

**DEVELOPMENT APPLICATION**

**Statement of Environmental Effects**

**&**

**Clause 4.6 – Exceptions to development standards**

**DR & DR FERNANDO**

**PROPOSED RESIDENCE**

**7 THE KNOLL**

**TALLWOODS VILLAGE NSW 2430**

**LOT 912 DP 1013187**

**10 BERNBOROUGH CLOSE**

**TUNCURRY NSW 2428 AUSTRALIA**

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EXECUTIVE SUMMARY + CLAUSE 4.6 EXCEPTIONS

This proposal seeks setback and height variations to council policy due to an excessively steep site.

Pursuant to the above, please find written justification in 2.7 & 2.8; respectively BUILDING SETBACKS & HEIGHTS.

Otherwise, the environmental impacts of the development are consistent with standard domestic scale and therefore not likely to have any adverse impacts.

It is concluded that the proposed application will provide positive benefits to the streetscape and locality by providing built form of a varied and interesting nature, whilst providing a building for the occupants that responds effectively to its environment.

1. DESCRIPTION OF LAND
	1. LOCATION

The site is located in the Tallwoods development at Hallidays Point. It is 7 THE KNOLL LOT 912 DP 1013187 TALLWOODS VILLAGE NSW 2430.

* 1. SIZE & ASPECT

The site is 1147 m2,, irregular, with a steep 1:2 fall at the boundary, then easing off to an average of about 1:3 over the 48 metres – with a fall of about 15m to the south. The site has expansive views taking in the Comboyne plateau to the west; around to Crowdy Head in the east, then part of the horizon over the ocean.

* 1. EXISTING VEGETATION & USE

The site is void of any vegetation except from existing grass. The site’s previous use was cattle grazing.

* 1. ROAD FRONTAGE & VEHICLE ACCESS

THE KNOLL provides 1 way access to Black Head road and beyond.

* 1. ACCESS TO SERVICES

Services for water, sewer, power & phone are located underground on the lot boundary with the access street.

1. DESCRIPTION OF PROPOSED DEVELOPMENT
	1. SITING & SOLAR ACCESS

Orientation of the building has been aligned to the eastern boundary, which allows for good solar access on the nominal north side.

This also aligns well with the site contours, thus minimising cut & fill.

* 1. THERMAL MASS

Unfortunately, the steepness of the site and the project budget precludes the use of any concrete floor slabs apart from the garage.

* 1. SHADING

Every highlight window has an adequate eave projection as to exclude unwanted summer sun whilst still allowing for winter sun insolation.

The other windows can have external blinds added and utilised as required.

* 1. NATURAL VENTILATION

Louvre windows have been provided in the wet areas that will allow good natural ventilation.

* 1. INSULATION

The main cladding type used on this project is rendered 76mm polystyrene board which carries an R2.3 rating. This rating along with batt insulation will greatly benefit thermal performance.

* 1. SITE COVERAGE & FLOOR SPACE

|  |  |  |  |
| --- | --- | --- | --- |
| SITE AREA 1147m2 | ACTUAL AREA | ACTUAL RATIO | REQUIRED RATIO BY DCP/LEP MAX. |
| SITE COVERAGE | 192m2 | 17% | 65% |
| FLOOR SPACE RATIO | 214m2 | 0.19:1 | 0.6:1 |

The proposal is compliant.

* 1. BUILDING SETBACKS

|  |  |  |
| --- | --- | --- |
| BOUNDARY | ACTUAL SETBACK | REQUIRED SETBACK BY DCP MIN. |
| NORTH | 2000 | 5000 |
| EAST | 2000 | 900 |
| SOUTH | 33525 | 900 |
| WEST | 2321 | 900 |

The building encroaches onto the front northern street boundary.

It is requested that a variation be given to the current policy on the grounds that-

* The 1:2 steep fall of the site makes vehicular access unsafe and unreasonable if the setback is used
* This part of the building has a flat roof with parapet that is not dominating to the streetscape
* The side setbacks are greater than they need to be
* The rear southern setback is over 33 metres
* There is extensive precedent of other similar front setbacks in Tallwood’s
	1. BUILDING HEIGHT

The apex of the highest skillion is estimated to be some 8200mm average above natural ground level. This is under the max. 8500mm as stipulated by the DCP.

However, due to the geometry of the topography and the roof, the height above natural ground increases to approximately a maximum of not over 9120mm down at the gutter.

It is requested that a variation be given to the current policy on the grounds that-

* The maximum increase in height is only 7% over for a small portion of the lower roof
* The overall height of the highest part of the roof is under the height limit by a good margin
* The slope of the topography adjacent to the street is a steep 1:2 grade
* A desire for not splitting the levels of the house to aid for older and less mobile occupants

It is also requested that the above rationale be applied to the higher than normal subfloor height of the lower level.

* 1. ACCESS & CARPARKING

The proposal includes garaging for 2 cars on site. The driveway grade will have an average grade of no steeper that 1:15.

* 1. PRIVATE OPEN SPACE

The *Upper* and *Lower* decks provide varying degrees of view, privacy and protection from the living spaces. The back yard actually flattens out s it would make a great family garden.

* 1. ENTRANCES

A timber entrance door set will be installed in good sight of the street which will allow a pleasing and defined welcome over a hardwood bridge & pergola.

* 1. LANDSCAPING

Local indigenous species planting will be carried out by the owners.

* 1. ACOUSTIC & VISUAL PRIVACY

The neighbouring house to the west has not got any windows being overlooked.

* 1. SHEDS & SERVICE AREAS

Shed space has been allowed for in the subfloor space next to the water tank.

A hardwood screened pad next to the garage has been provided for bin, gas and golf cart storage.

* 1. VIEWS

The proposal will have district treetop views and will not take any views from neighbours.

1. L.G.A. LAND ZONING & COMPLIANCE
	1. GREATER TAREE LOCAL ENVIRONMENTAL PLAN

The site is zoned R1GENERAL RESIDENTIAL under the provisions of this plan. The proposal is compliant with the objectives of the zoning and is permissible with consent.

1. OTHER PROVISIONS& REQUIREMENTS

NIL

1. BUILT, ECOLOGICAL, SOCIAL& COMMERCIAL IMPACTS
	1. OVERSHADOWING

Currently there is no easterly neighbour and the neighbours to the south are at least 40m away.

The screened service pad does not add any undue shading onto the eastern neighbour.

* 1. STREETSCAPE, BUILDING BULK & SCALE

The proposed scale is broken up into 2 roof forms and offers much visual relief in the choice, execution and layout of materials.

The main skillion roof’s apex is setback over 12ooomm from the street. Its form is softened by the expansive timber solar pergola structure on the front entry bridge.

* 1. TRAFFIC GENERATION

Not applicable

* 1. HERITAGE ISSUES

Not applicable

* 1. WATER, AIR & SOIL POLLUTION

General site pollution measures such as silt fencing and the like will be used during construction by the builder to stop surface erosion.

* 1. DRAINAGE

All of the roof water will be directed into the rainwater tank - overflow will go direct to stormwater.

* 1. NOISE & VIBRATION

Not applicable

* 1. SOCIAL IMPACTS

Not applicable

1. SITE CONSTRAINTS & SUITABILITY
	1. BUSHFIRE ZONES

Not applicable

* 1. FLOOD AREAS

Not applicable

* 1. SITE CONTAMINATION

Not applicable

* 1. NOISE OR OTHER POLLUTION FROM OTHERS

Not applicable

* 1. SLOPE INSTABILITY

The site is ex grazing country with an average 1:3 slope and is considered to be at natural level for the lower part. It is envisioned that the top steeper part may include mullock from when the street was constructed.

* 1. EASEMENTS

There is a drainage pipe easement to the southern boundary.

1. CONCLUSION

It is concluded that the proposed application will provide positive benefits to the streetscape and locality by providing built form of a varied and interesting nature, whilst providing a building for the occupants that responds effectively to its environment.