

# Thodey Design

(p) 0412 627 455

(e) shaun@thodeydesign.com

12 Wrexham Rd, Thirroul, NSW, 2515

ABN: 54 532 442 622

## **Statement of Environment Effects**

For Development Application for

**106a Wakehurst Parkway, Elanora Heights**

**Lot 10, DP 1014199.**

**Dated 20/11/19**

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## **STATEMENT TO BE READ IN ASSOCIATION WITH:**

- Architectural Plans prepared by Thodey Design.
- Shadow Diagrams prepared by Thodey Design.
- Survey prepared by Geographic Solutions Surveyors.
- BASIX Certificate prepared by Certified Energy PTY LTD.
- Geotechnical report prepared by Crozier Geotechnical consultants
- Bushfire report prepared by Matthew Toghill
- Hydraulic Plans prepared by Gilcon consulting engineers
- Driveway design prepared by Gilcon consulting engineers
- Landscape plan prepared by Site Design

## 1.0 INTRODUCTION AND SCOPE OF WORKS

This Statement of Environmental Effects demonstrates that the environmental impact of the development has been considered in the proposed development and sets out the steps to be taken to protect the environment or to mitigate any harm to the environment.

This Statement of environmental effects is related to the proposed developments of the subject site.

The proposed works to the subject site includes:

- New dwelling to lot- ground floor garage and two living levels
- Driveway and parking area
- Landscaping works

The purpose of this document is to address all planning issues associated with the proposal and to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 79C of the Environmental Planning and Assessment (EP&A) Act, 1979 and the relevant environmental planning instruments and development control plans.

## 2.0 EXISTING SITE ANALYSIS

### 2.1 SITE DESCRIPTION

The subject site is located in the suburb of Elanora Heights in the Northern beaches.

The lot is currently vacant.

The site is not a heritage item, nor is it within a heritage conservation area.



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*Figure 1: existing site and neighbouring site (104a Wakehurst Parkway). Photo taken from existing concrete driveway*

## 2.2 STREETScape AND LOCALITY

### **Streetscape**

The existing streetscape consists of predominantly two storey freestanding dwellings toward the street. Toward the rear, the houses are up to three storeys. There are also approved DA's for new three storey dwellings on either side of the subject site.

The proposal aims to retain a cohesive streetscape while providing the requirements of a growing family, and provide a comfortable home with good environmental responsiveness.

### **Adjoining Development**

The existing neighbours to the east and west both have DA's approved for new three storey dwellings of a larger bulk and scale to that proposed on the subject site. The house 2 lots to the east is a three storey house of similar scale and bulk to that proposed at the subject site.

The existing neighbour to the south is a one storey weatherboard cottage.

Across the street is billarong reserve.

The street is a main road and a two way street with parking to neither side.

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*Figure 2: Existing dwellings to 104 and 106 Wakehurst Parkway. Photo taken from approx height of proposed second storey.*



*Figure 3: Existing house at 100a Wakehurst Parkway, Elanora Heights (2 lots East of subject site). This house is 3 storeys high and is clearly in breach of the 8.5m maximum LEP. This house is similar in scale and bulk to that proposed at the subject site. This house was approved under the current planning instrument.*

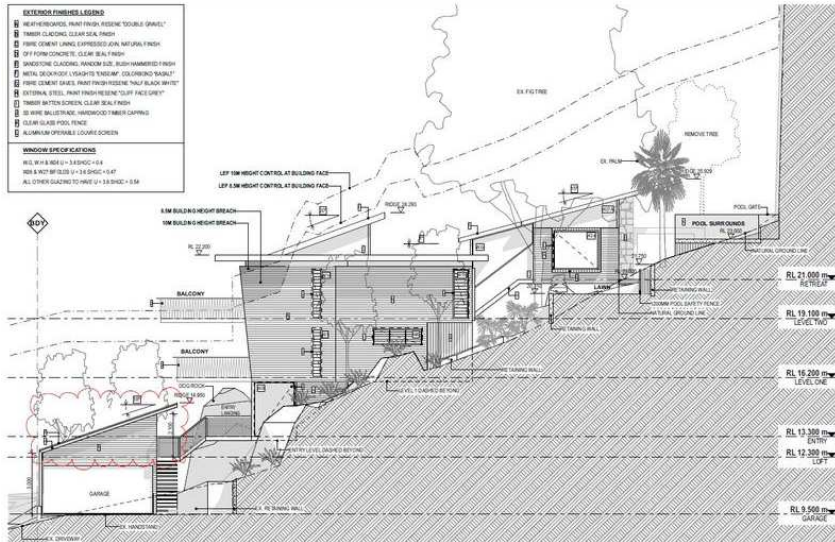


Figure 4: elevation of DA Approved House at 1a Elanora Rd, Elanora Heights (the lot west of subject site). This house is 3 storeys high and is clearly in breach of the 8.5m maximum LEP. this house is larger in scale and bulk to that proposed at the subject site. This house was approved under the current planning instrument.

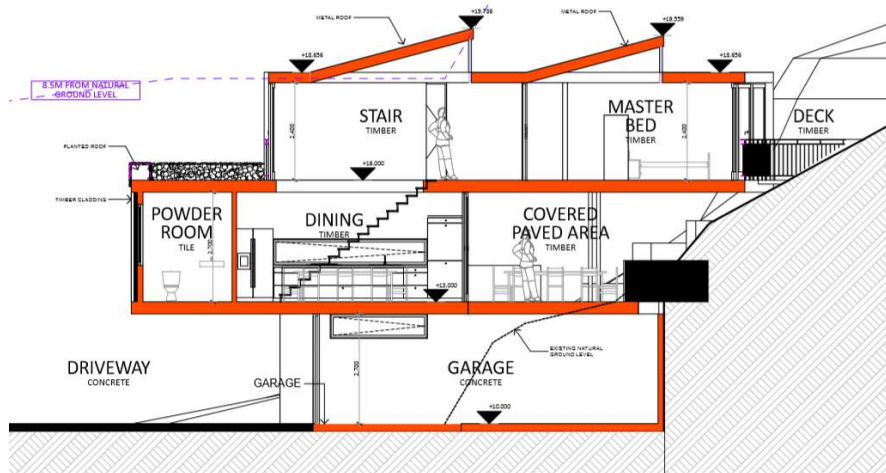


Figure 5: section of DA Approved House at 104a Wakehurst Parkway, Elanora Heights (the lot east of the subject site). This house is 3 storeys high and is clearly in breach of the 8.5m maximum LEP. this house is larger in scale and bulk to that proposed at the subject site. This house was approved under the current planning instrument.



## 2.3 SUMMARY OF AREAS AND CONTROLS

CONTROL	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
SITE AREA	N/A	1162.6m <sup>2</sup>	1162.6m <sup>2</sup>	N/A
FSR	N/A	N/A	236m <sup>2</sup> (FSR 0.2:1)	Yes ✓
BUILDING HEIGHT	8.5m max	N/A	10.5m	REFER TO SECTION 4.6 EXCEPTION TO A DEVELOPMENT STANDARD
LANDSCAPED AREA	MINIMUM 60% OF SITE	N/A	879M2 (71%)	Yes ✓
STORMWATER MANAGEMENT	REFER TO STORMWATER ENGINEER	REFER TO STORMWATER ENGINEER	REFER TO STORMWATER ENGINEER	REFER TO STORMWATER ENGINEER

### Setbacks (DCP D12.6)

“Outcomes:

- To achieve the desired future character of the Locality.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places. To encourage view sharing through complimentary siting of buildings, responsive design and well positioned landscaping.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Substantial landscaping, a mature tree canopy and an attractive streetscape.
- Flexibility in the siting of buildings and access.
- Vegetation is retained and enhanced to visually reduce the built form.
- To ensure a landscaped buffer between commercial and residential zones is established.”

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*"Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved."*

## DCP D12.6 Outcomes

### **Front Setbacks (DCP D12.6)**

The front setback to building form is 2.5m. The setback to deck is 1m. There is screen planting proposed between front boundary and building form.

### **Side Setbacks (DCP D12.6)**

**Western boundary:** 1000mm.

**Eastern boundary:** 1500mm

There are currently no significant Privacy concerns from either neighbor. Design intent is to mitigate any potential privacy concerns and create a usable rear private open space that the neighbor does not look into. We believe that the design achieves the outcomes of the control.

## Present Use of Site

The site is currently vacant

## Previous Uses if known

N/A

## Contaminating Activity

Site is unlikely to be contaminated land.

## Zoning

Zone 2a: residential

The lot in front is under SP2 road widening.

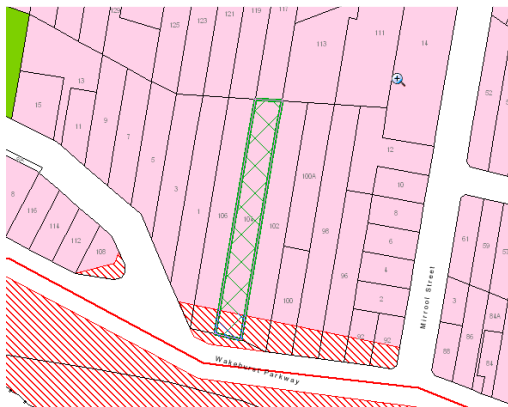


Figure 5: zoning planning map

## 3.0 PROPOSED NEW WORKS

### DESIGNERS STATEMENT

This proposal is for a new dwelling at number 106a Wakehurst Parkway, Elanora Heights.

#### The intent of the design is to:

- Take full advantage of existing views over the lagoon at the front and valley/bush to the rear
- Build an affordable, environmentally responsive family home with good environmental performance, well planned spaces.
- Take advantage of afternoon cool breezes in summer and design for good passive performance
- Create a beautiful, low rise design that sits nicely within the local Environment and streetscape
- Take advantage of the privacy of existing private open spaces.
- Design a contemporary house incorporating lots of glass and maximising views, while creating good connection between house and rear yard.
- Maximise natural light, while retaining good thermal performance.
- Design to capture summer breezes for passive cooling.
- Design to be simple elegant forms in order to maximise budget, and for simple construction methodology.

The design considers council's constraints as well as the constraints specific to the site, in particular those posed by neighbour's buildings (privacy and overshadowing issues), existing geotechnical conditions, existing trees. The resultant design responds to these conditions and constraints in a way that creates a cohesive streetscape, and respects neighbour's privacy.

Special care has been taken to minimize the impact from overshadowing of the proposed development.

Windows have been carefully positioned such that there is minimum overlooking of adjacent properties. Side windows have their sills at high level to avoid overlooking.

## 3.2 OVERSHADOWING

*Refer to sun diagrams*

Morning sun represents an increase of shadows across the rear yard of number 106 and 1 Elanor rd, although the bulk of shadow falls across parking areas and driveways.

Midday sun represents some additional shadows to the rear yard of number 106.

Afternoon sun represents shadows to the east, and an increase of shadows across the rear yard of number 104.

## **PRIVACY AND VIEWS**

**General:** The proposal seeks to create a new dwelling that is both functional and with good access to light while retaining the existing visual privacy of neighboring properties.

### **Window placement relative to adjacent dwellings and common areas**

**North (rear) Elevation:** glazing looks toward escarpment rockface. No privacy issues.

**East Elevation:** minimal glazing: No privacy issues.

**South (front) elevation:** first floor and second floor glazing looks over front lot toward Narrabeen Lake. No privacy issues.

**West Elevation:** Glazing to western elevation is from bedrooms only. No privacy issues.

### **Screen planting, hedges, walls and fences**

**North boundary:** no current fence, no new fence.

**Eastern Elevation:** no current fence, no new fence.

**Southern Elevation:** There is to be a new fence.

**Western elevation:** no current fence, no new fence.

**Acoustic Privacy:** There will be no additional noise created from the proposed development.

**Views:** No neighbours views are blocked as a result of the proposed works.

## STORM WATER AND SITE CONDITIONS

**Slope:** The site slopes up from wakehurst parkway, and the front lot. Refer to survey.

**Stormwater:** Refer to stormwater consultant plans.

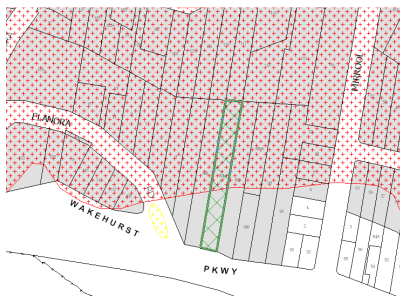
**Coastal Protection:** The site is not in a coastal protection zone.

**Flooding:** The site is in a flood affected area under LEP. Refer to council email letter from Valerie Tulk (specialist floodplain engineer @ council).



**Figure 6:** flood affected area map

**Geotechnical:** The site is marked as a Geotechnical Hazard H1 on the LEP Maps. Refer to report by Geotech consultant.



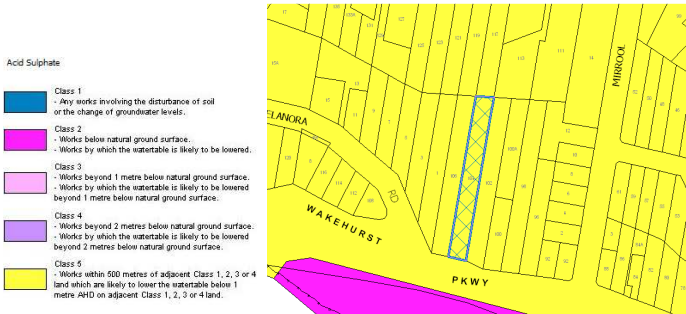
**Figure 7:** geotechnical map – in a Geotech hazard area H1

**Groundwater:** It is unlikely that there is any groundwater on the site.

**Mine Subsidence:** The site is not in a mine subsidence area.

**Acid Sulphate Soils and Land Contamination**

The site is identified as class 5 on the ASS maps.



**Figure 8:** Acid Sulphate soils planning map

**REMOVAL OF VEGETATION**

There are currently 2 cabbage palms on site. The proposal seeks approval to move the two off-site. The House has been designed around many existing trees and existing site features like exposed boulders.



## **BASIX AND ENVIRONMENT**

**BASIX:** State Environmental Planning Policy requires all development applications for alterations and additions, and new builds valued over \$50 000 to include a BASIX Certificate. Refer to BASIX Certificate prepared by Thodey Design.

**Orientation:** The existing envelope features north-south orientation.

All new glazing passes BASIX requirements.

There is no other proposed glazing.

**Natural Ventilation:** Cross ventilation is encouraged where appropriate in habitable areas such as Living spaces.

### **Artificial Heating, Cooling and Lighting**

There is to be reverse cycle A/C to the proposed works. Refer to basix.

The proposed design features passive solar heating in winter. All window shading and specifications are as per BASIX requirements.

**Water Heating:** A new instantaneous gas hot water system is proposed for this development.

**Swimming Pools and Spa Pools:** N/A

## **PEDESTRIAN MOVEMENT, VEHICLE MOVEMENT AND SECURITY**

### **Pedestrian amenity**

The proposal will not alter existing pedestrian amenity or footpath conditions. There is to be a new driveway section to come off the battleaxe driveway as per subdivision DA0432/04 + CC0355/06.

### **Security and Safety**

There are no proposed changes that will affect security and safety. No additional security devices shall be fitted to the front façade of the subject site.

## **Vehicle access to public road**

There is an existing shared battleaxe driveway with 104a Wakehurst Parkway.

## **AIR, NOISE AND WASTE**

**Air:** No alterations are proposed that will create odours or fumes on site or nearby. Please see drawing set for waste storage locations.

**Noise:** There are no current sources of significant noise. There will be no increase to noise sources from the subject site as a result of the proposal.

## **Construction Noise**

**Hours of operation:** Hours of operation will not exceed normal daytime working hours Monday to Saturday as stipulated by council.

**Types of equipment:** It is not expected that heavy machinery will be required. Equipment Will be confirmed with contractor.

**Maximum noise levels:** There is no indication that noise levels will exceed the L10db (A) limit of 10 decibells above normal background noise levels.

**General:** Before construction begins, the neighbours will be notified by the contractor regarding times of work and noise levels during construction.

## **Waste**

**Proposed waste separation program:** Provisions for separation of waste into food, various recyclables and garbage is provided as part of the proposed design. Existing off street bin storage is retained in this proposal.

**Construction and Demolition waste:** Waste created during construction and demolition will be dealt with by the Contractor. Waste storage will be confined to the site so as to minimise impact on adjoining sites. Any hazardous waste found on site such as asbestos will be dealt with according to the Code of Practice for the Safe Removal of Asbestos and other relevant codes.

**Demolition General:** Demolition will be limited to that required to make the building workable, and all demolition work will be done in compliance with AS 2601-2001.

**5.0 HERITAGE IMPACT STATEMENT**

The subject site is not a heritage listed item, nor does it lie within a heritage conservation area.



**Figure 9: Heritage Conservation Map (LEP)**