will encroach on the Council's stipulated side boundary envelope, as indicated on submitted drawing No. 6.

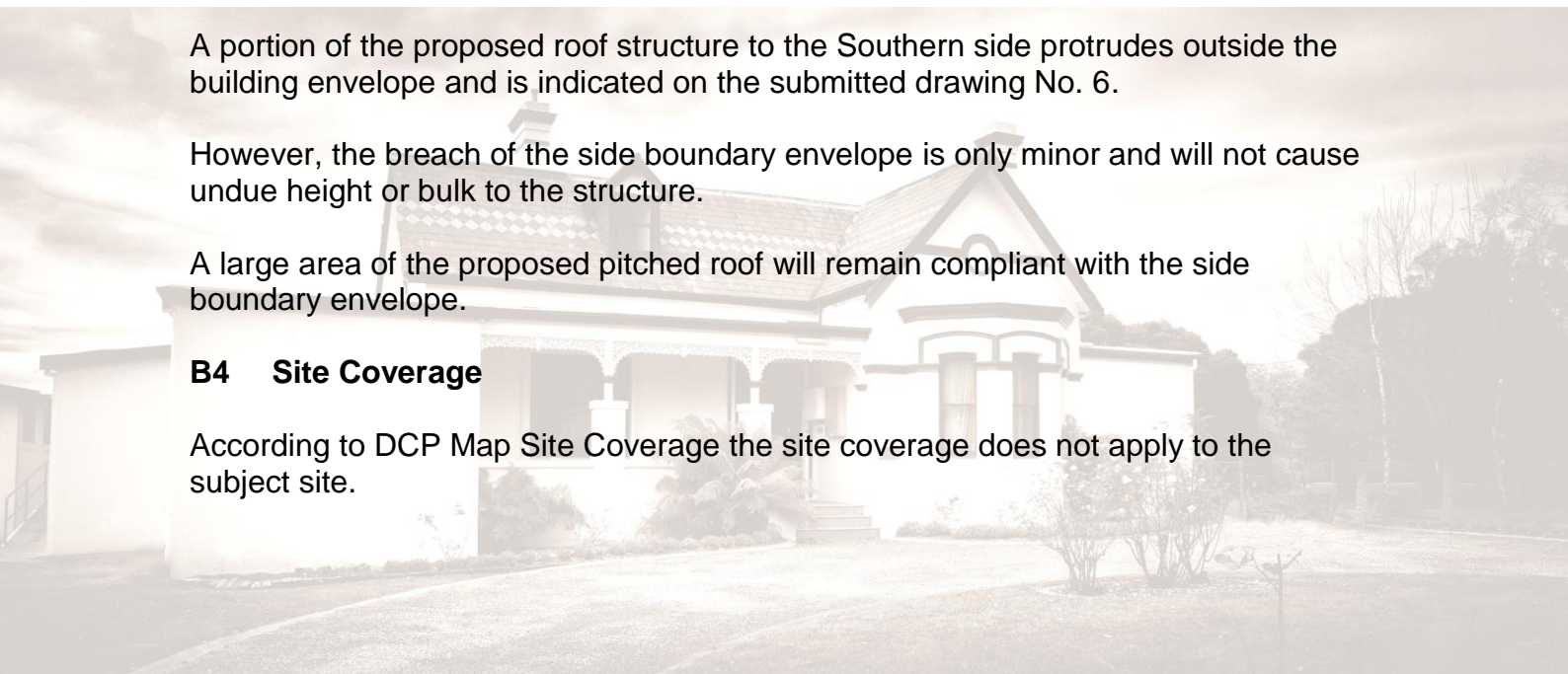
A portion of the proposed roof structure to the Southern side protrudes outside the building envelope and is indicated on the submitted drawing No. 6.

However, the breach of the side boundary envelope is only minor and will not cause undue height or bulk to the structure.

A large area of the proposed pitched roof will remain compliant with the side boundary envelope.

### **B4 Site Coverage**

According to DCP Map Site Coverage the site coverage does not apply to the subject site.





## **B5 Side Boundary Setbacks**

According to DCP Map Side Boundary Setbacks, the side setbacks for the subject site is 0.9m.

The proposed Northern side setback to the Alfresco Area will be 4.16m and 2.25m to the edge of the Swimming Pool coping.

The proposed Southern wall runs at angle to the side boundary. The side setback at the very rear of the proposed structure will be 1.015m and where the proposed wall steps back out (towards the front) will be 1.06m. The setback to the Swimming Pool Coping will be 0.905m and 1.21m to the pool's water line.

All setbacks comply with Council's minimum side setback requirements.

All as indicated on submitted drawing No. 2.

## **B7 Front Boundary Setbacks**

The existing front setback will remain unaffected by the proposed scope of works.

## **B9 Rear Boundary Setback**

According to the DCP Map Rear Boundary Setbacks the minimum requirement for subject site is 6m.

Due to the shape of the block (triangle) there is no rear boundary. Taking a measurement from the rear point in the property, the proposed Swimming pool coping will be 17.115m, which exceeded Council's minimum rear setback requirement.

All as indicated on submitted drawing No. 2.

## **Part C Siting Factors**

### **C1 Subdivision**

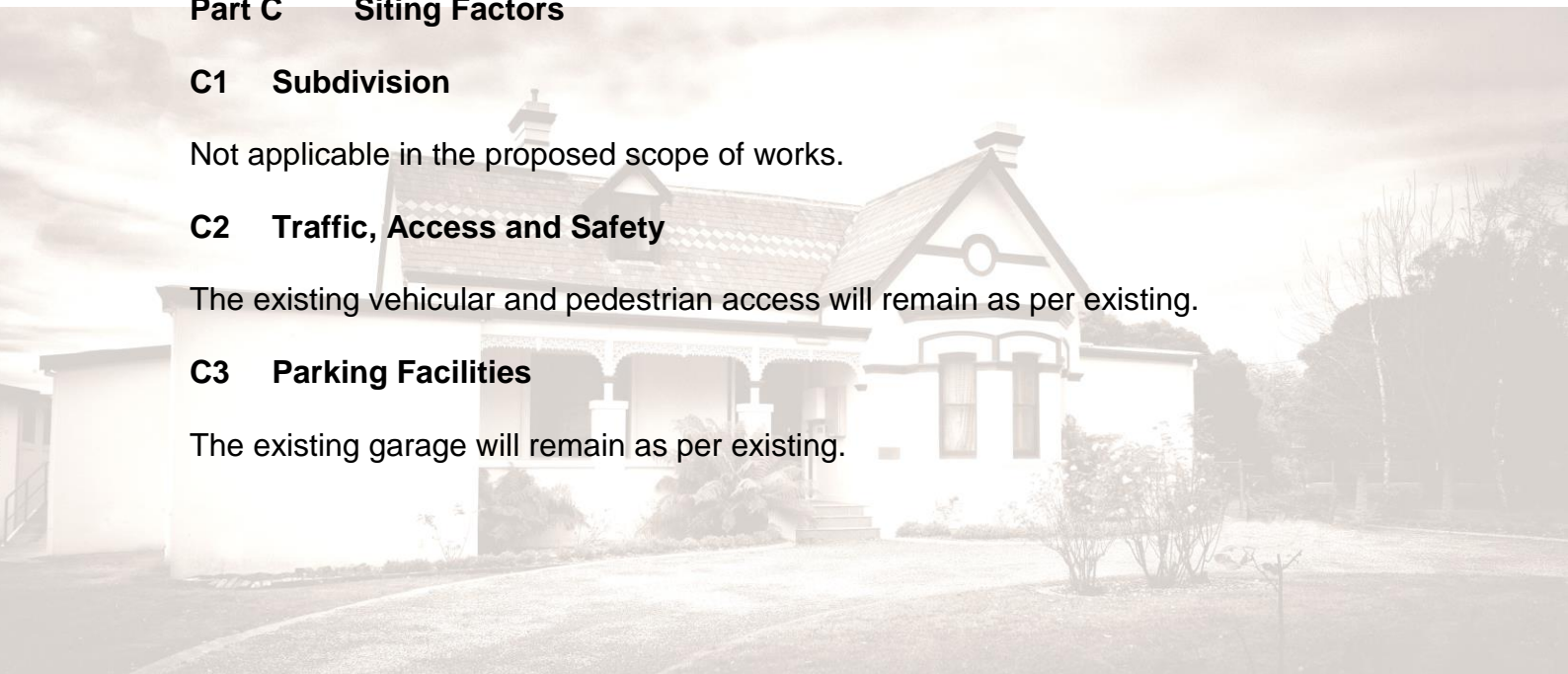
Not applicable in the proposed scope of works.

### **C2 Traffic, Access and Safety**

The existing vehicular and pedestrian access will remain as per existing.

### **C3 Parking Facilities**

The existing garage will remain as per existing.



#### **C4 Stormwater**

The proposed roof structure will be connected to existing storm water drainage system.

#### **C5 Erosion and Sedimentation**

Refer to Dwg no. DA-02 for erosion and sediment control plan.

#### **C6 Building Over or Adjacent to Constructed Council Drainage Easements**

Not Applicable.

#### **C7 Excavation and Landfill**

There will be no landfill with this application.

The proposed scope of works requires that a level platform (R.L.136.95) be created for the Lower Ground Floor slab.

The proposed excavation that will be required with this proposal will be a maximum of 190mm to the Southern boundary, which will not have an adverse effect upon the visual and natural environment or adjoining property to the South. The excavation along the Southern boundary will be battered back to natural ground level. Boundary fencing will remain as is.

To the Northern side of the subject property, the proposal requires a maximum of 710mm excavation, which will be retained by cement block retaining walls, designed by a Structural Engineer. The outside of the retaining wall is sitting 55mm inside the subject property's boundary line, as indicated on the drawings. Boundary fencing will remain as is. The excavation on the Northern side of the property, is adjacent to open land used for Water Pipe and will not have an adverse effect upon the visual and natural environment.

#### **C8 Demolition and Constructions**

Refer to Waste Management Plan submitted with this development application for more details.

#### **C9 Waste Management**

Refer to Waste Management Plan submitted with this development application for more details.





## **Part D      Design**

### **D1 Landscape Open Space and Bushland Setting**

According to the DCP Map Landscape Open Space and Bushland Setting, minimum 40% of the site area must be landscape open space.

$(0.4 \times 713.6\text{m}^2 \text{ site area}) = 285.44\text{m}^2$

The proposed landscape open space is 377.11m<sup>2</sup>, which is 52.85% - compliance will be achieved.

### **D2    Private Open Space**

The minimum private open space required for a dwelling house with more than three bedrooms is 60m<sup>2</sup> with minimum dimensions of 5m.

The proposed Swimming Pool, Alfresco and existing rear yard areas, will provide more than the required minimum private open space area and dimensions.

### **D3    Noise**

The proposed pool pump and filter box will be located to the rear of the proposed Swimming Pool, away from the neighbouring property habitable structure. The equipment box will be sound proof, which will make the noise level from the box within an acceptable range.

The proposed Swimming Pool is located along the Southern boundary adjacent to the open space of the property to the South.

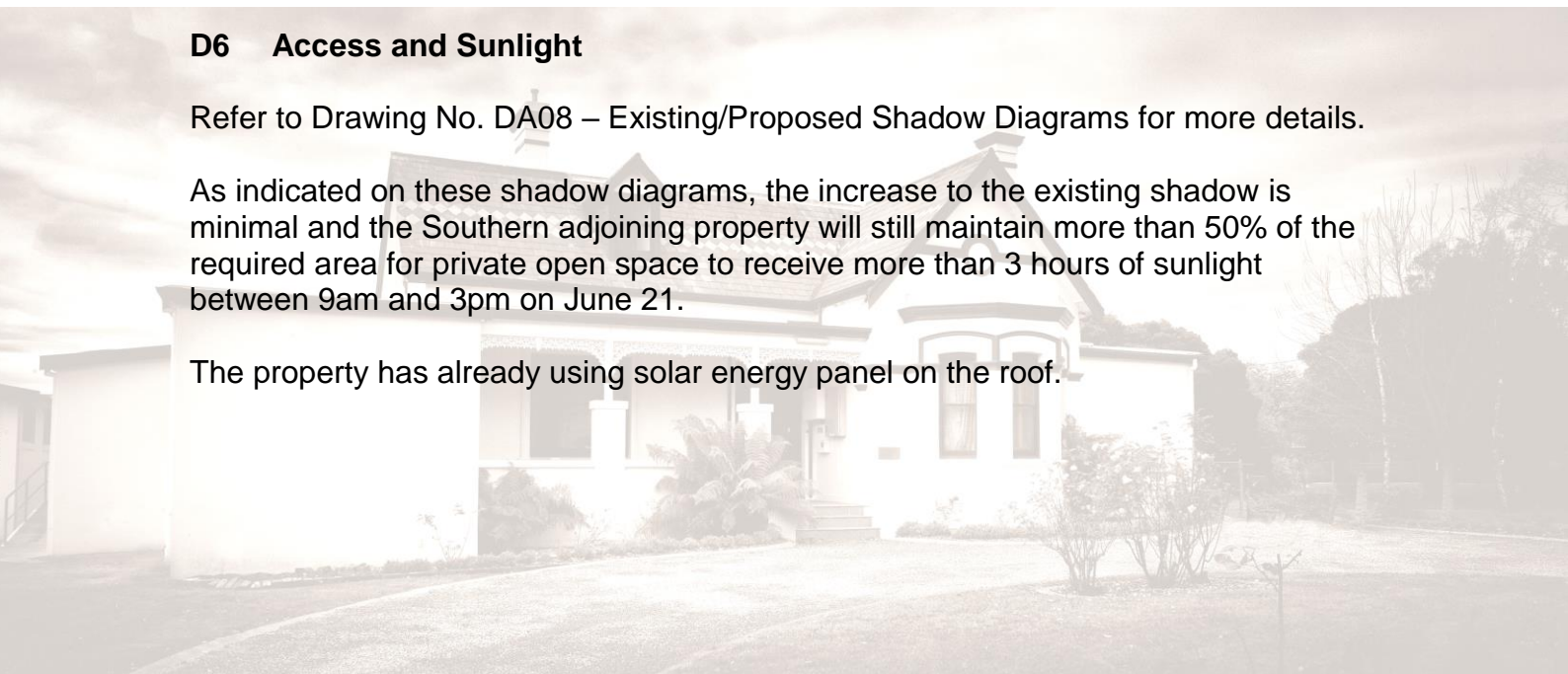
The proposed Alfresco Area has been located to minimise the noise transfer between the Southern neighbouring property Alfresco Area, by the proposed addition.

### **D6    Access and Sunlight**

Refer to Drawing No. DA08 – Existing/Proposed Shadow Diagrams for more details.

As indicated on these shadow diagrams, the increase to the existing shadow is minimal and the Southern adjoining property will still maintain more than 50% of the required area for private open space to receive more than 3 hours of sunlight between 9am and 3pm on June 21.

The property has already using solar energy panel on the roof.



Due to the orientation and the internal layout of dwelling, internal living spaces are located to the Southern and Western of the site. Sunlight access to the internal living area will be limited, but with the proposed Alfresco Area, the new Kitchen/Breakfast Area will have increased access to sunlight.

#### **D7 Views**

There are no distant views that can be seen from the subject site.

#### **D8 Privacy**

There are no windows proposed on the Southern side of the proposed top floor of the addition, thus maintaining privacy between the subject property's and the neighbouring property to the South, Living Areas. The only windows proposed on the Southern elevation, is on the Lower Floor, which is a Bedroom and a Bathroom (with obscure glazing).

The view from the proposed Alfresco Area on the top floor level, will be mainly directed out over the open pipe land area to the North – North East and the existing vegetation to the rear of the property will provide privacy between the properties.

Viewing for the open pipe land area will be minimised by the use of blinds in the doors and windows and possible sections of screen planting along the Northern boundary.

Overlooking to and from adjoining properties will be minimal.

#### **D9 Building Bulk**

The proposed scope of works is located to the rear of the existing dwelling structure, thus when viewed from the street, there will be no change in how the structure presents to the street.

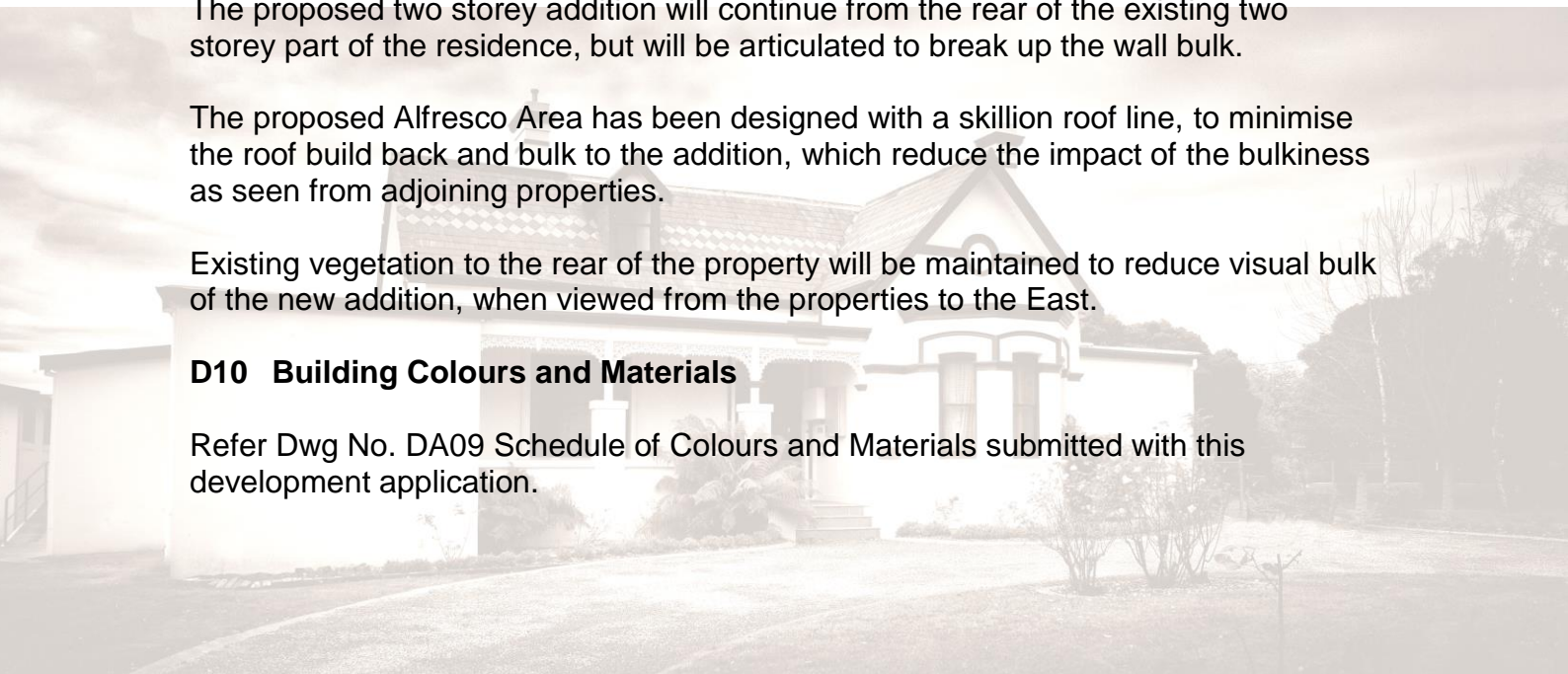
The proposed two storey addition will continue from the rear of the existing two storey part of the residence, but will be articulated to break up the wall bulk.

The proposed Alfresco Area has been designed with a skillion roof line, to minimise the roof build back and bulk to the addition, which reduce the impact of the bulkiness as seen from adjoining properties.

Existing vegetation to the rear of the property will be maintained to reduce visual bulk of the new addition, when viewed from the properties to the East.

#### **D10 Building Colours and Materials**

Refer Dwg No. DA09 Schedule of Colours and Materials submitted with this development application.





## **D11 Roofs**

The proposed pitched and skillion roof forms will be located behind the existing articulated pitched roof and ridge line, thus there will be no change to the existing roof form when viewed from the street.

The proposed rear pitched roof will be similar in pitch and building material as the existing pitched roof.

The skillion roof will be a *Colorbond* metal roof, with a lower roof pitch to maintain the existing main ridge line. The colour of the metal roof will be sympathetic to the existing and proposed tiled roofs.

## **D12 Glare and Reflection**

Materials being used are low reflective.

## **D13 Front Fences and Front Walls**

Not applicable in the proposed scope of works.

## **D14 Site Facilities**

Existing site facilities will remain unaltered with this development application.

## **D15 Side and Rear Fences**

Existing sides and rear fences will remain unaltered.

## **D16 Swimming Pools and Spa Pools**

The proposed in-ground Swimming Pool has been located in the rear yard of the subject property, along the Southern boundary, to maximise the rear open space area to the Northerly sun light. The Swimming Pool has been located away from the neighbouring properties palm trees, so as to maintain their root structure.

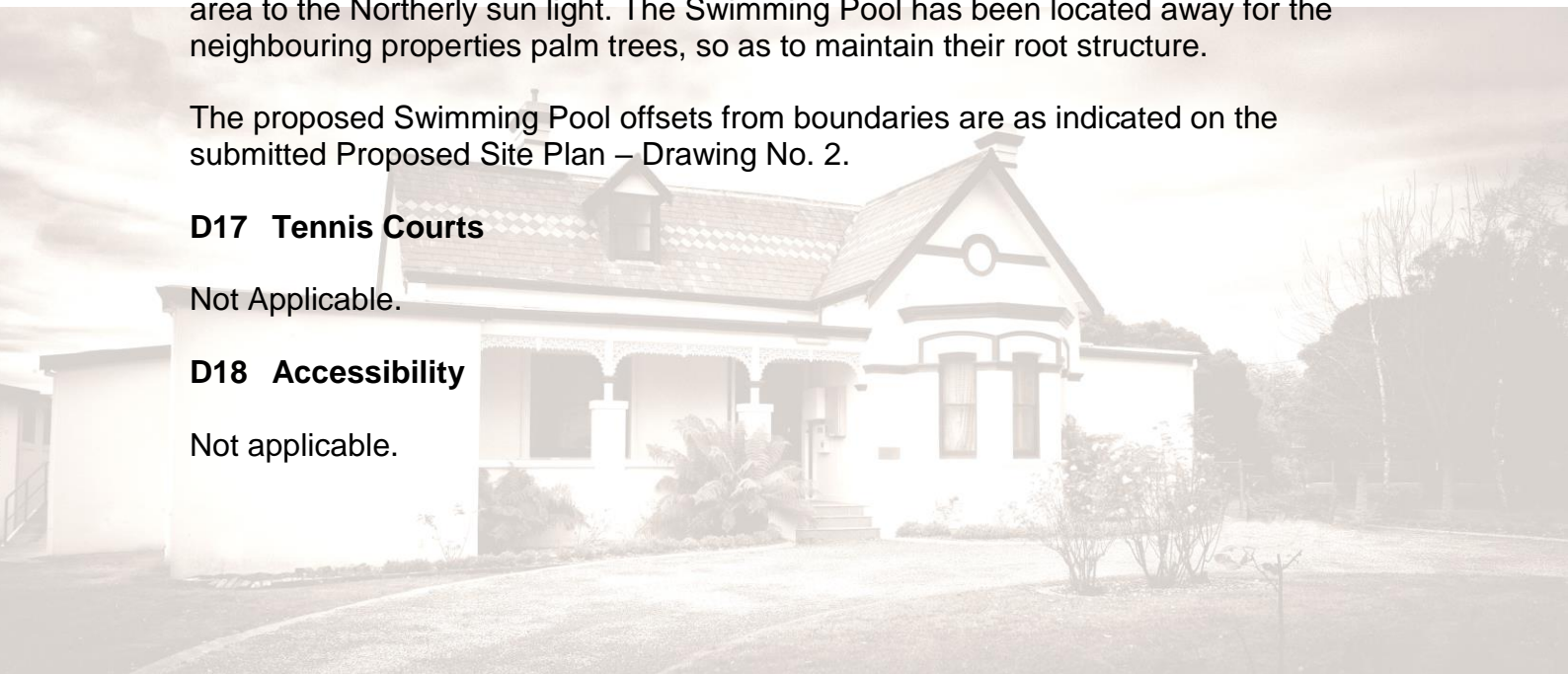
The proposed Swimming Pool offsets from boundaries are as indicated on the submitted Proposed Site Plan – Drawing No. 2.

## **D17 Tennis Courts**

Not Applicable.

## **D18 Accessibility**

Not applicable.



## **D20 Safety and Security**

The existing 1.8m high boundary fencing will remain to provide the security to the rear of the property.

The front yard is open with no existing fencing or proposed fencing in this submission. The existing windows to front of dwelling will provide for casual surveillance of the front yard.

## **D22 Conservation of Energy and Water**

Refer BASIX assessment report Certificate number: A355594 prepared by *Frys Energywise* for more details.

## **Part E The Natural Environment**

### **E10 Landslip Risk**

The subject site is within Area B where the existing dwelling is located and where the proposed scope of works will be carried, it is within Area A, in accordance to the Landslip Risk Map.

A Preliminary Geotechnical Assessment Report prepared by *White Geotechnical Group*, has been included in this submission.

## **CONCLUSION**

It is submitted that the proposed Alterations and Additions to the dwelling-house at 21 Rangers Retreat Road, Frenchs Forest will have no adverse effect on the already established neighbouring properties, and it will sit comfortably within the evolving neighbourhood.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "Rodney Hale", is placed over the top left corner of the house image.

Buena Vista Home Designs  
Rodney Hale

