

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

CLIENT: Thomas & Sarah Manion
ADDRESS: 19 Corkery Crescent, Allambie Heights, LOT 6, SEC12, D.P. 758016
DATE: 29 May 2023

HOMES OF DISTINCTION

HANDCRAFTED WITH PRIDE



PREPARED BY



Table of Contents

1.0	SUMMARY.....	3
2.0	SITE/DESCRIPTION LOCALITY.....	3
3.0	THE PROPOSAL.....	3
4.0	IMPACT OF THE PROPOSAL.....	4
5.0	ON SITE STORMWATER DETENTION	4
6.0	FLOODING.....	4
7.0	BUSHFIRE PROTECTION.....	4
8.0	LAND ADJOINING PUBLIC OPEN SPACE.....	5
9.0	LANDSLIP.....	5
10.0	LAND WITHIN 2M OF COUNCIL PITS AND PIPES	5
11.0	ACID SULPHATE SOILS	5
12.0	IMPACT ON HERITAGE	5
13.0	LANDSCAPE	5
14.0	TRAFFIC	6
15.0	SOCIAL AND ECONOMIC EFFECTS	6
16.0	EFFECT ON AMENITY OR CHARACTER OF THE AREA.....	6
17.0	DESIGN AND EXTERNAL APPEARANCE	6
18.0	PRIVACY AND NOISE.....	7
19.0	VIEW SHARING	7
20.0	PHOTOMONTAGE	9
21.0	DESIGN AND SITING	16
22.0	SPILLAGE FROM LIGHTING	16
23.0	EXCAVATION METHOD AND DURATION	16
24.0	SOIL EROSION AND SEDIMENTATION CONTROLS.....	16
25.0	TREE REMOVAL	17
26.0	DISPOSAL ARRANGEMENTS	17
27.0	CARPARKING	17
28.0	EXTERIOR FINISHES	17
29.0	SITE CALCULATION.....	17
30.0	STORM WATER.....	18
31.0	STORM WATER- Water Quality	18
32.0	SET BACKS	18
33.0	BUILDING ENVELOPE.....	19
34.0	DEMOLITION	19
35.0	ENERGY EFFICIENCY	19
36.0	SHADOW DIAGRAMS.....	19
37.0	FENCES.....	20
38.0	DRIVEWAY PROFILE.....	21
39.0	SITE FENCING, SECURITY and SAFETY	21
40.0	ACCESS	21
41.0	COMPLIANCE TABLE.....	21
41.0	CONCLUSION.....	21

1.0

SUMMARY

The Allambie heights locality (G3) provides good opportunity for development due to existing infrastructure including the availability of public transport. A variety of quality housing choice will encourage a greater demographic mix in the locality and utilisation of existing facilities.

The design of the house promotes the best planning practice including the principles of:

- Sustainability
- Biodiversity
- Variety
- Enhancement of the amenity of the locality.

The proposed development satisfies the requirements of the council's development control plan for the locality.

Specific aspects of the development have been designed to achieve the following:

- A reasonable level of amenity and solar access is provided and maintained.
- Vegetation is enhanced to visually reduce the built form.
- The desired future character of the Locality.
- Minimize the bulk and scale of the built form.
- Conservation of natural vegetation and biodiversity.
- Storm water runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
- Minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

2.0

SITE/DESCRIPTION LOCALITY

The subject site 19 Corkery Crescent, Allambie Heights, (Lot 6, Section 12, DP 758016) is a 640.8m², rectangular in shape block of land that slopes up from the street and from the east toward west for the front 1/3rd of the site with the remaining 2/3rds of the site relatively flat. The site enjoys an 18 odd metre frontage to the property to Corkery Crescent and a depth of 35 odd metres to both side boundary's, the rear boundary is also 18 odd metres and backs onto the rear boundary property that fronts Allambie Heights.

The site is currently occupied by a single storey clad & brick dwelling with tiled roof. The immediate locality is characterised by predominately recently constructed dwellings with a mixture of well established, mostly two & three storey houses nearby of various size and architectural style.

The site is currently zoned R2 Residential.

3.0

THE PROPOSAL

It is intended for the following to occur:

1. Demolition of existing dwelling
2. Construction of landscaping
3. Construction of new two-storey dwelling and garage

4.0 IMPACT OF THE PROPOSAL

Attention has been paid to key areas during the design of this home, the bulk and scale of the design has been minimised by the utilization of the slope of the land up from the street, the staggered house design has been specifically tailored to fit the natural topography of the site. Some excavation is still required as noted on plans. The use of timber decks areas has been positioned with privacy & view sharing of neighbouring properties in mind.

All aspects of construction have been specifically designed to have empathy to the natural leafy feel of the surroundings; special attention has been paid to the roof line of the building to minimize any interruption of solar access by neighbouring properties as well as enable neighbouring properties access to the primary views from the site.

Driveway excavation of the site has also been a consideration during the design process, helping to limit tree removal. The home has also been carefully situated on the block to meet councils LEP aims for the area.

5.0 ON SITE STORMWATER DETENTION

The proposed Stormwater Management does **not** require an OSD as defined in Part 4 of the OSD Checklist as the proposed hardstand area (b) is not greater than 40% of the site area (a).

Site area $640.8\text{m}^2 \times 40\%$ = (a) 256.3m^2
Proposed impervious = (b) 342.5m^2

Therefore, an **OSD is required** as (a) is less than (b).

Please refer to DWG14 & 15 – Stormwater Management Plan by Classic Building and Design.

6.0 FLOODING

The site is not located within Council's flood zoning.

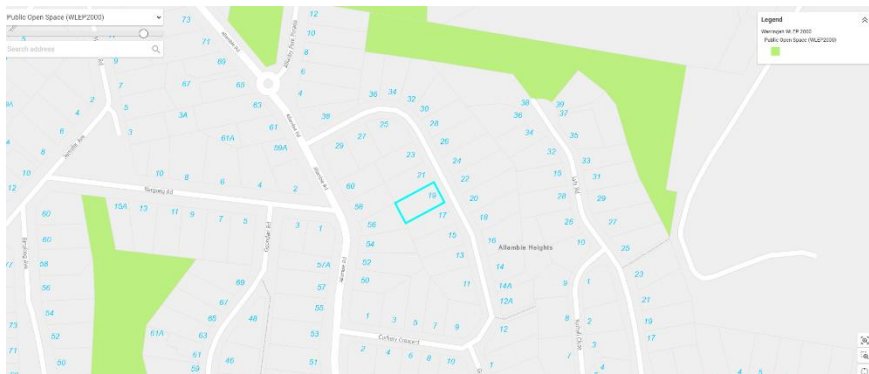
7.0 BUSHFIRE PROTECTION

The site is not within any bushfire zone.



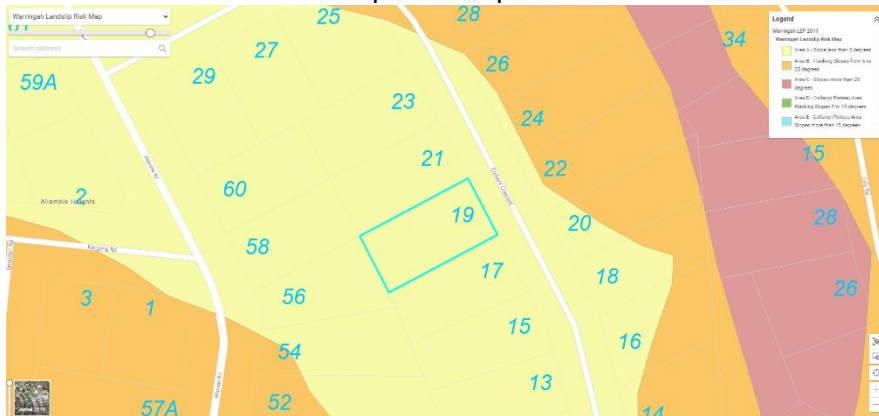
8.0 LAND ADJOINING PUBLIC OPEN SPACE

The site is not within the vicinity of an area classified as Public Open Space.



9.0 LANDSLIP

The site is within the Landslip Risk map “a” Geotechnical area.



In line with council's policy Geotechnical Report has not been provided.

10.0 LAND WITHIN 2M OF COUNCIL PITS AND PIPES

The site is not within 2m of Council Pits and Pipes.

11.0 ACID SULPHATE SOILS

The site is not within any Acid Sulfate Soil area.

12.0 IMPACT ON HERITAGE

The site is not within close vicinity to a Heritage item.

13.0 LANDSCAPE

The site slopes up from the street and from the east toward west for the front 1/3rd of the site with the remaining 2/3rds of the site relatively flat, with a mix of native and non-native flora. In line with the aims of the LEP of the locality, and as the landscaping is quite well-established retention of the existing native species is proposed, assisting in complementing the architecture and reducing the bulk and scale of the building.

Please refer to attached Landscape Plan by Karen Staunton-Ross from outside living.

14.0

TRAFFIC

Currently the site has off-site parking spaces to the front of the property in the existing garage. The proposed garage is to be located in the same location as the existing garage providing off street parking. No additional traffic should be generated by the proposal.

During construction there is unlikely to be any additional traffic distribution as our crews are small primarily consisting of two men and a ute, with interspersed deliveries. We do not expect any disruption to the neighbours. Our crews will operate inside normal hours.

15.0

SOCIAL AND ECONOMIC EFFECTS

The site is currently occupied by a single storey clad and brick dwelling with a tiled roof and garage under, which is planned to be demolished. The proposal is for a new two-storey family home and garage. The proposal therefore should have no social impact.

The proposed new dwelling will add economic value to the area. The proposed contemporary development will increase the value of the other properties in the street and enrich the neighbourhood.

16.0

EFFECT ON AMENITY OR CHARACTER OF THE AREA

This home will have a positive effect on the street scape through use of natural earthy tones and timber and the owner's wish to landscape the block with local indigenous species in keeping with the coastal bushland landscape of the area.

A great deal of care has been taken to ensure the visual character of the home fits the local area.

17.0

DESIGN AND EXTERNAL APPEARANCE

Design and external appearance in relation to the site and compatibility to the locality

The proposed home will settle into the existing topography with individual pavilions to the first floor with their own roof forms. Careful use of cathedral ceilings has enabled a reduced pitch height while varied side boundary setbacks further reduce the visual bulk of the house as required by council's LEP.

The individual pavilions vary in size, setback and height and seamlessly blend into the corresponding roof form; varying and low roof pitches have enabled a reduction in the overall bulk and scale of the proposal.

The proposed external appearance of the house draws upon colour, texture and natural sunlight of the environment resulting in an empathy for the natural environment. The use of natural earthy greys and the natural timber browns in the selected colours and materials of the house result in the house blending with the locality, in line with council's LEP aims.

The principal building height is under the 8.5m the limit for this site. Considering the slope, varying setbacks to site and recessed pavilion areas the proposal maintains the scale of the predominate dwellings in the locality, in line with council's LEP aims.

The design incorporates recessing or projecting architectural elements for shade elements such as eaves, deep open verandas, balconies, and screens for passive solar cooling. The overall effect is that the proposal delicately responds to the site's sense of place and compatibility to the locality.

18.0

PRIVACY AND NOISE

PRIVACY

The design of the proposal facilitates privacy as it creates niche open areas. With limited glazed areas to the western elevation and established privacy planting on the Western and Eastern elevations to further ensure privacy. Glazed areas have been positioned to ensure that privacy is achieved for both the owner's and the neighbours.

The incorporation of landscaping within the design helps in seeking both privacy and complementing the architectural form.

NOISE

The proposal has an acoustic rated insulation throughout to ensure elimination of any traffic noise and the location of other bedrooms should ensure no annoying noises enter these susceptible rooms. Due to the location and orientation of the proposal noise from any communal or recreation area is restricted.

19.0

VIEW SHARING

Considering the current view line, similar views to now will be retained by most possibly affected neighbours. The distant ocean views of North Curl Curl and Dee Why beach can be seen at approximately 3.9 kilometres toward the North from the property. The views out over the ocean in the vicinity of Freshwater Beach are unobtainable from No 19, the proposed.

The rear boundary neighbour at 56 Allambie Rd, north-east facing windows have a standing view line at approximately 1.3m below the ridge of the existing dwelling preventing access to the view. The proposed dwelling has a ridge line approximately 3.9km above the standing view line, also preventing access to the view.

The easterly views at 21 Corkery Crescent of the ocean in the area of Freshwater Beach obtained at a distance of approximately 3.7km. The larger window on the upper level at number 21 has a view line toward the area of Freshwater Beach at approximately 95.64m, with the existing dwellings ridge at RL95.58m pitching down to RL93.2m at the eaves. The proposed new dwelling has a ridge running southwest to northeast with an RL of approximately 94.95m. The proposed therefore will impede the occupant's ability to access the ocean views toward the southeast from this one window, however the remaining southeast windows will retain access to the distant ocean views toward the Freshwater beach area, and the Northeast views will also be retained.

The View Impact Assessment

The view impact assessment has been considered in line with assessment process as outline in Tenacity V's Warringah Council provide by the court.

Step 1: assessment of views to be affected.

Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons.

Step 1 comment:

The view component was considered a distant filtered ocean glimpses between trees and elevated roof forms.

Step 2: consider from what part of the property the views are obtained.

For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.

Step 2 comment:

The distant filtered ocean glimpses (the View) to be interrupted is accessed directly and 100% across the side boundary.

Step 3: assess the extent of the impact.

This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless.

Step 3 comment:

The impact of the proposed will be Moderate when considering the view is from the first-floor, the window significantly setback at 15 odd metres from the front boundary, across the roof and side boundary.

Step 4: assess the reasonableness of the proposal that is causing the impact.

A development that complies with all planning controls would be considered more reasonable than one which breaches them.

Applying these principles, the court concluded the proposal would have a devastating impact on the views from the neighbouring property and refused the development application.

People who buy properties with views need to consider whether or not the views might be adversely affected by development on adjoining or nearby land. The planning principles established in Tenacity are a guide as to how a council or the court assesses impact on views.

Step 4 comment:

The proposed dwelling complies with councils controls and is well under the height control and the home is within the maximum wall height controls. The proposed garage has no impact on the view and is in the same location as the existing with a very minor increase in size.

Whilst the objections analysis of the footprint and setbacks of the proposed are inaccurate the images of the outlook over the existing dwelling at Number 17 clearly indicates that any redevelopment of the site will result in a significant impact.

The query as to whether a more skilful design could provide a similar level of amenity whilst reducing the impact on the views of Number 21 is a fair question, however any redevelopment of the site with a dwelling design that has not considered the view loss of No 21 to the extent that this proposal has will result in a significant impact.

To maintain the outlook/ocean glimpses from the larger northeast facing window on the first-floor in number 21 for example, any proposed new two storey dwelling erected at number 19 would need to be setback from the front boundary a minimum 16 odd metres resulting in a impractical compromised dwelling and amenity of the occupants.

Whilst the view loss of the distant ocean glimpses toward the Freshwater Beach area from number 21 is moderate the points need to be considered to put this loss into perspective:

1. The view loss of distant ocean glimpses toward the manly area is entirely across the roof and side boundary of No 19 Corkery Ave, Allambie Heights.
2. The view is some 3 odd kilometres distance from the site.
3. The First floor large window is substantially set-back on the site.
4. The entire dwelling is substantially set back on the site of Number 21.
5. The current proposed front set-back of No 19 is in excess of that permissible with in the controls allowing access to north-eastern outlook.
6. A more skilful design will not enable access to the currently experience outlook/ocean glimpses.
7. The existing and Proposed Landscaping will not restrict the view.
8. The proposed dwelling is in line with the controls in the WDCP and LEP.

Relatively low-pitched roof lines and split levels have been used in the design & the narrow view of the roof presented to the neighbours across the street to allow a reasonable level of view sharing.

All in all, the proposal has been designed to achieve a reasonable level sharing of views available from surrounding and nearby properties and with respect to the view loss from No 21 Corkery Ave, the impact is moderate, still considering all of the above, the proposed is a positive outcome for No 21 considering the control permit a dwelling that will have significantly greater impact.



20.0

PHOTOMONTAGE

IMAGE 1 – SITE VIEWED FROM STREET



IMAGE 2 – VIEW OF STREET FROM FRONT YARD



IMAGE 3 – NORTH EASTERN VIEW IN FRONT YARD



IMAGE 4 – NORTH WESTERN VIEW IN FRONT YARD



IMAGE 5 – NORTH EASTERN VIEW IN FRONT YARD



IMAGE 6 – WESTERN VIEW IN REAR YARD



IMAGE 7 – SOUTH EASTERN VIEW OF REAR YARD



IMAGE 8 – NORTHERN VIEW OF REAR YARD



IMAGE 9 – EASTERN VIEW OF SITE



IMAGE 10 – No. 21 CORKERY CRESCENT



IMAGE 11 – No. 17 CORKERY CRESCENT



IMAGE 11 – No. 20 CORKERY CRESCENT



IMAGE 12 – No. 22 CORKERY CRESCENT



21.0 DESIGN AND SITING

The siting of the dwelling was directly influenced by the following factors:

- Solar orientation
- Access to views
- Minimising the visual bulk and scale of the home
- Natural attributes of the land
- Councils LEP.
- Existing excavation to site

22.0 SPILLAGE FROM LIGHTING

SPILLAGE FROM LIGHTING GLARE FROM WINDOWS AND ROOF SURFACES

Light spillage from the living areas at night will extend out over the deck area. Considering the dwelling's distance from side and rear boundaries it should not present any disturbance to neighbouring properties. Some glare may be generated from the glazed surfaces on the Western elevation, however due the considerations made to reduce glare, including the distance to the boundary & proposed landscaping, effects from any light spill will be marginal.

23.0 EXCAVATION METHOD AND DURATION

The proposed building's structure is predominately light weight construction on piers and a garage with a similar footprint to create minimal disturbance to the site during construction. Some concrete slab area is proposed to the existing footprint of the garage with a marginal increase requiring very minor additional excavation of 800mm to the rear and 300mm to the north-western side of the garage. The existing retaining walls of the existing garage to be replaced at 2.9m at its deepest. The natural topography of the site has also been considered to ensure only relatively minor excavation is required. The construction method has been chosen for its sensitivity to the natural flora and fauna and minimal impact upon the topography of the land and is in line with council's LEP aims.

As the home is built on piers, the excavation for the pier area is limited to hole auguring and some minor site levelling and retaining, with the garage area to be built on concrete slab. The staggered house design has been specifically tailored to fit the topography. As such the duration of excavation is unlikely to go beyond a few days.

It is intended to utilise spoil on site as fill for the landscaping with any remainder shipped off-site to a re-use facility.

24.0 SOIL EROSION AND SEDIMENTATION CONTROLS

A sediment fence will be provided to the downhill runoff side of the slope. In addition, a gravel bed vehicular access/egress onto the site with removable hay bales as well as a sand filled sock to roadway.

Refer to DWG 09 – Demolition & Sedimentation Control plan by Classic Building and Design.

25.0 TREE REMOVAL

The design criteria for this dwelling will have limited impact on the site. No are recommended for tree removal due to proximity to the existing and proposed dwelling/works as well as the suitability of the species to the immediate amenity.

The existing tree located in the front garden is located some over 5.0m from the propped dwelling and 4.9m from the existing and proposed garage, however the proposed it to replace the existing landscape retaining walls with no additional excavation.

An Arboriculture Impact assessment report has not been commission to accompany this DA submission considering the proposed shrubs to be removed are not mature trees. The other shrubs/trees proposed for removal are also considered exempt from approval from removal. Please refer to the attached Landscape Plan by Karen Staunton-Ross from outside living.

26.0 DISPOSAL ARRANGEMENTS

Excavated material is to remain on site it is proposed to be immediately utilized for fill of the site. Any overflow to be transported to a recycling centre.

27.0 CARPARKING

2 Car parking spaces are to be provided in the proposed garage.

28.0 EXTERIOR FINISHES

REFER TO COLOUR AND MATERIAL SCHEDULE.

Method of construction is outlined as follows:

- Concrete slab for garage with concrete block retaining walls
- Timber bearers and joists to ground floor
- Timber wall frames
- Timber internal floor joists
- Timber tongue and groove flooring to living area carpet elsewhere
- Light weight timber construction for first floor
- Hardie board cladding to exterior

All aspects of construction are to in line with the BCA and relevant Australian standards.

29.0 SITE CALCULATION

Total Site area	-	640.8 m ²	(By Calculation)
Existing Total Hardstand area	-	313.1 m ²	(48.9%)
Total Proposed Landscape area >2.0m	-	246.1 m ²	(38.4%)
Total Proposed Softstand area <2.0m	-	66.8 m ²	(10.4%)
Total Proposed Landscape area	-	312.9 m ²	(48.8%)

LANDSCAPED OPEN SPACE MINIMUM ALLOWANCE UNDER THE LEP: 40% OF 640.8 m² = 256.3 m²

The proposed landscape area >2.0m wide is 286.4m² or 44.6% in excess of the 40% numerical value required under the control.

The proposed is therefore in line with the aims of the control for Landscape open space.

30.0	STORM WATER
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A minimum of 269m² is proposed to be connected to the rainwater tank to provide a minimum capacity of 6,400 Litres with any overflow to be piped an On-site detention tank of 6,400 litres that discharges to the street. The proposed location of the tank is the south-eastern side of the site. The rainwater tank will be connected to the house and garden for reuse, in line with the Basix.

All plumbing and connections to rainwater tanks to be in Accordance with Sydney Water’s guide *‘installing a rainwater tank’*.

A dual supply & backflow prevention system is provided in accordance with Basix *‘Design guide for single dwellings’* by Department of Infrastructure, Planning and Natural resources N.S.W.

Please refer to DWG14-15 – Stormwater Management Plan by Classic Building & Design.

31.0	STORM WATER- Water Quality
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The proposal will result in stormwater discharged into the stormwater system and service pits have been proposed as part of the system.

32.0	SET BACKS
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Due to the staggered building design the boundary setbacks vary.

The minimum setback for each boundary is as follows.

	Dwelling:	Garage:	
- North-Eastern	7.6 m	0.0m	(front)
- South-Eastern	1.7 m	1.98m	
- South-Western	9.79 m	28.4m	(rear)
- North-Western	1.5 m	9.5m	

The proposed home design has been tailored with articulated building form to suit the front set back with most of the dwelling setback in excess of 7.6m from the front boundary and due to the topography of the site the garage located on front boundary in the same position as the existing garage. The intention was to retain the existing garage, however the due to structural defects the garage is proposed to be replaced with very minor adjustments. An increase of width of 350mm and a depth of 800mm.

The future character of the Locality is enhanced and maintained by the position of the home and garage in relation to the driveway. View sharing & the local amenity is also maintained with most of the existing vegetation adjoining the front boundary to be retained.

This home will have a positive effect on the street scape, a great deal of care has been taken to ensure the visual character of the home fits the local area, with all of the above in line with Council’s control for front building line and therefore complies with the aims of the control.

The bulk & scale of the proposed dwelling is reduced by the varying roof forms & articulations to preserve the visual continuity and form of buildings and landscape fundamentals. These design principles safeguard and enrich the visual quality of streetscapes and achieve practical level of view sharing.

Opportunities for landscaping have been improved by the proposal; the design allows for landscaping along the side of the dwelling and the use of eastern & western decks, in line with the LEP and Future Character Statement for the Locality.

The proposed development should therefore comply with the outcomes for boundary setbacks.

33.0 BUILDING ENVELOPE

The proposed is compliant with the 4.0m building envelope control relating to the Warringah DCP Part B3 – Side Building Envelope for residential dwellings.

34.0 DEMOLITION

It is intended for the demolition of existing hardstand to be carried out by a licensed contractor with the facility to recycle all material suitable for recycling and remainder to be disposed of at Belrose waste management depot.

35.0 ENERGY EFFICIENCY

Considerable effort has been expressed in the design stage of the proposed development to achieve a high level of sustainability, energy and water efficiency well in line with the requirements of BASIX/NatHers.

The proposed development is to be constructed with mainly sustainable forest timber products & water efficient devices throughout the home.

The open plan layout and window placement is to aid in the natural cross ventilation and there are significant glazed areas to the East. Attention has been paid to the location of the glazed areas for optimum solar orientation.

Please refer to BASIX/NatHers certificate.

36.0 SHADOW DIAGRAMS

Due to the orientation and topography of the site some overshadowing will be experienced from two adjoining properties.

The proposed dwelling will cast some additional overshadowing upon the north-western elevation of the of the south-eastern neighbour's property number 17 Corkery Crescent at 1,200hrs on the 21st June, affecting one and a half windows with mostly unglazed sections of the ground floor wall. Number 17 Corkery is also affected at 1,500hrs on the 21st of June to a greater extent with the north-western ground floor windows and part of the upper floor wall experiencing overshadowing. No overshadowing is experienced 900hrs on the 21st of June.

This overshadowing is relatively minor considering the overshadowing has marginal effect on windows on the neighbouring dwelling during the course of the day and, when Bearing in mind the solar analysis is evaluated by means of the winter solstice when the sun angel is at its lowest of the year, and has the greatest impact, greater solar access will be experienced as we move away from the winter equinox and through the Autumn and Spring equinox, toward the summer equinox. All in all, the interruption to the solar access to the adjoining possibly affected dwellings is relatively minor when considering all other times of the year.

The proposed dwelling will not cast any overshadowing upon the north-western neighbour's property at 21 Corkery Crescent.

More than 50% of the private open space for the dwelling and at least 50% of private open space of adjoining dwellings will receive more 3 hours of sunlight between 9am and 3pm on June 21.

Windows of any adjoining dwellings that are affected will receive more than the minimum requirement of 3 hours of sunlight between 9am and 3pm on June 21. Windows to the principal living area of the proposed dwelling as well as the principal living area of adjoining dwellings (i.e. at least 50% of the glazed area of those windows) will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

The shadowing is a direct result of the topography, shape of the site and location of adjacent dwellings, an assertive effort has been made to minimise the amount of over shadowing with the building having stepped pavilion roof lines with relatively low varying roof heights and varying first floor off-sets as well as varying boundary setbacks in line with the aims of council controls.

It is worth pointing out that the solar analysis is carried out on the winter solstice, the day of the year that has the least daylight hours and the sun angle is at its lowest in the year.

Please refer to DWG10, 11 & 12 – Solar Analysis Plans by Classic Building and Design.

37.0 FENCES

The existing fences are to be retained as existing. Please see detail below:
The front boundary fence is a masonry rendered fence approximately 1.0m high.



South-eastern Side boundary fence is a 1.5m timber paling fence with fence topping to 2.0 odd and 2.4 odd metres high.



North-western Side boundary fence is a 1.5m timber paling fence to the front boundary line with a 2.0 odd metre hedge in front of the building line on the upper level, with a mix of natural rock and block masonry wall.



Rear boundary fence is a 1.5m timber paling fence.



38.0 DRIVEWAY PROFILE

The existing crossover is to remain with the proposed new driveway to continue from the boundary to the proposed garage. The proposed new driveway gradient of 1:11 along the centre line is proposed. Works within the road reserve are to be carried out by a licensed Council approved contractor.

Please refer to Plan pg. 1, 2 and 7 of the Plan Set by Classic Building and Design for details.

39.0 SITE FENCING, SECURITY and SAFETY

The site is to be secured during demolition and construction via tubular Galvanised framed 1.8m high framed fence panels with chainmesh infill. The site will be pad locked at the completion of each day in addition security information will be displayed predominately of the fence with all relevant contact details.

Bins are available to site for waste, recycle and reuse to make certain a tidy and orderly and ensuring site safety as well all work cover guidelines are to be followed to ensure safety.

40.0 ACCESS

Access to the dwelling is easily accessed via a large open entry area. Adequate lighting is proposed to the entry as well as the path to this entry area.

41.0 COMPLIANCE TABLE


Controls	Proposed	Compliance	
		Yes or No	Notes
Site Area	640.8 m ²	Yes	
Density	1/ per 600 m ²	Yes	
Max Ceiling Height	7.2 m	Yes	
Max Building Height	8.5 m	Yes	
Front Setback	0 m	No	Dwelling 7.6m, Garage 0m on front boundary (Existing)
Rear Setback	9.8 m	Yes	
Minimum Side Setback	1.5 m	Yes	
Building Envelope	4.0 m	Yes	
Private Open Space	126.5 m ²	Yes	
% of Landscape space	44.7%	Yes	40% required minimum
Impervious Area	249.8 m ²	Yes	
Max depth of fill	0.1 m	Yes	
Max cut into ground	3.0 m	Yes	
Number of car spaces	2	Yes	

41.0 CONCLUSION

Consideration has been given to the environmental impact of the development and it is considered that the objectives of the Environmental Planning and Assessment Act will be promoted through the proposed development being an orderly and economic use of the land. Please feel free to contact the undersigned with respect to any queries.

Yours Faithfully

Mark Wills


Classic Building and Design