STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

Clayton & Louise Watson 10 Spring Road, North Curl Curl, LOT 47, D.P. 20103 3 March 2020



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SUMMARY

1.0

The North Curl Curl 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 10 Spring Rd, North Curl Curl, (Lot 47, DP 20103) is an oddly shaped 495.1m² block of land that slopes up ever so slightly from the street & towards the North Eastern corner. The site is accessed to the home is off Spring Road, however the entry to the home faces Ross Street. The garage is accessed off Grainger Avenue. The site enjoys a 18 odd metre frontage to Spring Road and a depth of 37 odd metres along the Northern side boundaries and the site front three street frontages.

The site is currently occupied by a single-storey brick rendered 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-story 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 OSD Checklist as the proposed hardstand area (b) is greater than 40% of the site area (a).

Site area 495.1m ² x 40%	= (a)	198.1m²
Proposed impervious	= (b)	288.6m ²

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

The proposed Stormwater Management plan will flow into an existing OSD tank on site.

Please refer to DWG13 - OSD & Stormwater Management Plan by Classic Country Cottages.

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.

LANDSLIP

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The site is within the Landslip Risk map "A" Geotechnical area.

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 Sulfate Soil area. No earth works is proposed at a depth any greater than 1.0m.

12.0 IMPACT ON HERITAGE

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

13.0 LANDSCAPE

The site slopes up ever so slightly toward the North Eastern corner of the block with a mix of native and non-native flora comprising of Cocos palms and shrubs that are exempt. It is proposed to remove palms and shrubs and not additional planting is proposed. In line with the aims of the LEP of the locality, assisting in complementing the architecture and reducing the bulk and scale of the building.

Please refer to attached Landscape plan by Clayton Watson.

14.0 TRAFFIC

Currently the site has off-site parking spaces to the front of the property. This, along with the proposed driveway, ensures parking for visitors will also be accommodated. 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 rendered brick dwelling with 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.

16.0 EFFECT ON AMENITY OR CHARACTER OF THE AREA

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, from the natural earthy tones and timber on the exterior to owners wish to landscape the block with local indigenous species in keeping with the coastal bushland landscape of the 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 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

<u>PRIVACY</u>

The design of the proposal facilitates privacy as it creates niche open areas. With limited glazed areas to the Northern elevation that are close to the boundary. Glazed areas have been positioned to ensure that privacy is achieved for both the owner's and the neighbours. Window No 24 that abuts the stairwell is Obscure glass, Window No 21 & 22 are narrow and are forward of the upper level of the adjacent home. Window No 23 is opposite a small hi-light window and toward the rear of the front balcony deck of No 8 Spring Road. The ground floor norther glazing is limited and narrow.

The owners have consulted with the owners of No, 8 Spring Road during the design process, a letter of endorsement is attached to this application.

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

<u>NOISE</u>

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. No significant views can be seen in the vicinity, however the district outlook from the upper deck and windows will be interrupted by the proposed. Please see the image below taken from the upper deck at No 8 Spring Road looking toward the southern district views in the direction of South Curl Curl beach.

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.



Southern view from the upper deck at No 8 Spring Road.

20.0

PHOTOMONTAGE

IMAGE 1 - SITE VIEWED FROM STREET (EASTERN PROSPECTIVE)



IMAGE 2 – SITE VIEWED FROM THE STREET (SOUTHERN PROSPECTIVE)

IMAGE 3 – SITE VIEWED FROM THE STREET (WESTERN PROSPECTIVE)



IMAGE 4 – EASTERN VIEW IN FRONT YARD



IMAGE 5 - WESTERN VIEW IN REAR YARD



IMAGE 5 – NORTHERN VIEW IN REAR YARD



IMAGE 6 – NORTHERN VIEW IN FRONT YARD



IMAGE 6 – EASTERN VIEW IN FRONT YARD



IMAGE 7 – VIEW OF WESTERN BOUNDARY LOOKING NORTH



IMAGE 8 – EASTERN VIEW OF FRONT YARD



IMAGE 9 – No. 8 SPRING RD FROM SPRING ROAD



IMAGE 10 - No. 8 SPRING ROAD from GRAINGER st



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 Northern elevation, however due the considerations made to reduce glare, including the distance to the boundary & proposed landscaping, affects from any light spill will be marginal.

23.0 EXCAVATION METHOD AND DURATION

The proposed building's structure is predominately light weight construction with timber 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 Pg. 8 of the Plan Set by Classic Country Cottages.

25.0 TREE REMOVAL

The design criteria for this dwelling will have limited impact on the site. 8 Cocos Palm trees are proposed to be removed. A frangipani tree (Plumeria) on the eastern boundary is to be retained, and a number of exempt shrubs are also proposed to be removed.

An Arborist assessment of the site revealed the tree and shrubs proposed to be remove are exempt and as such a full Arboricultural impact statement is not required.

Subsequent planting is proposed for the site, please refer to the Landscape plan by Clayton Watson.

Please refer to Arboricultural Statement by Margot Blues Consulting Arborist.

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.

CARPARKING

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

28.0 EXTERIOR FINISHES

REFER TO COLOUR AND MATERIAL SCHEDULE.

Building specifications.

27.0

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 else where
- 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	-	495.1 m ²	
Existing Total Hardstand area	-	288.4 m ²	(58.3%)
Total Proposed Hardstand area	-	193.7 m ²	(39.1%)
Total Proposed Softstand area >2.0m	-	249.7m ²	(50.4%)

LANDSCAPED OPEN SPACE MINIMUM ALLOWANCE UNDER THE LEP: 40% OF 495.1sqm = 198.0 m² The proposed is in line with the intentions of the control for site coverage.

30.0 STORM WATER

A minimum of 150 m² is proposed to be connected to the rainwater tank to provide a minimum Capacity of 5,000l/t. The rainwater tank is to be located along the Northern wall of the proposed dwelling and connected to the house and garden for reuse, in line with the Basix.

The overflow from rainwater tank is to be piped to a lawn basin O.S.D. area located on the south western corner of the site and then discharged out to the street.

All plumbing and connections to rainwater tanks to be in Accordance with Sydney waters 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 Stormwater Management plan by Classic Country Cottages.

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
-	Eastern	5.6 m (front)
-	Western	4.5 m (rear)
-	Southern	3.5 m

The proposed home design has been tailored with articulated building form to suit the unique three street frontage of the site and considering the varying and multiple street frontages, as well as the impact on the solar access affecting thermal comfort and the need to comply with the aims of the DCP and LEP on this site a unique approach was required.

The front setback to Spring Road experiences a minor encroachment into the front setback by 830 odd millimetres, this encroachment consists of an open and transparent deck with roof cover. The building structure is setback at 7.2 odd metres, considering the acute angel of the front boundary the and the fact that the remainder of the deck and dwelling are setback well in excess of the minimum setback at 13 odd meters at the north eastern end of the deck.

The secondary street frontage to Ross street has a 3.5m setback inline with the B7 of the DCP and the rear setback to Grainger Ave is 4.5m, this setback has been adopted to create a sense of openness and preserve the visual permanence and configuration of buildings and landscape features.

The future character of the Locality is enhanced and maintained by the openness of the proposed dwelling and its location within the site. View sharing & the local amenity is also maintained with some of the existing vegetation adjoining the front boundary is to be retained. The 4.5m setback for the car parking space will ensure vehicular manoeuvring is adequate.

The encroachment into the front boundary setback with the open and transparent deck with roof cover is in line with existing established building lines & in line with the need to locate the dwelling in a way to allow adequate solar access whilst maintaining the local amenity.

The 0.8 odd metre encroachment comprises of the open & transparent deck and gabled roof, with the dwelling setback well behind the front setback building line.

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 the Councils 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 north eastern 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.

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 no overshadowing will be experienced by any adjoining neighbouring properties.

Please refer to Shadow Diagram Plans by Classic Country Cottages.

36.0 FENCES

The existing fences are to be retained along the northern boundary until the location of the existing masonry base with thatched fence that is proposed to replace with new 1.8m high timber lapped and capped fence. The new 1.8m high timber lapped and capped fence is proposed to the eastern end of the northern boundary in place of the existing, then along the eastern and southern boundaries to the entry path. A 1.2m timber picket fence on top of a 0.6m (1.8m Total) high masonry base is proposed to the remainder of the southern and western boundaries.

For more information see Landscape Plan by Clayton Watson.

37.0 DRIVEWAY PROFILE

The proposed driveway and crossover is to be replaced & located slightly north of the existing layback. The nature strip slightly elevated from the street and slopes toward the street, as a result a normal standard gradient profile has been used to ensure a smooth transition of the crossover to footpath & nature strip.

The proposed driveway has a gradient of 1:16.2 with in the property and a gradient of 1:20 over the nature strip.

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

Please refer to Plan pg. 7 of the Plan Set by Classic Country Cottages 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	
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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

		Compliance	
Controls	Proposed	Yes or No	Notes
Site Area	696.8 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	5.6 m	No	B7 - DCP Variation Request
Rear Setback	4.5 m	Yes	
Minimum Side Setback	1.0 m & 3.5 m	Yes	
Building Envelope	5.0 m	Yes	
Private Open Space	196 m ²	Yes	
% of Landscape space	43.4%	Yes	
Impervious Area	248.6 m ²	No	O.S.D. System to be installed
Max depth of fill	0.4 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

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Classic Country Cottages