

CITY COUNCIL

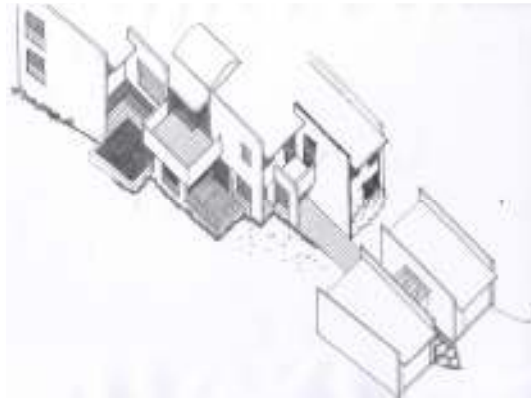
**PROPOSED
NEW RESIDENCE**

AT

LOT XX, DP:55555
XXX Anon Drive,
Somewhere

FOR

X. & Y Anonymous



STATEMENT OF ENVIRONMENTAL EFFECTS
AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION

Angela Elliss Design
86 ARALUEN DRIVE
HARDYS BAY NSW 2257
TEL: 02 4369-4471 FAX: 02 8569-1509

CONTENTS

PART	SUBJECT	PAGE
1	INTRODUCTION	3
2	SITE ANALYSIS	3-5
3	DEVELOPMENT PROPOSAL	6
4	SITE WORKS	7
5	SECTION 79C(1) CONSIDERATIONS	8-9
6	CONCLUSION	10

DRAWING SCHEDULE

PLAN NO:	TITLE	SCALE
018/05 1 OF 5	SITE, LANDSCAPING & ROOF PLAN	1:200
018/05 2 OF 5	GROUND FLOOR PLAN	1:100
018/05 3 OF 5	UPPER FLOOR PLAN, GARAGE ELEVATION & LOWER FLOOR PLAN	1:100
018/05 4 OF 5	NORTH ELEVATION & SECTION A-A	1:100 & 1:50
018/05 5 OF 5	EAST ELEVATION & SOUTH ELEVATION	1:100

ILLUSTRATIONS	PAGE	
FIG .1.	MAP OF AREA	3
FIG .2.	PREVIOUS TWO STOREY HOUSE	4
FIG .3.	LOCAL WIND DIAGRAM	5
FIG .4.	SKETCH OF PROPOSED DEVELOPMENT	6

CONSULTANT REPORTS

Full-scale site plan attached to back of document

1. INTRODUCTION

- 1.1 This Statement of Environmental Effects has been prepared on behalf of the owners of the subject property, X & Y Anonymous.
- 1.2 The subject of this Statement is the owners' intention to undertake the construction of a two storey residence with a pool and two single garages at <address withheld>

2. SITE ANALYSIS

- 2.1 Access to the site is gained via a Right-of-Way off XXX Drive on its North/Western boundary and falls 7000mm to its South/eastern boundary on YYY Drive. The allotment is described as Lot XX in Deposited Plan No:5555, and is known as <address withheld>.

[MAP OF AREA WITHHELD]

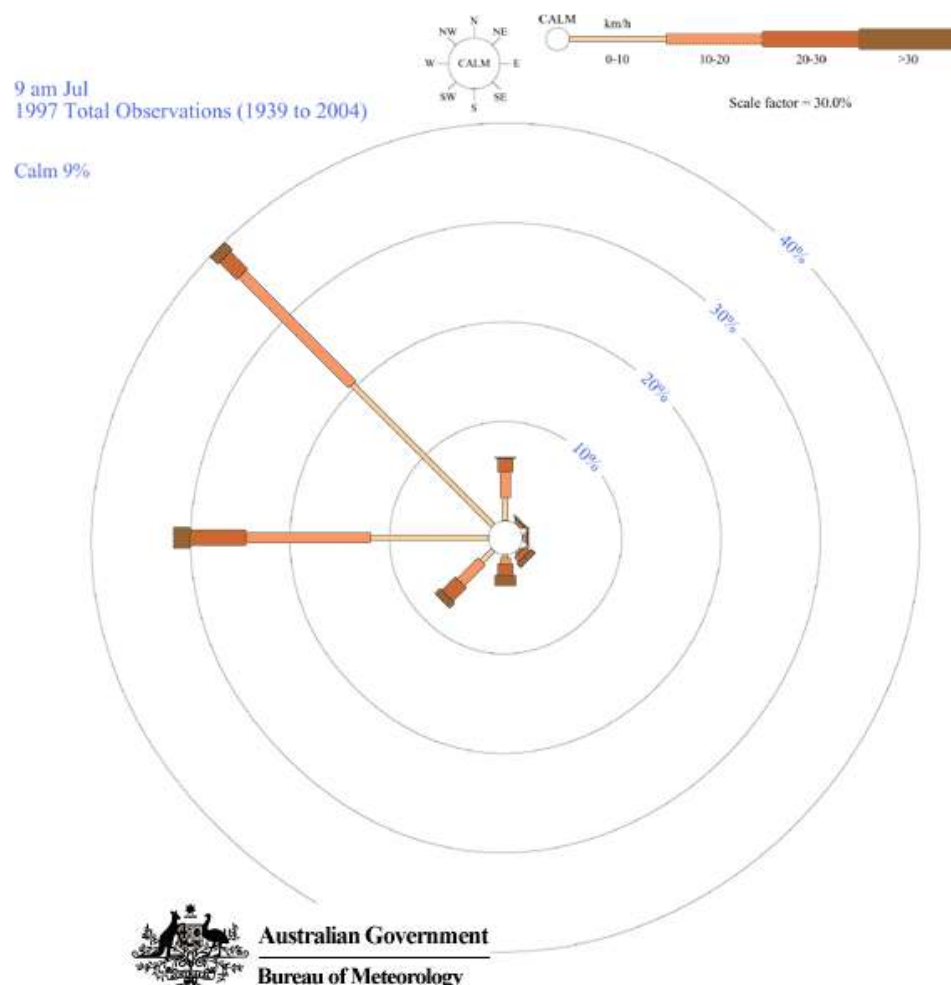
- 2.2 The Right-of-Way is very narrow in parts requiring most visitors to reverse out all the way to YYY Drive on their exit or make use of private driveways
- 2.3 The sites previous two storey residence has recently been demolished and its top ridge height was **43.77 AHD** and the ground floor level was **38.39 AHD**



- 2.4 The site is fan shaped and is zoned Residential 2(a). The site is sided by a single residential development on the North/East (positioned 1400mm off the boundary line) with a top ridge height of 43.70 AHD, and a double

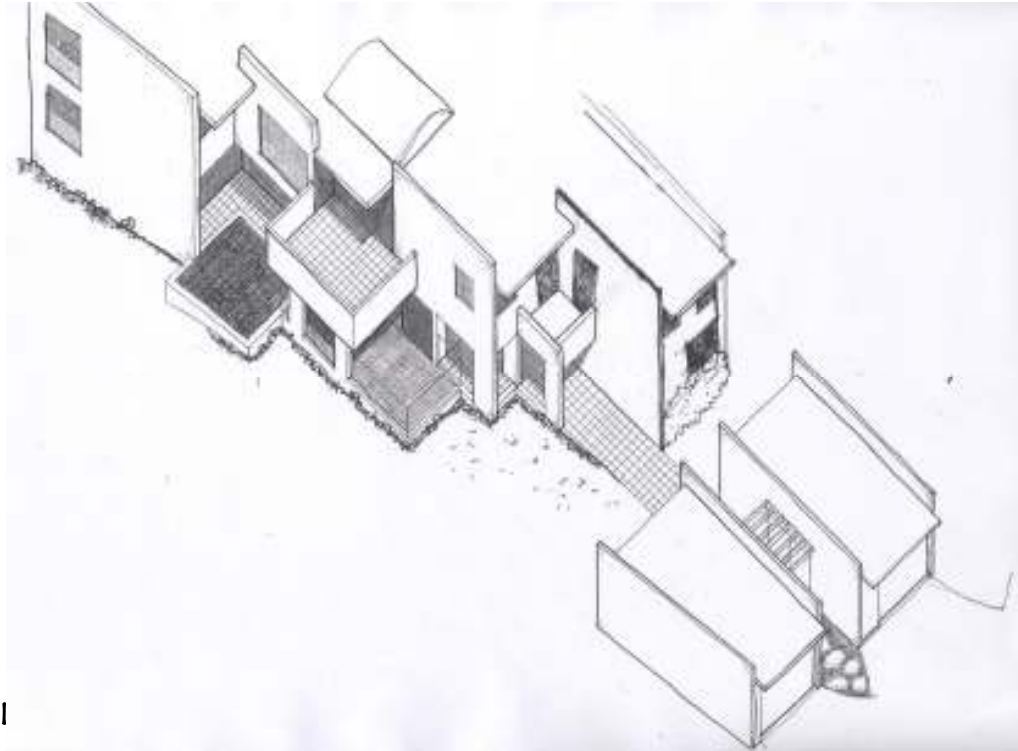
storey development on the South/West (positioned 3400mm off the boundary at its closest point) with a top ridge height of 43.01 AHD

- 2.5 Construction type of the previous house was painted concrete walls, concrete slabs, steel roof and Aluminium windows and doors
- 2.6 The site has a level area just off the Right-of-Way side of the site and the ground slopes down towards the South/East about 1000 to a large flat area (the site of the previous home).
- 2.7 The site has no major native trees and enjoys full sunlight throughout the year
- 2.8 There are no rock protrusions from the site and the major covering is a black alluvial soil
- 2.9 Foot access to the beach is via an existing stair on the South/East side of the property
- 2.10 The allotment is one of the most set forward sites in this area and is very exposed to salt damage and constant North/East breezes throughout the summer in the afternoons
- 2.11 The strongest and most constant winds to the site present themselves in the winter months from the west to north/west but the site is protect somewhat by the hill it is sited on



3. DEVELOPMENT PROPOSAL

- 3.1 It is proposed to undertake the construction of a new two storey residence with a pool and two single garages constructed of cavity concrete block work, core-filled concrete block walls and concrete rooves and floor slabs, with insulation as required



FI

- 3.5 All living areas are facing north or north/east, wet areas are located on area on the west or south/west sides of the proposal, pool is protected and located on the north
- 3.6 Proposed overhangs are 900mm throughout the entire building
- 3.7 All verandas have ample shading
- 3.8 A new internal lift is also proposed
- 3.9 This two storey development also has a lower level workshop that has not been included in the BASIX certificate or floor space ratios.
- 3.10 The overall height of the new building will only be 270mm higher than the previous dwelling and will encroach no closer on the North/East boundary
- 3.11 Previous ground floor level will remain unchanged at 38.39AHD
- 3.12 A new 5000lt water tank as well as a retention tank in proposed underground within the 6000mm setback from boundary fronting onto Green Drive

4. SITEWORKS

- Cut is required for the construction of the Workshop space and will be taken off-site. Other minimal areas of cut and fill noted on plans will be dealt with on-site
- Connect new services to existing
- No trees to be removed, bush removal as indicated on plans
- Construction of a new two storey development with an internal lift
- Construction of a new pool and two single garages, as per plan
- There are no drainage problems affecting this site

5. SECTION 79C(1) CONSIDERATIONS

- 5.1 Council as the “Consent Authority” is required to take into consideration those matters listed under Section 79C(1) of the EP & A Act, which are of relevance to the subject Development application.
- 5.2 Briefly, the principal headings under Section 79C(1) are:
- a) the provisions of any environmental planning instrument (EPI)
 - b) the provisions of any draft EPI
 - c) any development control plan (DCP)
 - d) any matters prescribed by the regulations
- and e) the likely impacts of the proposed development
- 5.3 The proposed development consists of two main levels and a lower ground level which is enclosed on three sides, there is no access to the main house and the ceiling height is 2220mm which is a non habitable space. This level will be used purely as a work shop requiring visual, acoustic and physical separation from main residence
- 5.4 Very small portions of the buildings parapets break through the building envelope, as shown on East Elevation - plan 5 of 5. The greatest floor to ground height is slightly over the 4500mm, as shown on South Elevation - plan 5 of 5.
- 5.5 The public Right-of-way is very narrow and is currently a difficult area to manoeuvre in. The design has allowed for some much needed turning space for not only the owners but also for any visitors to the lane way, but consequently this does push the development very slightly outside building envelopes and floor height restrictions, see plan ground floor plan 2 of 5
- 5.6 The edge of the proposed Upper Ocean Veranda does penetrate through the 6000mm set-back requirement by 200mm at its widest point, as shown on Upper Floor Plan on plan 3 of 5
- 5.7 Given some development controls have been breached trying to catering to public interest as well as disabled needs we submit that the matters listed under Section 79C(1) are not significant in this instance including the following:

Scenic Quality

The new building is of the same construction type, same proportions and similar AHD levels as the previous home although much larger in size. It is also unique in design, which blends with the Copacabana trend for individual homes. The proposed house presents a visual interest with its use of well proportioned windows and doors as well as the stepping ‘in and out’ nature of the plan and the presentation of large shady overhangs and verandas

External finishes will be of cement rendered concrete block work as previous residence with a non reflective colour to later selection

Bushfire Hazard

The property has been categorized as a low bushfire risk and due to the following factors the spread of fire if it occurred would be greatly minimised:

1. The site has no vegetative bush fire risks close by
2. The proposed pool can be used as a water source
3. The proposed construction type is non-flammable and will not feed blown embers

Access, parking & traffic

Access to the property is difficult for all residences using the public Right-of-Way and the clients wish to improve this area by siting the proposed garages almost 3000mm further than neighbouring lot 33s garage

Overshadowing & views

Lot 35 to the South/West is the only property that will be slightly affected by overshadowing by the proposed home. The South/East portion of the new building will change very little - increasing only 270mm in its overall height in comparison to the previous dwelling. The back portion of the proposed dwelling on the North/West side is part of the new foot-print but due to the angled nature of lot 35s building and the closest point of the house from the boundary being 3400mm the proposal will have minimal impact on sun quality inside the dwelling

The development proposal will have minimal impact on the views enjoyed by neighbouring properties. Lot 35 will have their views reduced slightly but the proposed buildings most South/East wall will still be set-back 7000mm from lot 35 most South/Eastern wall. The proposed verandas most South/Eastern portion will be set-back 2500mm from lot 35s most South/Eastern wall

Public Submissions

This application will be exposed to public comment in the usual manner, but it is not anticipated that any significant objections if any will be raised by this process.

Public interest

Not applicable to this development proposal.

6. CONCLUSION

- 6.1 This proposal to undertake the construction of a new two storey dwelling is generally in compliance with council provisions & we feel that the minor non complying areas will not only improve access to the site and its neighbours properties but will also enable all members of the family to enjoy their new home
- 6.2 Accordingly, this Development Application is submitted in the belief that it is deserving of council's favourable consideration.