



**Statement of
Environmental
Effects
at
30 Davidson Avenue,
Forestville
NSW 2087
For
John & Nicole Cubbin**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed new dwelling at 30 Davidson Avenue in Forestville.

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.

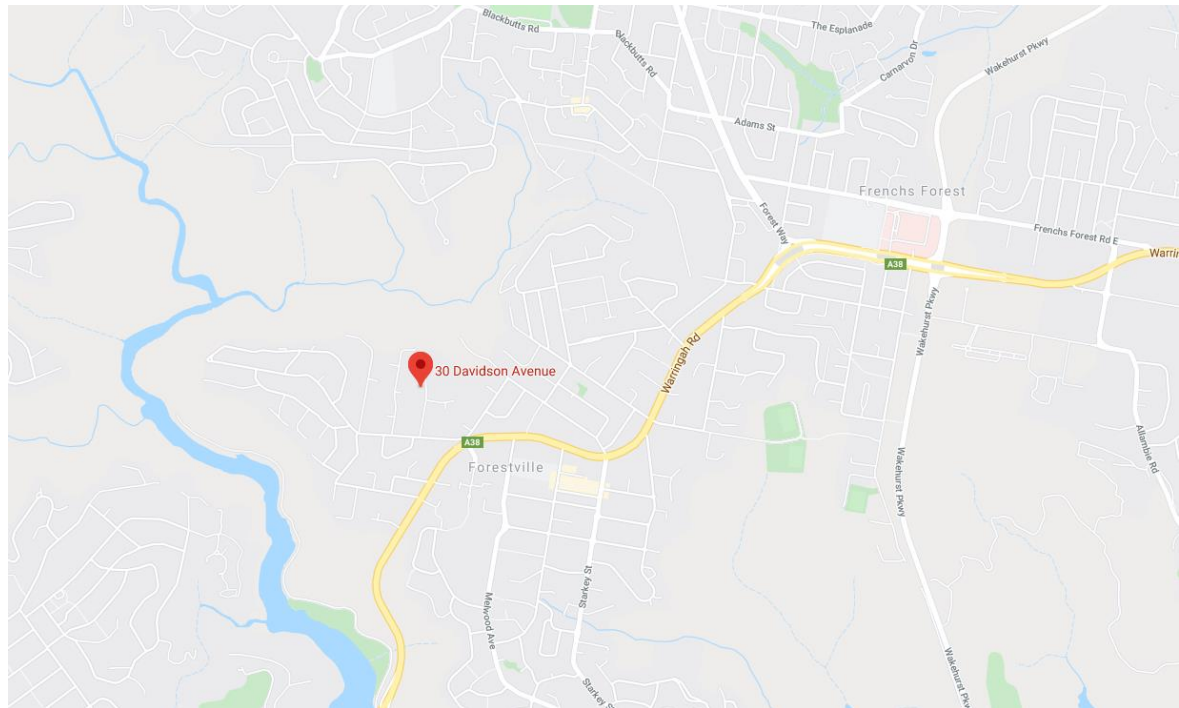
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Davidson Avenue in the residential neighbourhood of Forestville.

Site Address: No 30 Davidson Avenue, Forestville

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 16 DP.31499 known as 30 Davidson Avenue, Forestville, 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 one 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 Forestville 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 one storey dwelling with parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens with small plants & shrubs along the front boundary & across the front of the dwelling with a grassed area from the dwelling & the front boundary. To the rear yard there are several medium sized native trees with tiered lawn areas & small shrubs 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 will be demolished to make way for a new residence. The appearance & bulk of the proposed building is to be improved throughout the development to be modernised to be in keeping with surrounding properties. The proposed works provide for a two-storey residence above ground level & an excavated basement to the rear. To the rear of the property a new pool & cabana is proposed along with retaining walls to allow for portions of the rear yard to be levelled for outdoor recreation use. A new garage & driveway is proposed for improved access & parking facilities. The proposal is in sympathy with the existing built form of Forestville, as viewed from street level, maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New dwelling with low-pitched sheet metal roof
- New front garage, concrete drive, crossover & layback
- New rear decks, patio, cabana & pool area
- New 1st floor wall to front deck area
- New retaining walls & fill area to level rear

Internally the proposal encompasses:

- New granny flat to basement
- New entertainment rooms, laundry & cellar to basement
- New lift to manufacturers details between floors
- New internal stairs between floors
- New ground floor kitchen, living rooms, bath, study, store & garage areas
- New 1st floor 5 bedrooms, ensuite, bathrooms, rumpus & walk in robe storage
- New cabana with wet bar & bathroom

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 better provision for living & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the Forestville area. The owner is looking to provide a modern house by using an expanded internal area from the existing dwelling to be more usable for the owner's family. The dwelling, pool & cabana area step with the site sloping to the rear boundary. A new garage is also required to maintain parking requirements along with a new drive, crossover & layback. The design maximizes the existing dwelling & available area of land. The proposed development maintains the western aspect improving the lifestyle for the resident as well as providing a residence that is 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 and reflecting the existing materials and design of the existing neighbourhood.

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

Exterior Blockwork to the excavated basement with concrete floors

Masonry & timber exterior walls to the ground & 1st floors

Alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour with skylights

Timber & tiled rear decks

Cladded timber framed cabana with concrete floor & concrete pool

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	1182.44 sq m	-
GFA (Gross Floor Area)	434.44 sq m	-
GFA Granny Flat	48.09 sq m	60 sq m
Height	8.02m	8.5m
Built upon area	475.33 sq m	709.46 sq m
Landscaping	707.11 sq m	472.98 sq m

A concession is requested for the rear end of the upper floor being slightly over the side boundary envelope. It is only the last several meters of the upper floor due to the existing topography sloping considerably to the rear boundary with the majority being clear of the side boundary envelope.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.5m	6.5m
Rear Set Back	37.46m	6.0m
Side Set Back	0.9m	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties. The side setback of the new work of the residence aligns with the side setback controls at the front of the dwelling only with the remainder of the dwelling stepping in to provide substantial side setbacks to the adjacent boundaries & dwellings. A concession is requested for an encroachment over the maximum ceiling for the rear portion of the upper floor. The encroachment is considered reasonable as the height & setbacks have been adhered to with the dwelling stepping with the terrain & the lower floor excavated to prevent the proposal from being visually dominant.

The location of the new pool & cabana is set down the slope to clear sewer lines running across the property & to allow for adjacent properties to see over. With substantial separation between structures the proposal provides openness & circulation to the property.

The rear retaining walls have been located well clear of the side & rear boundaries to allow for existing ground level access & to prevent undue height issues or overlooking.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that new access to Davidson Avenue is to be provided with a new concrete drive, crossover and layback. The proposal accommodates at least parking for 2 vehicles to maintain the Council parking 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 30 Davidson 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 with the bulk of the side walls providing large setbacks & separation to adjoining dwellings with many of the side windows using raised sill heights. The masonry side walls provide a barrier to the neighbours on the adjacent boundaries and the new rear decks areas does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the east to west. The location of the proposed dwelling has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be on the subject property which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The double brick masonry, concrete block 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 to engineering details.

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 westerly aspects.

4.2 Passive Solar Heating

The living spaces have concrete & timber floors with block, masonry & stud 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 NatHERS & Basix Certificates 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 & west 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 block, masonry, timber and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The works to the house

shall be thermally insulated in the ceiling with R5 bulk insulation, R2.3 batts to the exterior walls 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

Forestville 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. 30 Davidson 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 the house stepping down the slope to follow the existing topography. The new pool & cabana sections to the rear of the property 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. 30 Davidson Avenue, Forestville is shown in Landslip Category B on Northern Beaches 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 structural integrity of the site. There is no detrimental impact of stormwater discharge as the proposal makes use of a new stormwater system. The new drive is to be constructed on grade with minimal disturbance of soil.

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 rendered with the upper level stepped in to reduce bulk & scale as viewed from the street with the roof line to follow the slope as well as stepping the floors down. The new works have been designed to create a modern design that suites the

area.

4.10 Roof Form

Roofs of this style of contemporary housing are usually quite simple and accentuate the scale of the house. A sloping sheet metal roof with large fascia conforms to the sloping topography. To the front elevation the garage makes use of the flat roof with a parapet & the entry area uses a low-pitched sheet metal roof wrapping around the front living room area with the upper roof stepped in so as to limit height & overshadowing. A simple single plane low-pitched roof is proposed over the cabana.

4.11 Walls

A distinctive feature of the proposed Forestville house is that the walls to be rendered double brick with the upper rear wall to be timber framed for a lightweight construction option & the excavated basement to use concrete block for heavy duty support for the floors above. The design incorporates rendered exteriors 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 Forestville 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 30 Davidson 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 Forestville allowed for the cars to drive to the front or down the side of the house. This development proposes a new triple garage for vehicle parking & storage for a minimum of 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the neighbourhood.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development with new pool safety barriers proposed for the proposed pool enclosure.

4.16 Garden Elements

The garden areas are to be improved where possible promoting the concept of a garden suburb. One tree in the rear yard is proposed for removal with additional planting required around the proposed pool & yard areas. Planting to the front of the property will improve & enhance the streetscape.

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 dwelling to 30 Davidson Avenue is sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Forestville. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Block, masonry & timber 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	Rendered brick, block & timber	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber & steel	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner