



cooper design

STATEMENT OF ENVIRONMENTAL EFFECTS

for

PROPOSED NEW TWO STOREY DWELLING WITH GARAGE AND SWIMMING POOL
at

LOT 3, DP 245112

28 INGLEBAR AVENUE, ALLAMBIE HEIGHTS, NSW 2100



Rev A	For Review	16 th July 2021
Rev B	For DA Submission	25 th November 2021
Rev C	For DA Submission	22 nd February 2022



INTRODUCTION

This Statement of Environmental Effects has been prepared for submission to Northern Beaches Council. The Statement is to accompany a Development Application to the Council for approval for the proposed building works at 28 Inglebar Avenue, Allambie Heights. It has been written in correlation with the objectives of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011 and Amendments, as well as the relevant state planning policies that are in effect.

This statement describes a development application proposing:

- The erection of a new two storey five bedroom home with integral garage, swimming pool and associated decks to replace an existing two storey house.

Please read this Statement in conjunction with the following documentation also submitted to Council:

- LAND SURVEY prepared by PK Surveys Pty Ltd
 - Numbered : 57884 Land Survey 28 Inglebar Avenue
- Architectural Plans (prepared by cooper design)
 - Numbered : DR001, DA101 – 102, DA201 – 203, DA301 – 302, DA401- DA402
- Shadow Diagrams (prepared by cooper design)
 - Numbered : DA501
- BASIX Certificate 1226195S prepared by cooper design

SITE LOCATION AND DESCRIPTION

Location	28 Inglebar Avenue, Allambie Heights (Figure 1 and 2)
Property description	Lot 3, DP 245112
Site area	847.3 m ²
Zoning	Residential R2 (Low Density) Zone
Heritage Listing	The subject site is not listed as a heritage item

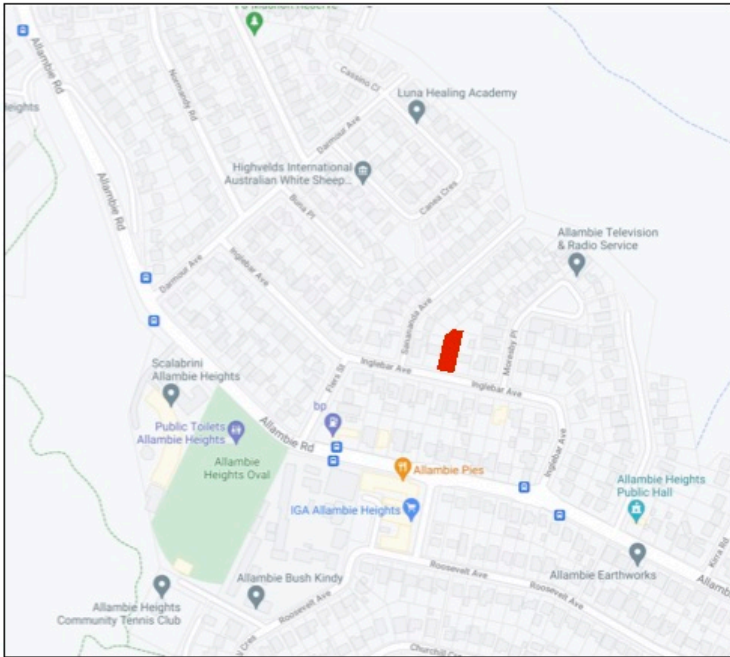


FIGURE 1 SITE LOCATION PLAN

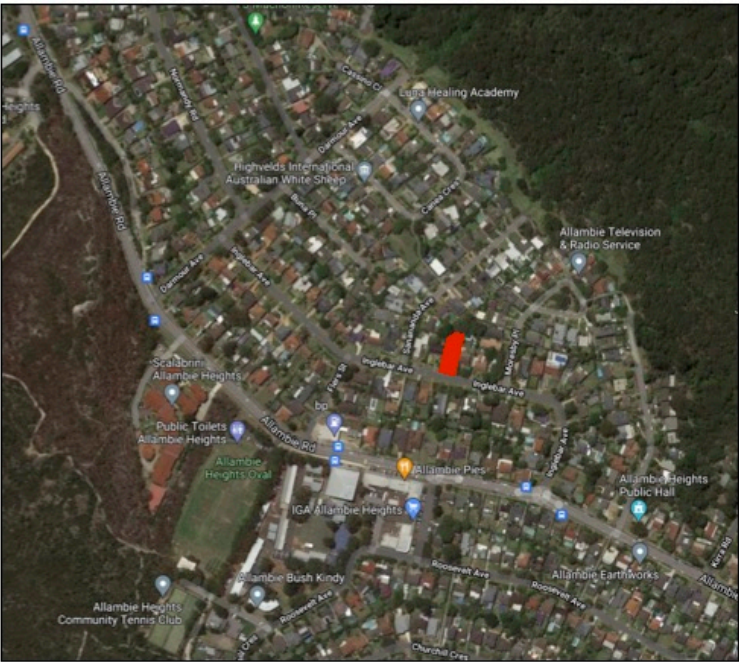


FIGURE 2 AERIAL PHOTOGRAPH



COMPLIANCE TABLE

Objective	Standard	Actual	Complies
Minimum Lot Size	600 m ²	847.3 m ²	Y
Zoning	R2	Residential	Y
Landscape Open Space	40% = 338.92 m ²	359.01 m ² = 42.4%	Y
Side Envelope	4 m	refer to drawings	Y
Maximum Wall Height	7.2 m	7.1 m	Y
Minimum Side Setback	0.9 m	2.650 m, 3.245 m	Y
Minimum Front Setback	6.5 m	8.765 m	Y
Minimum Rear Setback	6.0 m	7.165 m	Y
Maximum Height	8.5 m	8.495 m at highest point	Y



EXISTING SITE CONDITIONS

The subject site is a slightly irregularly shaped lot with a principal street frontage facing approximately south onto Inglebar Avenue and is 18.239 metres in width with side boundaries of 48.635 and 38.582 metres, and rear boundaries of 20.807 and 12.530 metres. The section falls approximately 3.5 metres from front to rear boundary, and 0.75 metres from side to side boundaries. There are no heritage items within the vicinity.

The surrounding area is characterised by medium and large sized sections with substantial one and two storey residences. Immediately west of the site the adjoining house is a modern weatherboard two storey home with a corrugated iron roof, and the house to the east is a traditional brick and weatherboard two storeyed home with a tile roof.

The current dwelling is a two storey weatherboard house with a pitched tiled roof, which will be demolished to allow a larger residence to take advantage of the large site. The new residence will be set back 8.765 metres from the front boundary, situated in a parallel line to the side boundaries, with side setbacks well clear of the side boundaries. The current vehicular access to the residence is located in the south west corner of the site and is defined by the concrete driveway to the existing single garage, with a concrete path leading up to the small front entry. The new driveway will angle east from this vehicular access point to the new double integral garage and front porch.

The front garden currently slopes gently down from the street level by approximately 8-900mm and there is no fence along the front boundary. This forms the smaller open space as the house will be set further forward on the block so that the principal open space is to the rear for privacy around the new swimming pool. As the rear garden has a non parallel boundary, this restricts the size of the open space and has led to the decision to move forward on the block.

A mains sewer runs through the rear yard and the principal private open space, approximately 0.6 metres from and parallel to the north western boundary. The site contains two trees of a significant size (height of 5 metres or greater), one of which is to be removed. The large Eucalypt tree in the rear garden will be retained. There are no known contaminants on the site and as the site's history is only residential, it is assumed that there are no contaminants to deal with.

The neighbouring properties immediately adjacent on either side of the property are both freestanding residential dwelling houses. They are both set back from the boundary; in the case of No. 26 Inglebar Avenue the setback is approximately 8 metres, whilst the setback to 30 Inglebar Avenue is about 16.8 metres. The ridgeline to the northern and southern neighbours are around the current ridgeline of the subject property, and generally run east west.

To the south, the neighbouring properties across the street bear no significant impact as Inglebar Avenue is quite a wide street and also has landscaped verges. The properties on this side of the road are one and two storey houses with pitched roofs, and feature a mix of weatherboarded, brick and stucco facades. The older properties are gradually being replaced by larger modern dwellings such as 27 Inglebar Avenue.



SITE PHOTOS



FIGURE 1 MAIN STREET ELEVATION



FIGURE 2 VIEW OF DRIVEWAY



FIGURE 3 FRONT ENTRY



FIGURE 4 FRONT (SOUTH) ELEVATION



FIGURE 5 EAST ELEVATION



FIGURE 6 WEST ELEVATION



FIGURE 7 NORTH ELEVATION



FIGURE 8 NORTH ELEVATION



FIGURE 9 26 INGLEBAR AVENUE



FIGURE 10 30 INGLEBAR AVENUE



FIGURE 11 NEIGHBOURING PROPERTY



FIGURE 12 NEIGHBOURING PROPERTY



DESCRIPTION of PROPOSAL

The proposal is for the demolition of the existing double storey, 4 bedroom dwelling including an attached single garage and deck. The replacement dwelling will have family living areas centred around a kitchen with five bedrooms, a media room, a home office/ gym and integral double garage, together with a swimming pool, associated decks and landscaping.

The exterior of the current dwelling is dated externally and lacks amenity in its internal spaces. The purpose of the proposal is to provide our clients with a contemporary family dwelling that takes advantage of solar access, natural light, solar gain and natural ventilation, with an external presentation to the street that enhances the character of the properties in the vicinity. The owners require extensive entertainment areas and associated amenities as they have a growing and extended family. The current house, whilst having four bedrooms, has very narrow circulation spaces and little storage facilities. Whilst the new footprint of the dwelling will be larger on the plot, it is a sizeable section and will accommodate the increased site coverage without compromising the required setbacks and due to its north south orientation, will have little impact on daylight and sunlight access to the neighbouring properties.

The crossing from the street should not need to be widened, but the driveway will be extended and angled to provide access to the new garage. It is not proposed to radically alter the current provision for pedestrian access except to upgrade the finishes and realign the pathway to the new entry.

Access is from the street to the main entry which has a covered wrap around verandah to provide all weather cover. There is also a side entry into the mud room and shower room for direct functional access when returning from surfing. The internal configuration to the ground floor provides an efficient use of space and provides internal access from the garage into the hallway. The kitchen, butler's pantry, dining and living areas are integrated to provide open plan living with easy access throughout, and seamless flow out onto the external deck and swimming pool area.

The dining and living areas will have access to a swimming pool that will be partly inground to take advantage of the section's natural fall. The wrap around balcony on the southern side will provide a shaded outdoor area at the height of summer. There are unshaded open spaces as well as undercover areas allowing for all weather and seasonal situations. There is a laundry with direct access out to the drying area and bin storage.

A staircase will lead up to the new first floor level which will accommodate three bedrooms with a main bathroom and linen storage, a media room and a master bedroom with ensuite and walk in robe, opening onto a large balcony overlooking the principal open space at the rear.

The eastern and western elevations which run along the side boundaries are intended to have little impact on the adjacent properties, as most windows have a high cill height to maintain the privacy and reduce opportunity for overlooking, and other windows will be screened or obscure glazed as necessary.

The resulting building will contribute to the visual impact of the streetscape whilst preserving appropriate residential amenity, view sharing and environmental qualities. The sophisticated character and detailing of the proposal will enhance the visual amenity of the neighborhood and augment the character of the streetscape. The landscaped areas will be lushly planted to complement the dwelling with sandstone retaining walls where required.

The works will increase the sustainability of the house with natural daylight and ventilation, improved solar heat gain control and storage of rainwater. The proposed dwelling has been designed to consider sustainability, self-sufficiency and the environmental footprint. Throughout the garden low water use landscaping is proposed. It is also proposed to install a rainwater tank to in order to harvest as much rainwater as possible for irrigation and for pool top up. The current landscaping along all the boundaries will be supplemented by new planting and trees to screen the pool along with a solid wall to mitigate the noise of pool activity and associated pump machinery.



COMPLIANCE – WLEP 2011

LAND USE ZONE (Clause 2.1)

- The subject site is zoned R2 Low Density Residential so the use fully complies.

PRINCIPAL DEVELOPMENT STANDARDS

Height of Buildings (Clause 4.3)

- The building complies with the height development standard of 8.5m.

MISCELLANEOUS PROVISIONS

- There are no items of heritage significance in the vicinity. (Clause 5.10).

ADDITIONAL PROVISIONS

- The subject site is not within the class 1-5 of the Acid Sulphates Soils Map (Clause 6.1).
- Earthworks (Clause 6.2). Earthworks involving minimal excavation of around 900mm maximum are proposed for the swimming pool. This will not produce any construction issues for the project.
- The lot is not at or below the flood planning level. (Clause 6.3).
- Development on sloping land (Clause 6.4). The site falls within Area 'A' of the Landslip Risk Map. It is not considered that a Geotechnical report will be required since the works required for the development will not detrimentally affect the existing ground water flows. The stormwater will run to an OSD basin on site and then to the same Council system as currently.

COMPLIANCE – WDCP 2011

PART A - INTRODUCTION

It is considered that the design of the development is consistent with the objectives of this part of the WDCP with a building design that will greatly enrich the character of the street with an updated and classic contemporary dwelling. It will fit in with the diverse collection of traditional and modern houses in the immediate vicinity and complement the predominant building forms, distinct building character, building materials and finishes and architectural style in the locality. The views from the public domain will be affected minimally, but as the major views from the neighbouring properties are to the rear where the bulk of the building is not greatly changed, the impact is not significant.

The current open space to the front of the house is maintained with a new pedestrian path and it is intended that the front boundary wall will be a low sandstone retaining wall, contributing to the open nature characteristic in the vicinity. There will be a new native tree to replace the existing one, supplemented with hedging and shrubs, whilst the rear garden will be largely grassed areas for children's playing, with trees and shrubs to the perimeter. Several trees will be planted along the eastern boundary contributing to screening and privacy.

PART B – BUILT FORM CONTROLS

- Maximum Wall Height (Clause B1)

The maximum wall height is 7.2m from existing ground level and the proposal complies as shown on the elevations.

- Side Envelopes (Clause B3)

The land falls within the 4m height side envelope and is shown on the elevations to comply with this clause.

- Side Setbacks (Clause B5)



The minimum side setback is 0.9m and the proposal complies with this comfortably at over 2 and 3 metres minimum to both sides.

- Front Setback (Clause B7)

The minimum front setback is 6.5m and the proposal complies with a setback of 8.765m.

- Rear Setback (Clause B9)

The minimum rear setback is 6m and the proposal complies with a minimum setback of 7.165m.

PART C – SITING FACTORS

- Traffic, Access and Safety (Clause C2)

The driveway crossing will be kept in its existing location to access a new driveway to the new integrated double garage. The existing pathway will be rearranged to provide a pedestrian entry off the street. The front wrap around porch will provide shelter to the more recognisable entry whilst affording a welcoming aspect to the front façade.

- Parking Facilities (Clause C3)

Two off street parking spaces are provided in the garage. The garage is designed to integrate with the front elevation so that it does not visually dominate the street façade.

- Erosion and Sedimentation (Clause C5)

Sedimentation control will be maintained throughout construction with a sediment control fence to the northern and eastern boundaries to prevent run off onto adjoining sites. Precautions to prevent debris being carried onto Inglebar Avenue will be put in place as shown on the drawings.

- Excavation and Landfill (Clause C6)

Only minimal excavation will be required for the works and site stability will not be affected. All works will comply with the DCP.

- Demolition and Construction (Clause C8)

Demolition will be carried out to comply with AS 2601 – 2001, Demolition of Structures. Removal of any asbestos found will be carried out to comply with this Standard and the Code of Practice for the safe Removal of Asbestos, 2nd Edition (NOHSC:2002 (2005)).

Waste management controls will be implemented during demolition and construction. Please refer to the Waste management Plan. Throughout demolition and construction, the front garden will be used for on site storage of new and recyclable building materials. Where possible, building materials constructed of timber, steel, bricks / tiles, gyprock, concrete, glass etc will be separated into distinct areas for the purposes of recycling and re-use where feasible. This will be in a separate part of the garden to the construction material storage.

The brickwork that is removed from the dwelling is to be recycled at Kimbriki Resource Recovery Centre. The bricks are crushed and re-used as road base or drainage material.

Left over concrete is recycled the same way and this will include left over paving waste, renderers waste and tiling waste.

Steel and metal offcuts and steel strapping will be collected by a metal scrap pick up service. This is then recycled.

A skip bin for any excess waste not able to be recycled will be located in the front garden of the property.

- Waste Management (Clause C9)

A screened area large enough to accommodate the following bins is located to the side boundary as shown on the plans:

3 x 120L for waste and recyclables

1 x 240L for vegetation



PART D: DESIGN

- Landscaped Open Space and Bushland (Clause D1)

There is a requirement for 40% landscaped open space on the subject site, which equates to 339.92 m². The proposed open space is 359.01 m² which is 42.4%.

- Private Open Space (Clause D2)

A minimum area of 60m² for private open space with direct access from the living areas is required. There are multiple open spaces available from the living and dining areas, some open and some covered, and the total area is 183 m².

- Noise (Clause D3)

The pool is located to the north east part of the rear garden and will have a 1800mm high solid wall to shield noise to the adjacent property. The pool equipment will be housed in an enclosure with noise reducing pads.

- Orientation and Energy Efficiency (Clause D5)

The site has good access to northern sun to most parts of the open space.

- Access to sunlight (Clause D6)

The primary open space is located on the northern side of the lot and will have access to sunlight for more than 3 hours between 9am and 3pm on June 21. The shadow diagrams indicate that the adjacent dwellings will still have access to more than 3 hours of sunlight between 9am and 3pm on June 21, as there is little change in the overshadowing of the rear gardens.

- Views (Clause D6)

The setbacks to the side boundaries are designed to minimise the impact of the new dwelling on any views from the neighbouring properties. The house is also set back further from the boundaries to the upper levels to reduce any effect on views. As the building bulk is not significantly greater to the rear where there are long distance views, there should be only slight changes.

- Privacy (Clause D8)

Most of the new windows to the new dwelling to the side boundaries have a cill height over 1.5 metres above floor level to reduce any overlooking of the neighbours to the east and west. Where possible windows have been located to walls at right angles to the boundaries. Other windows will be screened and/ or have obscure glazing

- Building Bulk (Clause 96)

The house has been designed with setbacks, articulated facades and planters to provide contrast and minimise building bulk. The house steps down from the street and further down the lot to follow the natural contours of the site and reduce cut and fill.

- Building Colours and Materials (Clause D10)

The colours and materials of the cladding, brickwork and roof are intended to emulate the natural landscape and neighbourhood properties of Allambie heights.

- Roofs (Clause D11)

The roof is articulated to provide variety of forms whilst conforming to similar pitch, materials and forms of other houses in the vicinity. The eaves are substantial to provide shading and prevent glare.

- Glare and Reflection (Clause D12)

The balustrades are generally solid and windows shaded by solid overhangs to reduce glare and reflection.



- Front Fences and Walls (Clause D13)

It is not intended to fully enclose the front garden, but to landscape with planting and low sandstone blocks to provide some privacy whilst maintaining casual surveillance of the street.

- Site Facilities (Clause D14)

These will be located to have minimal impact on the streetscape. Please refer to the Proposed Site Plan.

- Side and Rear Boundary Fences and Walls (Clause D15)

These will not be higher than 1800mm and will complement the neighbouring properties.

- Swimming Pools (Clause D16)

The swimming pool is located in the rear garden.

- Accessibility (Clause D18)

The vehicular entry will not change location at the street, whilst the pedestrian entry is in a more central location.

- Safety and Security (Clause D20)

The windows to the first floor of the dwelling will enhance casual surveillance of the street from the site, and the location of the front door itself does not encourage loitering.

- Conservation of Energy and Water (Clause D20)

Please refer to BASIX Certificate.



CONCLUSION

Careful design consideration has been given to minimise loss of sunlight, privacy, views, noise and vibration impacts and other nuisance (odour, fumes etc.) for neighbouring properties and the development property.

Appropriate privacy has been maintained to and from the adjoining properties through building design and orientation, with the location of the new terrace to the rear and the considered positioning of windows to restrict overlooking.

The impact of overshadowing of the proposed works is not significant. Although there is a reduction in winter solar access to the open space areas of the adjacent properties, there is very little impact to the private open spaces to the rear and under a third of the existing solar access is affected. Views from the adjacent properties will not be affected significantly as the major vistas are to the open aspects at the rear of the homes.

The placement of the outdoor areas to the rear of the property will protect the adjacent properties to the east and west from any noise and the noise levels should not be greatly different to the current situation.

The proposed new dwelling will greatly improve the streetscape and provide the occupants with a significantly more liveable home. It is apparent that the neighbourhood has a varied and diverse building character with many modest one storey dwellings being upgraded to two storey homes of a more substantial nature. The building form is generally smaller in bulk than many of the houses in the vicinity of Inglebar Avenue, whilst being entirely consistent in terms of the materials and finishes proposed.

The proposal is compliant with the objectives of the Northern Beaches Council Local Environmental Plan and Development Control Plan and in view of its merits and the absence of any significant effects, we hope that you consider this submission worthy of approval.