

**REVISED
STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**PROPOSED NEW RESIDENCE
170 MORGAN ROAD BELROSE**

**PREPARED BY MJ SHEPHERD & CO PTY LTD
FOR
K & P SHAW**

REVISION

This Statement of Environmental Effects will remain the same as approved in DA 2013/0892. The proposal remains the same and will have no effect on the neighbouring properties or the environment.

The modifications include internal changes to the existing dwelling. There is no changes to the location or height of the dwelling as approved.

The stables have been reconfigured to include the coaches box and a courtyard. The floor height of the stable has been lowered by 700mm. these modifications will have no impact on the adjoining properties.

The coaches box has been removed from the arena and as mentioned is now included in the stables. The changes to the arena fence will only enhance the proposal. The location of the arena will remain the same.

The new location of the tennis court will open up the property and conceal it from the view of the adjoining property this location will not have any effect on the neighbouring properties.

The details for the front entry gate have been included. The gates have been kept to a simple design and finished with stone and timber, this will maintain an elegant feature and at the same time blending into the surrounding environment.

INTRODUCTION

The proposed development primarily involves the demolition of the existing Dwelling & out buildings and the construction of a new dwelling, attached Granny Flat, Stables and Arena at 170 Morgan Rd Belrose NSW.

SITE SUITABILITY

The site is zoned B2 Oxford Falls Valley.

The site south boundary of 57.429m has frontage to Morgan Road to the South.

There is one established neighbouring residence to the Western boundary

The site orientation for the proposed dwelling lends itself well for the residence to achieve good solar access.

The existing site is 1.99Ha and is currently used as residential property.

The proposed residence and out Building comply with the intentions of LEP 2000 B2 Oxford Falls Valley.

The property has available services including water, power, phone and garbage collection.

Stormwater & Sewer

Stormwater will be collected by several rainwater tanks as indicated and reused to washing machines, WC Suites, yard taps and the swimming pool. Excess stormwater will be diverted to the council kerb.

Sewerage will be treated by the existing approved treatment system.

Historical & Archaeological

There is no historical or archaeological significance known on this site.

PRESENT & PREVIOUS USAGE

The site is currently used for residential purposes & contains a two storey residence, pool and various out buildings.

There are no records or knowledge of any other previous uses for the site.

No previous or present use of the site is known to have been of a potentially contaminating activity.

Building Height

The site has an allowable building Height of 8.5m.

The proposal complies as specified in the LEP

The height of the proposed is consistent with developments in the area

The Building is designed as single storey with low pitched roofs to reduce the overall height, shaddowing and loss of veiws to the neighbouring property.

The adjoining residence is approximatley 60m to the west and 8m higher than the propsed dwelling. There will be no loss of views or overshadowing by the proposal.

Excavation / Fill

Dwelling:

The excavation to this area will be to remove previously imported fill and reinstate any rock outcrops.

No fill is intended to this area

Stables:

The stables will require excavation of up to 1m in the north west corner and grading of the existing levels to the propsed driveway.

no fill intended to this area

Arena:

The arena wil require excavation of upto 400mm in the north west corner.

There will be upto 1.2m fill to the south east corner. This will be contained by an engineer designed retaing wall.

Removal of trees has been addressed in the attached Arborist Report.

Density, Size and Bulk

The density of the existing property is fro one dwelling, the propsal complies with the existing density

There are no requirements for Floor Space Ratios under this LEP, but due to the large size of the site the FSR would be Minor.

The proposal also compiles with all setbacks and building height which control Bulk & Scale.

Setbacks

Front

The proposed setback is 46.50m

The proposal addresses the requirements of the LEP & DCP

Side

The proposed setback to the east and west Boundary is 10m

The proposal addresses the requirements of the LEP & DCP

Rear

The proposed setback to the rear northern boundary is 20m.

The rear setback addresses the requirements of the LEP & DCP.

Streetscape & Visual Impact

With the proposed being setback 46.5m from the front boundary and the existing vegetation to remain, there will be no impact to the streetscape

Fences

There will be no fences to the front Boundary.

The closest fence to the boundary will be setback at least 15m and consist of sandstone columns with steel and timber gates, to blend in with the environment.

The remainder of fencing will be to this area and all other boundary fence will be post rail and wire fencing as detailed on "Plan A003"

Visual & Acoustic Privacy

With the development being single storey construction and about 60m from the adjoining properties, visual privacy will not be an issue to the adjoining properties, nor between the proposed residence.

There are no sources of odour, smoke or fumes expected to originate from the proposed development or any nearby source within the neighbourhood.

Construction hours will remain within Warringah Council's guidelines & there are no excessive predicted noise levels expected during construction.

As the proposal involves a habitable dwelling, there is no operational noise associated with the development beyond that which is expected from residential applications.

ORIENTATION & SOLAR ACCESS

The northern and easterly aspects of the site dictate a proposal that captures the solar access which is available to the site. The Northern and easterly aspect is simple to take advantage of due to the orientation and characteristics of the site.

The open spaces of the yard permit good solar access to the all of planned useable outdoor areas.

VIEWS

There are bushland views to be achieved from the proposed development to the north and east.

With the proposed being single storey, 60m away and 8m lower from the neighbouring dwelling no views be blocked from adjoining properties.

ACCESS & TRAFFIC

The existing site is situated on Morgan Road & no traffic measures are believed to be relevant to this proposal.

It is proposed that vehicle access to the proposed development be via a Existing level grade crossover in accordance with Warringah Council's specifications.

On site parking is in accordance with the Warringah Councils LEP & DCP. There are no foreseeable conflicts between vehicles, pedestrians and cyclists related to the proposal.

OVERSHADOWING

With the proposed residence being 60m away and 8m lower than the adjoining dwelling and being single storey there will be no overshadowing to the adjoining properties.

EROSION & SEDIMENT CONTROL

During construction, a silt barrier fence will be erected about the construction site on the downhill side to capture silt from run-off rainwater etc. All works shall be in accordance with the Department of Conservation & Land Management Urban Erosion & Sediment Control Plan Rev. 1992 & Warringah Council requirements. This silt fence will remain in position until adjoining vegetation is renewed in the vicinity of the site and all drainage structures are complete and serviceable.

SUN CONTROL

The orientation and layout of the proposed dwelling combined with existing site restraints maximise both summer and winter solar access to the building, predominately in the living areas.

Glazing will be a minimum of pyrolytic Low e in timber frames to reduce heat and glare. Insulated walls have been allocated to absorb solar heat and re-radiate this outward at night. Eaves overhang helping to further maintain shade to this façade during the middle of the day in hotter periods where the sun is situated almost directly overhead.

INSULATION

Insulation is provided to the proposal in the form of reflective foil sarking and R2.0 mineral wool batts to all external walls, foil lined insulation blanket directly under roof sheeting as well as R3.0 insulation to all ceilings.

This is intended to minimise external heat gain during the hotter periods and to trap heat internally during cooler periods, not just to make residences more comfortable to live in, but to help reduce energy demands on heating & cooling equipment with other sensible energy methods.

NATURAL VENTILATION

Numerous operable glazed windows are located throughout the building. These can all be used to provide and control cross ventilation. Windows are located on all sides of the dwellings, all of which can be used to open or shut off prevailing breezes and winds. Windows situated on these elevations also provide and permit the control of cross ventilation during undesirable prevailing winds. A generous distribution of operable windows in these elevations permits the availability and control of natural cross ventilation where and when required.

HEATING, COOLING & LIGHTING

No technologically advanced energy saving technology is planned, nor situated to this residential development. The thermal mass of brick veneer construction, insulation and some passive solar design principal incorporated into the design will assist in cooling the dwelling during summer and maintaining internal temperatures during winter.

The electrical lighting system will incorporate standard residential lighting principals.

There will be a 10Kw solar on grid power system.

Social & Economical

The existing site is currently single residential and the proposed is to remain the same, there will be no social or economical impact to the area.

Existing & Future Amenity

The existing site is currently single residential and the proposed is to remain the same, there will be no impact on the amenity of the locality

CLOTHES DRYING

A clothesdrying area will be located to the dwellings north in the rear yard. This permits good solar access year round.

WATER HEATING

An energy efficient, instantaneous gas water heater will be used in the development for water heating.

WASTE

Waste collection and disposal services are available to the owners as ratepayers of Warringah Council. Waste is currently collected weekly by Council. Household waste is stored intermediately in Council approved wheel storage bins.

All demolition and construction waste shall be collected, removed from site and dumped at the approved management site. No prolonged storage of construction waste shall remain on site. All waste and materials shall be handled in accordance with occupational health & safety requirements. Should asbestos be encountered during the works it shall be handled, removed & dumped in accordance with Australian Standards AS1216 and AS2601 and WorkSafe Australian publication "Asbestos: Code of Practice and Guidance Notes" (August 1998).

Any surplus materials originating from construction will be re-used on other projects by the building contractor. Minimal amounts of growth forest timbers and non-renewable products will be used during construction.

Summary

Site information building controls	Proposed	Compliance
Site area	1.99HA Existing	yes
Housing Density	1 dwelling	yes
Maximum Ceiling Height	3.0m	yes
Maximum Building Height	7.8m	yes
Front Setback	64.5m	yes
Rear setback	20m	yes
Side setback	10m	yes
Building Envelope		yes
Private open space		yes
% of Landscape Open Space	76.6%	yes
Impervious area	4662.7m ²	yes
Maximum Cut	1m	yes
Maximum Fill	1.2m	yes
Number Car Spaces	5	yes

Location Map For 170 Morgan rd Belrose

