

Thursday, 16 May 2019

PROPOSED
Renovation & additions
at
12 Akora Street,
FRENCHS FOREST
for
D. & S. Ryan

STATEMENT OF ENVIRONMENTAL EFFECTS
AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION
Issue A

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the owners - D & S. RYAN. The subject of this statement is the owner's intention to undertake the construction of renovations and additions to the existing single level home.

2. SITE ANALYSIS

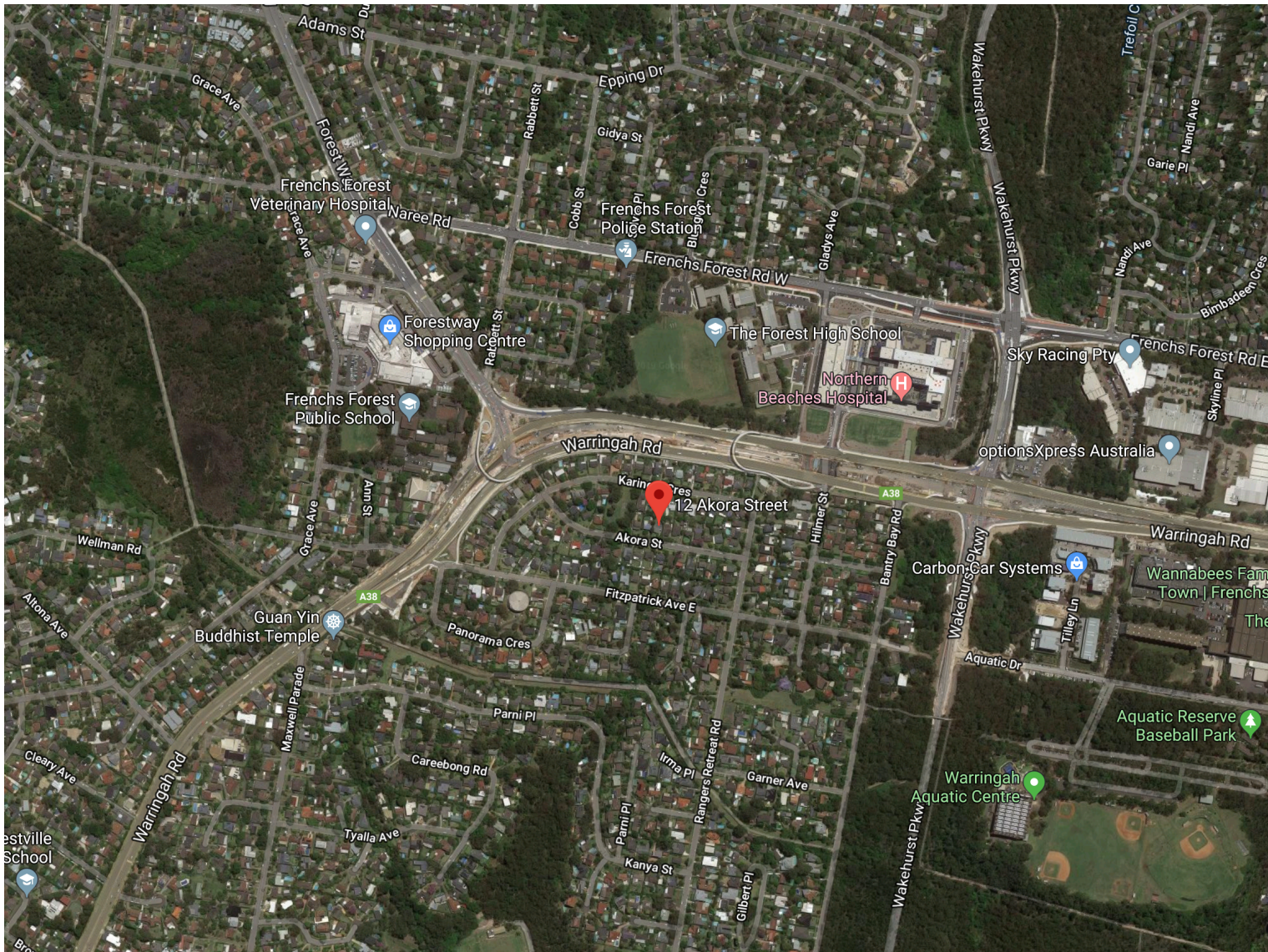


Fig. 1. Locality image

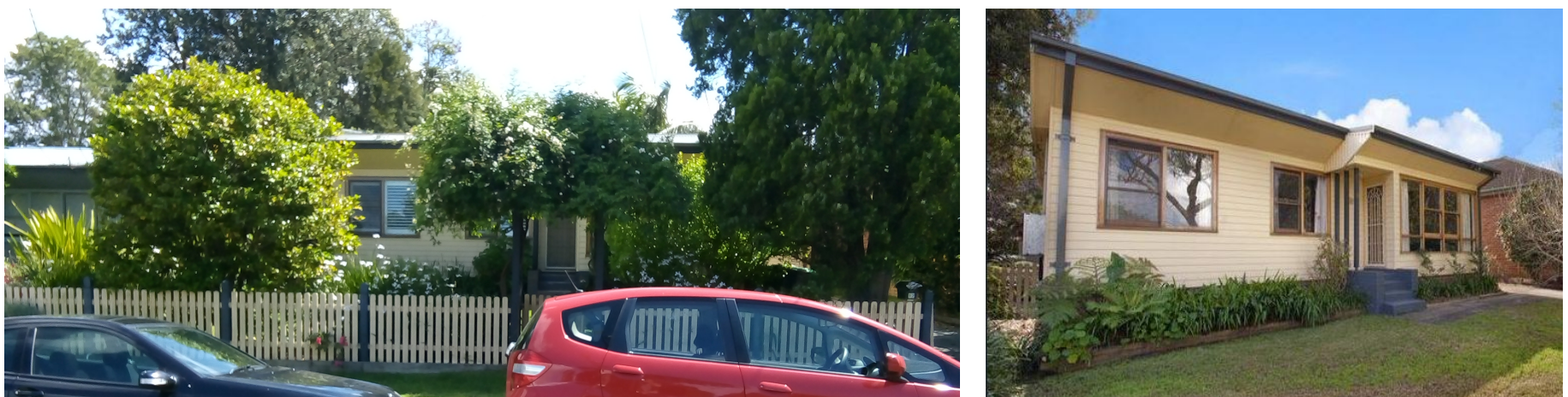
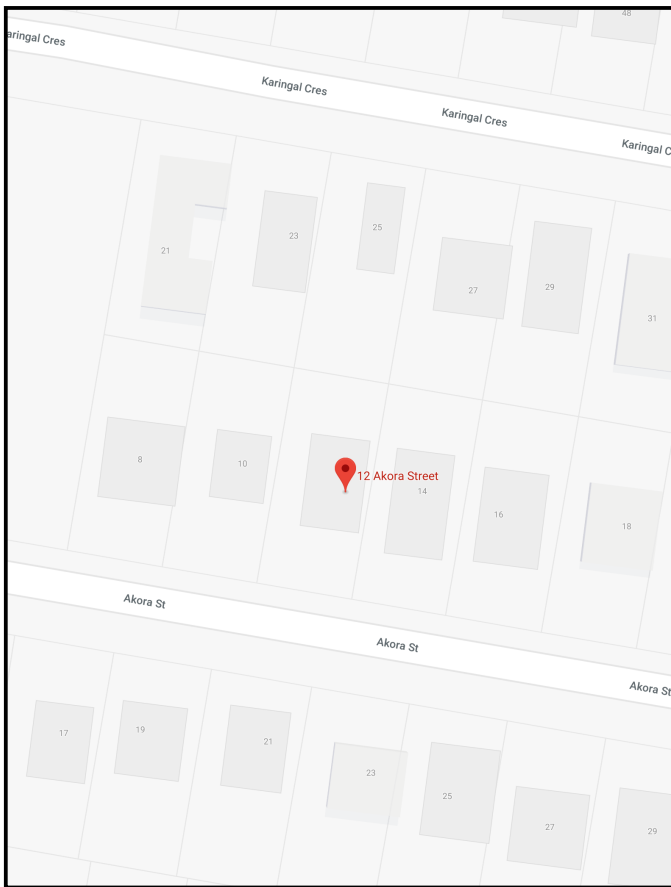


Fig. 2 & 3. Views of property from Akora Street

The property is zoned R2 and is known as 12 Akora Street Frenchs Forest. The property description is Lot 55, DP 36616.

The site is currently used for residential purposes and contains a 3 bedroom, timber clad, single level home. The dwelling was constructed circa 1950-60's and has a large area of decking to the rear.

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The site is 569m² in area. North is to the rear of the property. Searches confirm that the site: does not include or comprise critical habitat; the land is not in a heritage conservation area; the land does not contain an item of environmental heritage; the land is not affected by the Coastal Protection Act 1979. The land is also not affected by mine subsidence and does not harbour any acid sulphate soils.

The site is not prone to flooding.

See attached supporting documents:

- Survey - Total Surveying, Land & Property Surveyors

The front yard is separated from the Akora street council reserve by a painted timber pailing fence and arbour. The side boundaries are currently unfenced. The yard is mostly covered by lawn and a concrete driveway. These are bordered with a mixture of exotic and native plants.

Fig. 4. View of adjoining properties - general dwelling locations & setbacks

The side boundaries are also home to a mixture of exotic and native grasses as well as hedges. A pittosporum, mature banksia and conifer are also found on the western side boundary.

The rear yard is fenced and is mostly grassed, with raised garden beds & hedges bordering lawn and decked areas. A timber cubby house is located in the north east corner of the yard. A number of mature palms are also located in the rear yard.

Services currently servicing the site include: sewer, water, electricity, phone and gas.

There are no right-of-ways or easements pertaining to this allotment.

The site slopes gently from its north to south boundaries by an average of 1.25m.

Garbage service is weekly on a Monday. Vegetation and Paper Recycling alternate fortnightly with Container Recycling. These services are also on a Monday.

3. DEVELOPMENT



Fig. 5. Proposed Akora Street elevation

The proposed renovations and additions include the following:

- Deck and stair additions (to street front elevation)
- Increase area of existing store
- New bedroom 4 and ensuite
- Rear deck addition
- New pool
- New windows and doors
- New skylights
- Refit of existing kitchen, and wet areas
- Paint inside and out

Construction types proposed:

- Timber rafters, framed walls and floors
- Steel RHS columns on decks
- Reinforced concrete slab under new store addition
- Reinforced concrete pool

4. SITE WORKS

Excavation will be required for the pool.

There will be minor site works during excavation of concrete pad footings for dwelling additions.

7 bushes are proposed to be removed as noted on site plan. These will be replaced with similar but smaller plants.

5. SECTION 79C(1) CONSIDERATION

Council as the “Consent Authority” is required to take into consideration those matters listed under the Section 79C(1) of the EP& A Act, which are of relevance to the subject development application.

Briefly, the principal headings under section 79C(1) are:

- a) the provisions of any environmental planning instrument (EPI)
 - b) the provisions of any draft EPI
 - c) any development control plan (DCP)
 - d) any matters prescribed by the regulations
- and e) the likely impacts of the proposed development

The proposed renovations and additions generally comply with council’s DCP & LEP.

Compliance table

Development Control	Project Complies	Project Does Not Comply	Development Control	Project Complies	Project Does Not Comply
B1 Wall Heights	✓		E1 Preservation of Trees or Bushland Vegetation	✓	
B2 Number of Storeys	✓		E2 Prescribed Vegetation	N/A	
B3 Side Boundary Envelope	✓		E3 Threatened Species etc	N/A	
B4 Site Coverage	✓		E4 Wildlife Corridors	N/A	
B5 Side Boundary Setbacks	✓		E5 Native Vegetation	N/A	
B7 Front Boundary Setbacks	✓		E6 Retaining Unique Environmental Features	N/A	
B9 Rear Boundary Setbacks	✓		E7 Development on Land Adjoining Public Open Space	N/A	
C2 Traffic, Access and Safety	✓		E8 Waterways & Riparian Lands	N/A	
C3 Parking Facilities	✓		E9 Coastline Hazard	N/A	
C4 Stormwater	✓		E10 Landslip Risk	N/A	
C5 Erosion and Sedimentation	✓		E11 Flood Prone Land	N/A	
C6 Building over or adjacent to Constructed Council drainage Easement	N/A				
C7 Excavation and Landfill	✓				
C8 Demolition and Construction	✓				

Development Control	Project Complies	Project Does Not Comply	Development Control	Project Complies	Project Does Not Comply
C9 Waste Management	✓				
D1 Landscaped Open Space & Bushland Setting	✓				
D2 Private Open Space	✓				
D3 Noise	✓				
D4 Electromagnetic Radiation	N/A				
D6 Access to Sunlight	✓				
D7 Views	✓				
D8 Privacy	✓				
D9 Building Bulk	✓				
D10 Building Colours and Materials	✓				
D11 Roofs	✓				
D12 Glare and Reflection	✓				
D13 Front Fences and Front Gates	✓				
D14 Site Facilities	✓				
D15 Side and Rear Fences	✓				
D16 Swimming Pools and Spa Pools	✓				
D17 Tennis Courts	N/A				
D18 Accessibility	N/A				
D20 Safety and Security	✓				
D21 Provision & Location of Utility Services	✓				
D22 Conservation of Energy & Water	✓				
D23 Signs	N/A				

Scenic Quality and Character Statement

Character statement

The proposal will see continued low-density residential development on the site. It is the owner's desire to improve the appearance of the existing dwelling from Akora Street and thereby improve the streetscape while maintaining the large front garden area that is characteristic of the area.

Modernisation of the facade of the existing dwelling is proposed through the addition of a front verandah with parapet wall. The parapet wall will extend the full width of the existing dwelling. This change to the front elevation will remove the somewhat odd roof shape that currently exists.

Access to the front door is proposed via a 2400mm wide timber staircase.

A new bedroom and ensuite addition, new store addition and new rear deck are also proposed. The store will be located in the position of the existing carport while the bedroom addition will occupy a portion of the space of the existing rear yard deck. The existing deck is to be extended to a depth of 5400mm from the existing rear living room wall. It is proposed that the appearance of the rear elevation resemble that of the front facade, i.e. that it is modern in appearance. This will be achieved by the installation of a parapet wall that surrounds the deck and new addition. As well as making for a cohesive exterior, the parapet wall will screen the deck from the neighbours to the west.

A combination of 'James Hardie' 'Scyon Matrix' and 'James Hardie' 'Hardieplank Smooth' 230mm wide will both clad the new additions and replace existing weatherboard cladding where required. Colours chosen reflect a modern palette while drawing on the darker trim colour of the existing dwelling.

It is also proposed to install a new concrete swimming pool to the rear of the property. Care has been taken to site the pool outside of the 2400mm Tree Protection Zone of two large trees on neighbouring properties. The pool will be fenced according to appropriate standards with a combination of tubular aluminium fencing and toughened glass fencing.

Areas of cut development include excavation for the swimming pool and minor cut for the provision of the store slab and for the construction of piers for the bedroom/ensuite addition and deck addition. No areas of fill are proposed. Existing floor levels have been maintained.

All proposed development is within prescribed setbacks.

The proposed renovation and additions will be finished in the following way:

- Existing weatherboard to be either repainted or replaced with Hardieplank Smooth and painted
- New parapet walls to be clad with Scyon Matrix and painted
- New store to be clad in Scyon Matrix on the street elevation and Hardiplank Smooth on the side elevation
- New bed and ensuite addition to be clad in Scyon Matrix on the rear elevation and Hardiplank Smooth on the side elevation.

Bushfire Hazard under Section 79C(1) of the EP & A Act

The site is not bushfire prone.

Access, parking and traffic

There is ample parking available on-site and on the street, for use during the construction period.

Overshadowing, views and privacy

As there will be no increase in the height of the building, it is not envisaged that the proposal will cause any more overshadowing that is currently experienced.

Loss of privacy to neighbours is not anticipated, as the proposal's new outside living area faces the rear yard. Small windows to the proposed bedroom 4/ensuite 2 addition face the side boundary, however these face either the neighbouring brick wall with no openings or a hedge that will be tidied up and retained. The main external opening to bedroom 4 will be to the proposed new deck and will, therefore, overlook the rear yard.

The small window to the proposed new store area will not pose a problem for neighbours as it is not to a living area and will set back further than the required 900mm.

There will be no loss of views to adjoining neighbours.

Public submissions

This application will be exposed to public comment in the usual manner, but it is not anticipated that any objections will be raised by this process.

Public interest

Not applicable to this development proposal.

6. ENERGY SOIL AND WATER

BASIX commitments

BASIX No: A341913

Date: Tuesday 05, March 2019

Details of proposed energy conservation:

- Mostly 3 star rated plumbing fittings
- 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
- Insulation in external walls - R1.30 (or R1.70 including construction)
- Insulation in roof - ceiling: R1.95 (up), roof: foil backed blanket (55 mm)
- Roof cladding to have medium solar absorptance
- **Windows -**
 - Minimum 450mm shading devices have been proposed where required
 - Smaller windows have been proposed on the west or east orientations & large windows to the north where possible

7. WASTE

Minimisation & recycling measures during construction

- As building materials are manufactured in 600mm increments the proposed additions to the existing dwelling have also been dimensioned as close as possible to 600mm increments (reducing material wastage).
- The Waste Management Plan attached has committed to recycling most waste materials except for plasterboard & tiles. See waste Management Plan which forms part of this application.

8. CONCLUSION

The property at 12 Akora Street is typical of the surrounding properties within French's Forest. Some remain in original condition while others are undergoing a process of modernisation. The new additions, as proposed, would enhance the streetscape by contributing towards this wave of modernisation. The proposal is in compliance with council provisions and we feel that this development application is deserving of council's approval.

9. DRAWING SCHEDULE

1 of 9	SITE ANALYSIS PLAN	1:200
2 of 9	GROUND FLOOR PLAN	1:100
3 of 9	SECTION 1	1:50
4 of 9	SECTION 2 - POOL	1:50
5 of 9	S/W & S/E ELEVATIONS	1:100
6 of 9	N/E & N/W ELEVATIONS	1:100
7 of 9	BASIX COMMITMENTS	N/A
8 of 9	STANDARD SPECIFICATION	N/A
9 of 9	WINDOW & DOOR SCHEDULE	N/A

