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STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a Development Application for the construction of a double storey residential development containing a 4 bedroom dwelling and in-ground pool.

at

**Lot 80, DP 11784
12 Ingleside Road, Ingleside NSW 2101**

1. SUMMARY

This Statement of Environmental Effects (SOEE) is submitted to Pittwater Council in support of a Development Application (DA) for construction of a double storey residential development containing a 4 bedroom dwelling and in-ground pool at Lot 80, DP 11784, 12 Ingleside Road, Ingleside NSW 2101.

2. INTRODUCTION

This report is prepared in support of the proposed development at No. 12 Ingleside Road, Ingleside NSW 2101. The proposal is permissible with consent.

This report provides the following:

- Description of the proposal;
- Description of the existing site use and surrounding uses;
- Assessment of the proposed development having regard to the prevailing statutory controls; and
- Assessment of the impacts of the proposal.

3. SITE DESCRIPTION AND ANALYSIS

3.1 Location and Property Description

The subject site is located at No. 12 Ingleside Road, Ingleside NSW 2101, and is legally described as Lot 80 Deposited Plan 11784. The site is located within Pittwater Council LGA.

3.2 Site Characteristics

Existing Development

The site is currently unoccupied.

Pedestrian and vehicular access

Pedestrian and vehicular access to the development is proposed off Ingleside Road via a concrete driveway. Ingleside Road is a smooth bitumen sealed road with kerb and guttering at the current location. There are no footpaths along Ingleside Road.

Streetscape and Surrounding Development

The site is located within a new residential area predominantly characterised by a mix of single and two storey detached dwellings. New dwellings in the locality are of contemporary style with finishes comprising brick with tiled roofing.

The topography of the area is sloping with significant hills. The site slopes from front to rear in an easterly/south easterly direction. The site is adjoined by proposed or under construction dwellings on 2 sides as anticipated in a new residential area.

4. DETAILS OF PROPOSAL

4.1 Overview

The proposal is for the construction of a double storey residential development containing a 4 bedroom dwelling and in-ground pool.

4.2 Summary of proposed development

In brief, the proposed development consists of the following:

- Construction of a double storey residential development containing a 4 bedroom dwelling
- Provision of landscaped private open space areas, accessible from living areas.
- In-ground pool with a maximum volume of 50,000L

4.3 Demolition

The site is currently unoccupied.

4.4 Removal of trees

There are currently trees present within the site. Some are anticipated to be removed and some are to be protected during construction. Those to be removed are noted on the accompanying plans of this application. The trees being removed are only being removed to clear way for the building platform.

4.5 The proposed development

The proposed development will involve the construction of a double storey residence. The dwelling will be contained in a double storey building, with garage parking at ground level. The dwelling is orientated towards the street and rear to maximise casual surveillance. The dwelling will comprise 4 bedrooms, an open plan kitchen / living / dining area with direct access to an outdoor private open space, separate bathroom and laundry facilities and an in-ground pool.

Full details of the proposed layout and design of the dwellings are shown on the submitted architectural drawings accompanying the DA including site plans, floor plans, sections and elevations.

4.6 Floor area

As shown on the plans, the proposed dwellings will have the following floor areas as calculated by Construction by Design, consultant architects:

Summary	
Site Area	3053.00 m ²
Total Gross Floor Area (GFA)	367.13 m ² (excluding garage/porch etc)
Floor Space Ratio (FSR)	0.12:1

The total gross floor area of the proposed dwellings will be 367.13m². The proposed floor space ratio (FSR) will therefore be 0.12:1 (i.e. 367.13m² total gross floor area as indicated on the submitted architectural plans / 3053.00m² total site area as shown on the submitted survey plan = 0.12:1) which is within the permissible stipulated under the *Pittwater Local Environmental Plan 2014*.

4.7 Private open space

The dwelling will be provided with an enclosed outdoor open space area at ground level with an easterly orientation. Open space has been designed to serve as an extension of the dwelling for outdoor living purposes, as well as incorporating a clothes drying area.

4.8 Building materials and construction

The proposed development will be of timber construction on concrete slabs and footings designed to engineer's details. The external walls of the proposed buildings will be constructed primarily of timber with selected lightweight cladding to provide a variety and interest in the facade. Roofs will be selected colorbond metal roof sheeting with pitches of 30 and 40 degrees

Windows and doors will be powder-coated aluminium. The garage door, fascia, gutters, and downpipes will be 'Colorbond' steel. The proposed materials selected for construction of the dwellings will enhance their durability, appearance, low maintenance requirements and energy efficiency.

4.9 Vehicular access and car parking

Pedestrian and vehicular access to the dwelling will be from Ingleside Road. The dwelling will be provided with a concrete driveway with vehicular layback and crossover allowing access to off-street car parking spaces in the form of an attached garage at ground level, and secondary spaces provided in front of the garage.

4.10 Stormwater drainage

The proposed development will be drained as shown on the submitted Stormwater Drainage Plan, with all captured water to a 9000L below ground rainwater tank and overflow leading to the existing stormwater system.

5. RELEVANT STATUTORY PLANNING FRAMEWORK

5.1 Local Planning Controls

Pittwater Local Environmental Plan 2014 (Pittwater LEP 2014)

The subject site is zoned R2 Low Density Residential under the provisions of the *Pittwater Local Environmental Plan 2014*.

The proposed development is permitted within the R2 Low Density Residential zone, subject to consent from Council.

The objectives of the zone are set out below:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that non-residential land uses are located in a context and setting that minimises impacts on the amenity of a low density residential environment.*
- *To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.*

The proposal is considered to be consistent with the objectives of the zone, as it provides for high quality residential development accommodating additional housing within a low density residential setting. The proposed development will not conflict with these objectives of the R2 Low Density Residential zone.

Compliance with Pittwater LEP 2014

Compliance with the relevant provisions / development standards set out in the *Pittwater Local Environmental Plan 2014*.

Pittwater 21 Development Control Plan (Pittwater 21 DCP)

Pittwater 21 Development Control Plan supports the *Pittwater LEP 2014* by setting out additional objectives and development controls for development within the Pittwater Council LGA.

Compliance with Pittwater 21 DCP

The proposal complies relatively with the relevant key development controls for residential development as set out in Development Principles of the *Pittwater 21 DCP*.

6. ENVIRONMENTAL EFFECTS

6.1 Section 79C – Matters for Consideration

The following provides an assessment of the proposal against the provisions of Section 79C of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(i) any environmental planning instrument, and

Pittwater Local Environmental Plan 2014 (Pittwater LEP 2014) – The proposed development is for the construction of a double storey residential development containing a 4 bedroom dwelling and in-ground pool with adjoining pool house.

The proposed development is permissible within the R2 Low Density Residential zone under *Pittwater LEP 2014*, subject to consent from Council. The proposed development complies with the *Pittwater Local Environmental Plan 2014*.

(ii) any proposed instrument that is or has been placed on public consultation under this Act and that has been notified to the consent Authority (unless the Director-General has Notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft environmental planning instruments on exhibition that apply to the subject site.

(iii) any development control plan, and

Pittwater 21 Development Control Plan (Pittwater 21 DCP) - As discussed in section 5.1 of this SOEE, the proposed development generally complies with the relevant controls of *Pittwater 21 DCP* for residential developments.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

No planning agreement is proposed by the Applicant.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates.

There are no matters prescribed by Clause 92 of the Regulation which are applicable to this DA.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Environmental Impacts – There will be no adverse environmental impacts on the subject site or the surrounding environment.

Impacts on the built environment – The proposed development will make a positive contribution to the residential streetscape through the use of contemporary building materials that respond to the low density residential context and neighbourhood character.

Social Impacts – There will be no adverse social impacts on the locality as a result of the development.

Economic Impacts – The proposed development is likely to provide a positive economic impact to the area through the local sourcing of construction materials, and local sourcing of tradesmen and other construction-related professionals.

(c) The suitability of the site for the development,

The site is currently unoccupied. The proposed development is considered to be compatible with existing development in the street. The site is considered suitable for the proposed development.

(d) any submissions made in accordance with this Act or the regulations,

Any submissions will be considered by Council in the determination of the DA.

(e) the public interest.

The proposed development is considered to be in the public interest.

7. CONCLUSION

This proposal seeks consent for the construction of a double storey residential development containing a 4 bedroom dwelling and in-ground pool at Lot 80, DP 11784, 12 Ingleside Road, Ingleside NSW 2101.

As demonstrated in this SOEE, the proposed development complies with the relevant objectives and development standards of the *Pittwater Local Environmental Plan 2014*, and generally complies with the relevant development controls of the *Pittwater 21 Development Control Plan*.

The proposal is both reasonable and appropriate when assessed under the relevant matters of consideration listed in 79C(1) of the EP&A Act 1979, and is considered worthy of approval by Pittwater Council. Accordingly, it is requested that the application be approved as submitted.

Lewin Wiles
Building Designer