STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

CLIENT:	Richard and Laura merry
ADDRESS:	19 Moresby Place, Allambie Heights, LOT 19, D.P. 28394
DATE:	20 February 2023

CLASSIC
BUILDING & DESIGN
Incorporating Classic Country Cottages

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1.0 SUMMARY

The North Balgowlah 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 19 Moresby Place, Allambie Heights, (Lot 19, DP 28394) is a 625.8m2, primarily wedge to rectangular in shape block of land that slopes up from the street and from the north west corner towards the south east corner. The site enjoys a 11 odd metre frontage to the property to Moresby Place and a depth of 36.8 on the west and 41.8 odd metres along the eastern side boundary, the rear boundary is 21 odd metres and is backing onto the rear boundary property that also fronts Inglebar Ave.

The site is currently occupied by a single-storey clad dwelling with colourbond steel 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

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 625.8m2m^2 x 40% = (a) 250.3m^2
Proposed impervious = (b) 249.7m^2

Therefore, an **OSD is Not required** as (b) is less than (a).

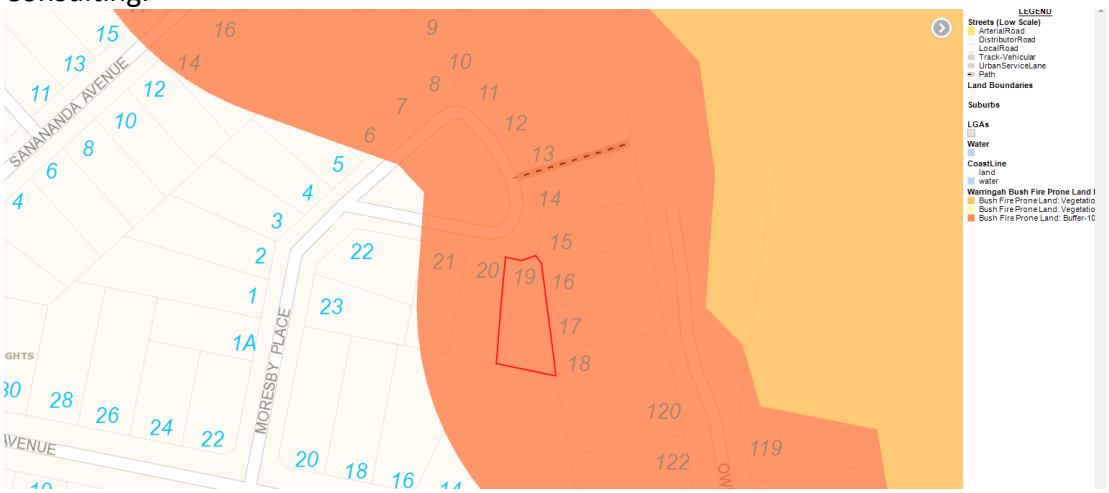
Please refer to DWG12 & 13 – Stormwater Management Plan by Classic Building and Design.

6.0 FLOODING

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

7.0 BUSHFIRE PROTECTION

The site is within any bushfire zone. Refer to Bushfire report by Craig Burley from Control Line Consulting.

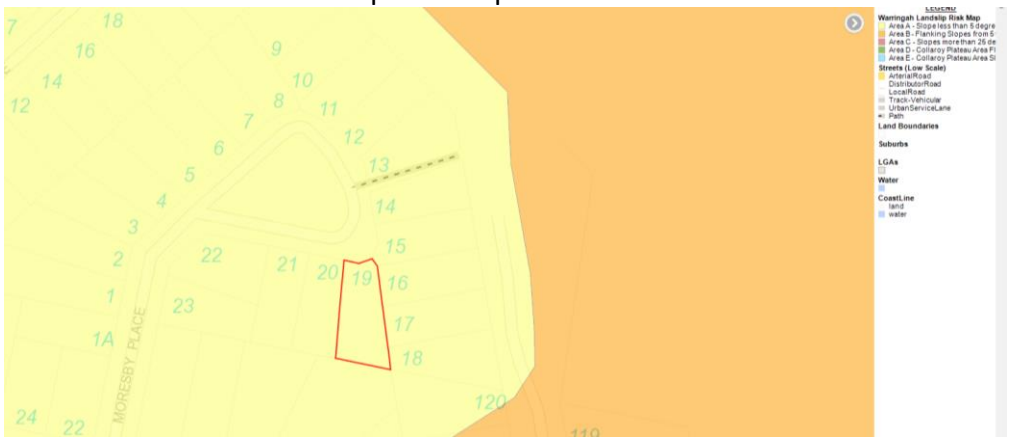


8.0 LAND ADJOINING PUBLIC OPEN SPACE

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 toward from the Northern, western 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 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 Jamie King Landscape Architect.

14.0 TRAFFIC

Currently the site has off-site parking spaces to the front of the property. The proposal is setback from the front boundary and along with the proposed driveway, 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 clad dwelling with a metal roof and garage under, 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 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 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 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. 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 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.

20.0 PHOTOMONTAGE

IMAGE 1 – SITE VIEWED FROM STREET

IMAGE 2 – VIEW OF STREET FROM FRONT YARD

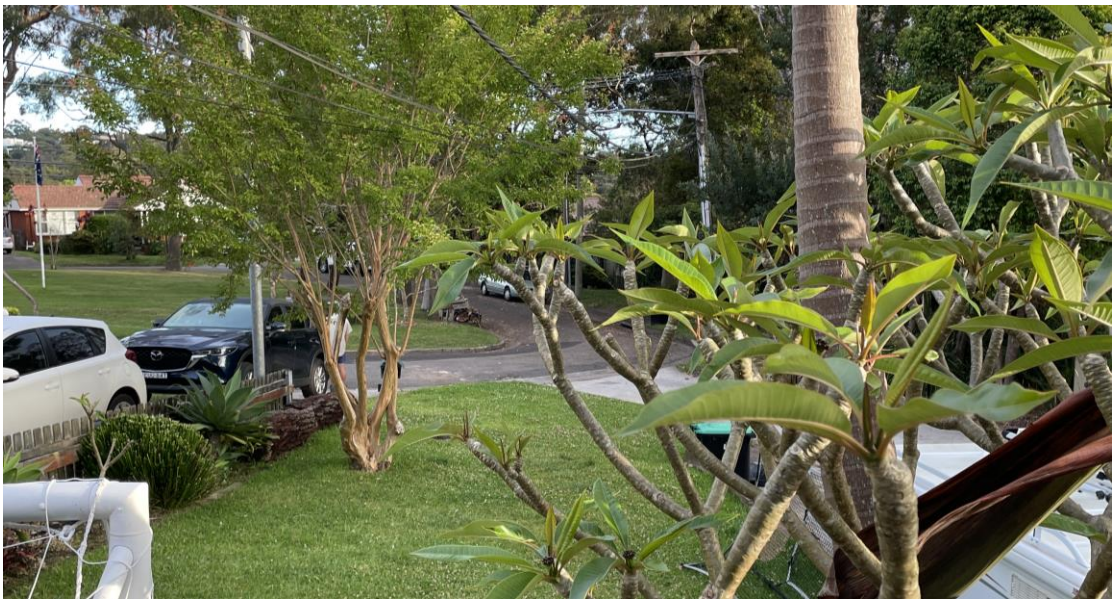


IMAGE 3 – NORTHERN VIEW IN FRONT YARD

IMAGE 4 – WESTERN VIEW IN FRONT YARD

IMAGE 5 – EASTERN VIEW IN FRONT YARD

IMAGE 6 – WESTERN VIEW IN REAR YARD

IMAGE 7 – EASTERN VIEW OF REAR YARD

IMAGE 8 – NORTHERN VIEW OF REAR YARD

IMAGE 9 – PLAN VIEW OF SITE

IMAGE 10 – No. 16 MORSESBY PLACE

IMAGE 11 – No. 17 MORESBY PLACE

IMAGE 11 – No. 20 MORESBY PLACE

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 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 and retaining of around 0.9m 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 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 14 – 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. Six Trees/shrubs are recommended for removal due to proximity to the existing and proposed dwelling/works as well as the suitability of the species to the immediate amenity. Only two trees are in excess of 5.0m high and considered trees. T1 Cocos Palm and T7 Illawarra Flame Tree, both trees are listed on the exempt species tree list. The other shrubs/trees proposed for removal are also considered exempt from approval from removal.

An Arboriculture Impact assessment report has not been commission to accompany this DA submission considering the proposed trees/shrubs to be removed are not mature trees, not suitable species and listed as exempt.

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

Location	Species name	Common name	Reason	Height/Diameter
T1	Syagrus romanzoffiana	Cocos Palm	Exempt Species List	6.0m/0.2m
T1	Plumeria Sp	Frangipani	within 2.0m of existing dwelling	3.0m/0.1m
T2	Syzyium	Lilly Pilly	within 2.0m of existing dwelling	4.0m/0.1m
T3	Stone Fruit	Fruit Tree	Exempt as fruit tree	4.0m/0.3m
T4	Brachychiton Acerifolius	Illawarra Flame Tree	Exempt Species List	10m/0.5m

Please refer to the attached Landscape Plan by Jamie King Landscape Architect.

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	-	625.8 m^2 (By Calculation)	
Existing Total Hardstand area	-	313.8 m^2	(50.1%)
Total Proposed Hardstand area	-	245.7 m^2	(39.3%)
Total Proposed Softstand area <2.0m	-	0.0 m^2	(0%)
Total Proposed Landscape area	-	324.9 m^2	(51.9%)

LANDSCAPED OPEN SPACE MINIMUM ALLOWANCE UNDER THE LEP: 40% OF 625.8 m^2 = 250.3 m^2

The proposed is therefore in line with the control for site coverage.

30.0 STORM WATER

A minimum of 210m^2 is proposed to be connected to the rainwater tank to provide a minimum capacity of 2,000l/t with any overflow to be piped the street. The proposed location of the tank is the 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 – 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 8.5 m (front)
- Eastern 0.93 m
- Western 0.95 m
- Southern 11.69 m (rear)

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 8.5m from the front boundary and the garage located around 10.5m 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 driveway. View sharing & the local amenity is also maintained with most of the existing vegetation adjoining the front boundary to be retained. The 10.5m & greater 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 BUILDING ENVELOPE

A minor encroachment to the building envelope control is experienced on the Eastern facing wall of the Ground floor along the length of the stepped gables. The area of intrusion is relatively minor at 600mm at its largest, for a distance of 5.3m.
Another very minor encroachment to the building envelope control is experienced on the Western facing wall of the first floor along the length of the first floor. The area of intrusion is relatively minor at 860mm at its largest tapering to 140mm.

These encroachments are a direct result of the site's natural topography and acute angle of the side boundaries. The home has been designed to minimise visual impact, disruption of views, loss

of privacy and loss of solar access to neighbouring properties. As such, the proposed is in line with the aims of the control. Please see the Building Envelope control as displayed on page 4 & 5 of the plan set by Classic Building and Design.

The minor encroachment will not detract from the private open space, privacy, solar access, a sense of openness of the site and will maintain the visual continuity and building pattern and create any disturbance to neighbouring properties.
We are requesting a Clause 4.6 variation 'Exceptions to development Standards' under Warringah Local Environmental Plan 2011 relating to 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-eastern elevation of the of the western neighbour's property number 20 Moresby Place at 900hrs on the 21st June, affecting mostly unglazed sections of the ground floor and part of the upper floor glazing. No overshadowing is experienced 1,200hrs, or 1,500hrs on the 21st June. This overshadowing is minor considering the overshadowing marginal effect on windows on the neighbouring dwelling.

The proposed dwelling will not cast any overshadowing upon the southern and eastern neighbour's property at 1,200hrs on the 21st of June, and no overshadowing of the dwellings at 1,500hrs on the 21st of June.

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 DWG8, 9 & 10 – Solar Analysis Plans by Classic Building and Design.

37.0 FENCES

The existing fences are to be retained as existing. Please see detail below:

Please refer to the site plan and sketch above.

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 1:91.7 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 and 2 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	625.8 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	6.5 m	Yes	
Rear Setback	12.8 m	Yes	
Minimum Side Setback	1.0 m	Yes	
Building Envelope	4.0 m	No	Variation to B3 Side Boundary Envelope W.D.C.P. requested
Private Open Space	126.5 m^2	Yes	
% of Landscape space	39.8%	Yes	
Impervious Area	249.8 m^2	Yes	
Max depth of fill	0.5 m	Yes	
Max cut into ground	0.9 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