STATEMENT OF ENVIRONMENTAL EFFECTS

FOR
DEVELOPMENT APPLICATION

CLIENT:	Mr & Mrs Smyth
ADDRESS:	4 Salisbury Square, Seaforth, Seaforth, LOT C, D.P. 410527
DATE:	13 March 2025

CLASSIC
BUILDING & DESIGN
Incorporating Classic Country Cottages

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1.0 SUMMARY

The Seaforth locality 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 4 Salisbury Square, Seaforth, (Lot C, DP 410527) is a 735.7m^2 rectangular in shape block of land that slopes up from the street. The site enjoys a 20.1 odd metre frontage to the property to Salisbury square and a depth of 36.6 odd metres and is backing onto the rear battleaxe property No 4a Salisbury Square.

The site is currently occupied by a single-storey brick veneer dwelling with tiled roof. The immediate locality is characterised by predominately recently constructed dwellings with a mixture of well established, mostly two 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.

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 require an OSD as defined in Part 4 of the Water management for Development Policy as the proposed impervious area (b) is greater than 35% + 50m2 of the site area (a).

Site area 735.7 m^2 x 35% + 50m2	= (a)	307.7.5m^2
Proposed impervious	= (b)	382.3m^2 (52.0%)

Therefore, an **OSD is required** as (a) is less than (b). The site storage (SSR) proposed is a Lawn basin. The minimum required is 0.02 M3 Per m2 of Site Area + 20% for lawn basin = 17.7m3. However, in accordance with Simplified Method, table 8 and Appendix 8 (<60% Impervious) of the Water management for Development Policy 20.9 m3 is required. Therefore 21 m3 is proposed consisting of 75m2 of lawn basin at an average depth of 0.28m providing 21 m3 of O.S.D. storage.
In addition to the OSD a 2,000 litre rainwater retention tank for re-use in the home and garden is proposed.

Please refer to attached Stormwater Management Plan by Classic Building & Design.

6.0 FLOODING

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

7.0 BUSHFIRE PROTECTION

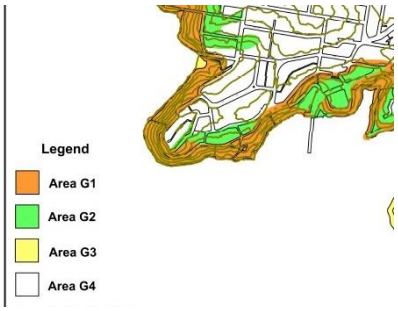
The site is not within any bushfire zone.

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 G4 Landslip Risk area.



Schedule 11

Based on the recommendations in the Schedule 11 flow chart a geotechnical report is not required.

Does the site or adjacent properties have a history of slope instability	-	No
Does the proposed excavation exceed 2.0m in depth	-	No
Is the site developed or undeveloped.	-	Developed
On the developed site is the present fill depth greater than 1.0m	-	No
On the developed site is the existing cut depth greater than 2.0m	-	No

Therefore, in line with schedule 11 flow chart a report is not required.

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 within a Class 5 Acid Sulphate Soil area. The proposed earth works is less than 1.0m.

12.0 IMPACT ON HERITAGE

The site is not within vicinity of a Heritage item.

13.0 TRAFFIC

Currently the site has on-site parking spaces to the front of the property. The proposal is to replace the existing garage with a double car garage with off street parking in front via Salisbury square providing parking for visitors. 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 substantial disruption to the neighbours. Our crews will operate inside normal hours.

14.0 SOCIAL AND ECONOMIC EFFECTS

The site is currently occupied by a single-storey brick veneer dwelling with a tiled roof which is planned to be demolished. The proposal is for a new two-storey family home. 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.

15.0 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.

16.0 LANDSCAPE

The site is with in the residential open space area OS3 and slopes very gently up from the street from the western front boundary toward eastern rear boundary of the block 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 species is proposed, assisting in complementing the architecture and reducing the bulk and scale of the building.

The proposed complies with aims of 4.1.5.2 of the MDCP the minimum tree planting via the three mature 25 litre pot endemic native trees (Lilly Pilli's) are proposed in line with schedule 4 – part B, please see attached landscape plan.
Two trees are proposed to be removed, both are listed on the exemption Species List (Figure 7A) Chinese Elm (Ulmus Parvifolia) tree No 2 is in poor health possible dead and Olive Tree (Olea Spp) tree No 7 has been previously heavily pruned, has a shrub like branch zone and will be affected by the proposed dwelling. A Magnolia "Little Gem" shrub (No 8) on the northern side edge of the proposed driveway is proposed to be relocated to the northern end of the nature strip and a Hibiscus shrub approximately 700mm south of the proposed driveway is proposed to be removed. The immature Lilly Pilly (No 10) with a trunk size 150mm, at a height of 3.6m and located 3.5m south of the proposed driveway is also to be retained and the "Chinese Tallowood" tree located at approximately 5.3m south of the proposed driveway is to be retained. Therefore, no arborist report has been provided with this application.

These native and non-native trees are of substantial proportion and contribute generously to the urban canopy. There is limited opportunity to introduce additional tree planting without impacting the trees already on site.
Please refer to attached Landscape Plan by Mandy Smyth.

Tree No 7 an Olive Tree (Olea Spp)

***Tree No 6* Chinese Elm (Ulmus Parvifolia)**

Tree No 10 Syzgium Paniculatum (Bush Cherry)

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 councils 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 southern elevation and limited glazing to the upper level of the eastern elevation windows, in addition the established existing privacy planting on the Northern, eastern and south boundaries is to be retained 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 and glazing 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. View are of a district outlook and no significant views can be seen.

Relatively low-pitched roof lines and split levels have been used in the design & the narrow view of the roof presented to the neighbours to the rear 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.

20.0 PHOTOMONTAGE

IMAGE 1 – SITE VIEWED FROM STREET

IMAGE 2 – VIEW OF STREET FROM FRONT YARD

IMAGE 3 – NORTHERN VIEW IN REAR YARD

IMAGE 4 – WESTERN VIEW IN REAR YARD

IMAGE 5 – SOUTHERN VIEW IN REAR YARD

IMAGE 6 – EASTERN VIEW IN REAR YARD

IMAGE 7 – SOUTHERN VIEW OF FRONT YARD

IMAGE 8 – NORTHERN VIEW OF FRONT YARD

IMAGE 9 – No. 3 SALISBURY SQUARE SEAFORTH

IMAGE 10 – No. 2 SALISBURY SQUARE SEAFORTH

IMAGE 11 – No. 6 SALISBURY SQUARE SEAFORTH Including driveway to 4A

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 with brick piers and sub-floor to create minimal disturbance to the slope during construction. Some concrete slab area is proposed to the home requiring excavation of around 0.6m 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 sloping land. 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 and driveway 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 9 – Demolition & Sedimentation Control plan by Classic Building & Design.

25.0 TREE REMOVAL

The design criteria for this dwelling will have limited impact on the site. Two trees are proposed to be removed, both are listed on the exemption Species List (Figure 7A) Chinese Elm (Ulmus Parvifolia) tree No 2 is in very poor health possible dead and Olive Tree (Olea Spp) tree No 7 has previously been heavily pruned, has a shrub like branch zone and will be affected by the proposed dwelling.
A Magnolia "Little Gem" shrub (No 8) on the northern side edge of the proposed driveway is proposed to be relocated to the northern end of the nature strip and a Hibiscus shrub approximately 700mm south of the proposed driveway is proposed to be removed. The immature Lilly Pilly (No 9) with a trunk size 150mm, at a height of 3m and located 3.5m south of the proposed driveway is also to be retained and the "Chinese Tallowood" tree located at approximately 5.3m south of the proposed driveway is to be retained. Therefore, no arborist report has been provided with this application.
These native and non-native trees are of substantial proportion and contribute generously to the urban canopy. There is limited opportunity to introduce additional tree planting without impacting the trees already on site.

Refer to Point 16 **Landscape** for images of the trees.

Subsequent planting is proposed for the site. Please refer to Landscape plan for more details.

26.0 DISPOSAL ARRANGEMENTS

Excavated material is to remain on site it is proposed to be immediately utilized for fill of the garage slab. 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
- 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	-	735.7 m^2	
Existing Total Hardstand area	-	297.7 m^2	(40.5%)
Total Proposed Hardstand area	-	375.6 m^2	(51.1%)
Total Proposed Landscape area <3.0m	-	58.3 m^2	(7.9%)
Total Proposed Landscape area >3.0m	-	300.0 m^2	(40.8%)
Total Proposed Landscape Open Space	-	257.5 m^2	(35.0%)
Total Proposed Hardstand Open Space	-	149.0 m^2	(20.3%)
Total Proposed Open Space	-	406.6 m^2	(55.3%)
Total Proposed Hardstand	-	375.6 m^2	(51.0%)

TOTAL OPEN SPACE MINIMUM ALLOWANCE UNDER THE LEP with in OS3 area – 55% = 404.6 m^2
LANDSCAPED AREA MINIMUM ALLOWANCE UNDER THE LEP with in OS3 area – 35% = 257.5m2.
As defined by the LEP means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

The proposed total open space is 406.6m2 or 55.3% in accordance with the 4.1.5.1 MDCP.
The proposed landscape open space area 257.5m2 or 35% of the site, in line with the 4.1.5.1 MDCP.

The landscape space is sufficient to enable a mix of indigenous flora of a size and density to mitigate the height, scale and bulk of the proposed dwelling, and enhance privacy as well as accommodate outdoor leisure activities.

The proposed therefore is in line with the intentions of the controls for site coverage and landscape areas.

30.0 STORM WATER

A minimum of 320m^2 is proposed to be connected to the rainwater storage tanks to provide a minimum capacity of 2,000 l/t's for re-use in the home. An On-Site Detention System comprising of a lawn basin with overflow discharged piped to the street is proposed. The proposed location of the lawn basin is in the front yard and incorporates a front boundary fence and landscaping with entry steps. Please refer to point 5 On-Site Stormwater Detention.

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

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

Due to the staggered building design the boundary setbacks vary.
The minimum setback for each boundary is as follows.

Dwelling:	-	Northern	1.1 m
	-	Western	6.2 m (front)
	-	Eastern	8.0 m (rear)
	-	Southern	1.06 m

The proposed home design has been tailored with articulated building form to suit the front set back with the open and transparent front deck setback at 6.2m and the main dwelling setback by 8.6m from the front boundary and the majority of the first floor of the dwelling located around 8.6m from the front boundary.

The future character of the Locality is enhanced and maintained by the position of the garage and front of the home in relation to the access handle. View sharing & the local amenity is also maintained with most of the existing vegetation adjoining the front boundary to be retained. The 8.6m in front of the garage door for car parking space will ensure vehicular manoeuvring is adequate. 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 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.

34.0 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.

35.0 SHADOW DIAGRAMS

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

The proposed dwelling will cast some additional overshadowing upon the southern neighbour's property number 2 Salisbury Square at 900hrs, 1,200hrs and 1,500hrs on the 21st June in mid-winter primarily affecting the northern windows of the section of the home closest to the side northern boundary. The remainder of the home is unaffected by the overshadowing.

The southern neighbour at No 2 has an elevated pool and deck with the living rooms setback beyond the pool and deck. The existing fence erected on No 2's deck area that abuts the boundary fence varies in height and is 3.2m at its highest measured from No 4 casts significant overshowing on the pool and elevated deck in mid-winter, 21st of June, the extent of the overshadowing by the fence has been shown on the shadow analysis diagrams via a dashed Blueline.

Whilst the overshadowing does affect up to three of the northern windows at some time period during the 9.00am to 3.00pm period, the control is still met as the windows to the principal living areas unaffected and some face east. As a result, the principle living areas solar access is not interrupted by the proposed and should receive at least 3 hours of sunlight between 9am & 3pm to at least 50% of the glazed areas. The roof area solar panels will receive no overshadowing on the 21st June.

In addition to the winter solstice solar analysis for the Spring Solstice (21 of March) and Autum Solstice (23rd of September) has been prepared to help display the overshadowing, and apart from a small section of increase in height of the shadowing at 900 hrs overall the home receives less overshadowing than is existing, with no overshadowing 1200 and 1500 hrs. Therefore, overall, the effect of the increase of overshadowing in minor considering the existing overshadowing.

The proposed dwelling will not cast any overshadowing upon the northern neighbour's properties number 6 or 4a Salisbury Square at on the 21st of June, at 900hrs or 1,200hrs or 1,500hrs. At least one third of the existing sunlight to the private open spaces of the adjoining dwellings will receive more 3 hours of sunlight between 9am and 3pm on June 21.

Considering 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 through the Autumn and Spring equinox, toward the summer equinox.
All in all, the interruption to the solar at No 2 is relatively minor when considering all other times of the year.

Due to the orientation of site an assertive effort has been made during design 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. The reduced first floor footprint has been concentrated to the western end of the site in line with the aims of council controls.

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

36.0 FENCES

The existing 1.8m high timber fence along the southern, eastern and northern side boundaries are to be retained, with the unfenced section west end of the Northern side boundary to be fenced with a 1.2m high in the same style as the proposed from fence.

The existing front brick boundary fence is to be replaced with a new proposed half solid masonry base and half masonry pillars creating greater than 30% open and transparentness timber slats infill at a maximum 1.5m high.

Please refer to Landscape Plan by Mandy Smyth.

37.0 DRIVEWAY PROFILE

The existing crossover and driveway are proposed to be remove with a new crossover and driveway proposed. The proposed crossover profile is council's normal standard vehicle crossing – 3330/2 NH.

The proposed driveway gradient of 1:15.1 along the centre line is proposed with a Normal Standard Vehicle Crossing profile (A4 – 3330/2 NH) proposed.

Works within the road reserve are to be carried out by a licensed Council approved contractor.

Please refer to Plan pg. 7 & 8 of the Plan Set by Classic Building & Design for details.

38.0 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.

39.0 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.

40.0 COMPLIANCE TABLE

Controls	Proposed	Compliance Yes or No	Notes
Site Area	735.7 m^2	Yes	
Density (“M”)	1/ per 600 m^2	Yes	
Max Ceiling Height	7.2 m	Yes	
Max Building Height (‘I”)	8.5 m	Yes	
Front Setback	6.2 m	Yes	
Rear Setback	8 m	Yes	
Minimum Side Setback	1.0 m	Yes	
Floor Space Ratio	0.46:1	No	“C” 0.45:1 (Over by 8.6m2)
Building Envelope	1/3 wall height	No	4.1.2.1. Small encroachment 3.6x 0.4-0.9m
Private Open Space	284 m^2	Yes	
% of Landscape space	35%	Yes	
Impervious Area	461.9 m^2	Yes	O.S.D required lawn basin
Max depth of fill	0.6 m	Yes	
Max cut into ground	0.6 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 & Design