



ARCHITECTURE THAT INSPIRES

**PRELIMINARY STATEMENT OF ENVIRONMENTAL
FOR ALTERATIONS + ADDITIONS
AT 70 DAREEN STREET, FRENCHS FOREST
WARRINGAH COUNCIL**

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Photographs, Existing Building + Surrounding Area & Streetscape

1.0 INTRODUCTION

70 Dareen Street, Frenchs Forest currently has an active Development Consent (DA2011/1661) to reconfigure the interior of the dwelling, introduce new openings to the building envelope, and add a new deck and pool to the rear of the property.

This Statement of Environmental Effects has been prepared to accompany the Section 96 submission to modify the active development consent at 70 Dareen Street, Frenchs Forest. It aims to assist with assessment of the Section 96 Application lodged with Warringah Council.

The report outlines the likely environmental impacts of the proposal. It also describes how the environmental impacts have been identified and the steps to be taken to minimize impacts on the subject property, its neighbours, and the public domain.

This statement identifies and responds to Local and State legislation as it affects the proposed development, and includes:

- Warringah Development Control Plan 2011 (DCP)
- Warringah Local Environment Plan 2011 (LEP)
- SEPP: (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

2.0 SITE & CONTEXT

Lot 5 DP 210409
Suburb: Frenchs Forest
Government Area: Warringah Council
Land Zoned: R2 Low Density Residential

Dareen Street is characterised by a mix of residential typologies. The property is located in a low density residential area zoned R2 according to LEP 2000, the surrounding neighbourhood consists primarily residential.

The site is rectangular in shape with a frontage of 15.164m to Dareen Street and a depth of 45.790m.

The total site area is 695.6m².

The property has principal frontage to Dareen Street and is located on the northern side of the street. The property has no rear lane access and is bounded by residential freestanding dwellings at the rear of the site. Similar to most properties along this side of the street, the site has a steep downward slope towards the rear.

3.0 DESCRIPTION OF EXISTING PROPERTY

Dareen Street is a 2 way street with pedestrian paths to the residential sides of the street. Access to the site is via a front driveway, leading to the existing garage on the ground floor. Existing side passages to access the rear of the property is available at the east and western boundary.

The building is constructed out of red brick and has a pitch tiled roof. In its current form, the freestanding double storey dwelling exist out of 2 bedrooms, living room, dining room, kitchen, study, laundry and bathroom as well as a garage at the front of the site on the lower ground level. The dwellings front, rear and side setbacks from the boundary will be retained. There is a front and rear garden area sloping significantly downwards from the south to the north.

Refer to survey prepared by Hill and Blume.

4.0 DEVELOPMENT PROPOSAL

APPROVED WORKS

The following works have been approved without conditions under Development Application DA2011/1661:

Upper Ground Floor	- Master bedroom	(Existing)
	- Ensuite and robe	
	- Bedroom	(New location)
	- Bathroom	(New location)
	- Study	(New location)
	- Kitchen	(New location)
	- Living area	(Existing)
	- Dining	(Existing)
Lower Ground Floor	- Garage	(Existing)
	- 2x Bedroom	
	- Bathroom	
	- Laundry	
	- Living room	
External:	- Deck	
	- Swimming Pool	
	- Retaining walls	

PROPOSED MODIFIED WORKS

This Section 96 Application seeks to make minor alterations to the approved design. These changes largely retain the existing configuration of the interior of the dwelling and are far less significant than the approved works.

The proposed modified works are as follows:

Upper Ground Floor	- Garage	(Existing)
	- 2x Bedroom	(Existing)
	- Study	(Existing)
	- Bathroom	(Modify existing)
	- Kitchen	(Proposed)
	- Living room	(Existing)
	- Dining Room	(Existing)
	- Deck	(Existing)
	- Stairs	(Proposed)
Lower Ground Floor Level	- Bathroom Laundry	(Modified existing)
	- Study	(Proposed)
	- Living	(Modified approved works)
	- Stairs	(Proposed)
External:	- Deck	(Modify approved)
	- Swimming Pool	(Approved)
	- Retaining walls	(Approved)

The proposed modifications seek to utilise as much of the existing fabric as possible to achieve the desired program. As such the existing bedrooms and study space has been retained on the upper ground floor. The proposed upper ground bathroom seeks to use the existing envelope but proposes the removal of the existing partition enclosing the WC. The reconfiguration of the existing kitchen, and stairs to lower ground intends to create a strong connection to the private open space whilst working with original building fabric.

The scope of works to the lower ground floor has been significantly reduced. The area now features a new stair, new fitout to the existing laundry/bathroom, expansion of the approved living area, and the addition of an unenclosed study space.

The proposal deletes a number of new and modified openings, whilst retaining a larger number of existing openings.

There are no proposed changes to the approved building envelope.

5.0 PLANNING CONTROLS

5.1 SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

State Environmental Planning Policies (SEPPs) deal with issues significant to the state and the people of New South Wales. They are made by the Minister for Planning, and are used in the Governments Design Review Panel.

COMMENT

A modified BASIX Certificate has been prepared to reflect the proposed modifications. The certificate demonstrates that the proposed works satisfy BASIX requirements.

5.2 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

LAND USE TABLE: R2 – LOW DENSITY RESIDENTIAL

Dwelling houses are permissible under this zoning. As such the proposed works are compliant with the clause.

4.3 HEIGHT OF BUILDINGS

The subject site is zoned "I", having a maximum building height of 8.5m. The proposed works do not alter the existing dwelling or approved dwelling building height.

5.3 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

B1 WALL HEIGHTS

The approved and proposed works do not alter the existing building envelope. As such there is no compliance issue in regards to this control.

B2 NUMBER OF STOREYS

There is no proposed change in the number of storeys.

B3 SIDE BOUNDARY ENVELOPE

There is no proposed change from the existing or approved building envelope.

B4 SITE COVERAGE

There is no site coverage requirement for this site.

B5 SIDE BOUNDARY SETBACKS

The existing and approved side setbacks are compliant with the DCP, being in excess of 900mm.

B7 FRONT BOUNDARY SETBACK

There is no change proposed to the existing approved front setback.

B9 REAR BOUNDARY SETBACK

The proposed rear setback is in excess of the 6m requirements for the site.

C2 TRAFFIC, ACCESS AND SAFETY

There are no proposed changes to site access. The existing conditions are compliant with the objectives of this section of the DCP.

C3 PARKING FACILITIES

There are no proposed changes to the parking facilities. The existing configuration of the site provides the minimum 2 car parking spaces required under the DCP. There is also adequate provision for bicycle parking.

C4 STORMWATER

There are no proposed changes to the amount of impermeable area on the site under this Section 96 application. As such there is no impact on the stormwater loads on site.

C5 EROSION AND SEDIMENTATION

There are no changes to the footprint of the proposed works, nor is any additional excavation proposed.

C7 EXCAVATION AND LANDFILL

There are no changes to the footprint of the proposed works, nor is any additional excavation proposed.

C8 DEMOLITION AND CONSTRUCTION

The proposed modifications to the approved development result in a reduction in the quantity of demolition. As such there will be significantly less waste generated throughout the construction process. It will also reduce the duration of the demolition works.

C9 WASTE MANAGEMENT

Refer to *Waste Management Plan* submitted as part of this Section 96 submission.

The quantity of modified fabric has been significantly reduced in the modified design. As such the amount of waste generated by the construction process will be significantly reduced in comparison with the approved design.

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

The proposed modifications to the approved design do not reduce the landscaped area of the site. The proposed landscaped area is $\sim 331.6\text{m}^2$, in excess of the minimum 40% landscaped area requirement.

D2 PRIVATE OPEN SPACE

The proposed design provides well over the minimum requirements for private open space. Being a 2-3 bedroom dwelling the site requires a minimum area of 60m^2 with a minimum dimension of 5m. The primary deck area provides $\sim 72\text{m}^2$ with a minimum dimension of $\sim 6.3\text{m}$.

D3 NOISE

There are no proposed changes that alter the generation of noise on the site, nor does it significantly alter the location or noteworthy noise sources.

D6 ACCESS TO SUNLIGHT

The proposed works do not modify the existing building envelope, as such there is no increased impact on the solar access of adjacent properties. The site's private open space is located to the North of the dwelling, ensuring adequate solar access.

D7 VIEWS

The proposed works do not modify the existing building envelope, as such there is no impact on views from the subject site or adjacent properties.

D8 PRIVACY

The proposed works reduce the area of openings facing adjacent properties. The altered opening facing neighbouring properties are located at ground level and are screened by the boundary fence.

The proposed new timber screen to the lower ground deck will enhance the levels of visual privacy for both the occupants and neighbours to the east. The approved planter box to the western end of this deck will also serve to help screen the deck once the vegetation is established.

D9 BUILDING BULK

There is no change to the existing building envelope. As such there is no change to the perceived bulk and scale of the dwelling.

D10 BUILDING COLOURS AND MATERIALS

There is no proposed change to the external colour or finish from the approved DA.

D11 ROOFS

No proposed changes to existing roof form.

D12 GLARE AND REFLECTION

As a face brick dwelling with a modest quantity of glazing and exterior lighting there will be no glare or reflection issues resulting from the proposed works.

D13 FRONT FENCES AND FRONT WALLS

No proposed changes to the front fences or walls.

D14 SITE FACILITIES

There are no proposed changes to the existing and previously approved site facilities.

D15 SIDE AND REAR FENCES

No proposed changes to the existing side and rear boundary fences.

D16 SWIMMING POOLS AND SPA POOLS

No change to the approved swimming pool.

D20 SAFETY AND SECURITY

The proposed modifications have no impact on the safety of the security of site and surrounds.

The existing dwelling features a well-lit, easily identifiable entry. The dwelling features generous openings to the front of the property, allowing for adequate surveillance of the street.

D22 CONSERVATION OF ENERGY AND WATER

The proposed modifications do not impact the dwellings water and energy efficiency. The approved works have been designed to maximize solar access to the private open spaces to the north of the dwelling in addition to the primary internal living areas. The configuration, type and quantity of openings allows for adequate natural ventilation.

A BASIX Certificate has been submitted demonstrating compliance with thermal, water, and energy requirements.

6.0 CONCLUSION

The proposed modification to the approved works under DA2011/1661 maintains the approved building envelope and reduces the amount of internal modifications to the existing dwelling. As such the proposed development will result in less waste generated throughout the building process, in addition to reducing the build period and the associated issues such as noise and vibration.

The proposed works improve visual and acoustic privacy through the reduction in new openings and the addition of privacy screening to the new deck.

Given the positive impact the proposed modifications have in regards to the key issues affecting the development there is no reason why the works should not be approved.

PHOTOGRAPHS, EXISTING BUILDING + SURROUNDING AREA & STREETScape



IMAGE 1:
Front Elevation



IMAGE 2:
Rear Elevation



IMAGE 3:
Upper ground
balcony



IMAGE 4:
Existing dining room



IMAGE 5:
Existing kitchen

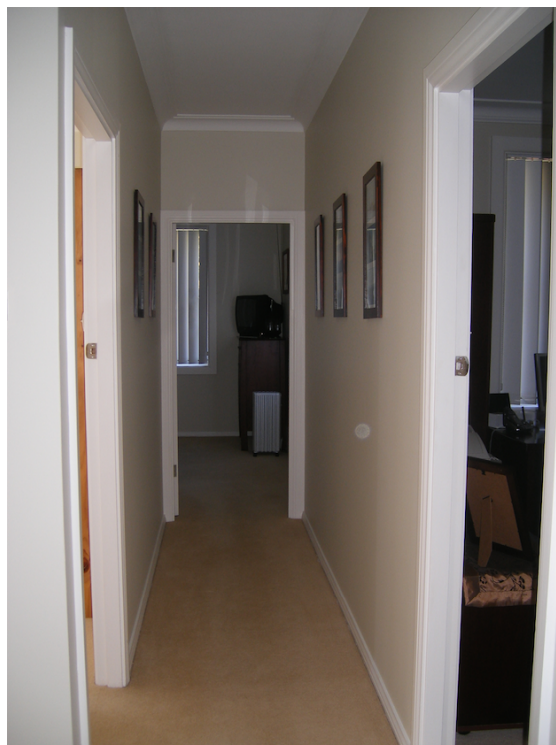


IMAGE 6:
Existing hallway



IMAGE 7:
Existing garage



IMAGE 8:
Existing lower
ground floor



IMAGE 9:
Existing lower
ground floor bar



IMAGE 10:
Existing stairs



IMAGE 11:
Streetscape opposite



IMAGE 12:
Primary streetscape