

STATEMENT OF ENVIRONMENTAL EFFECT

PROPOSED THIRD FLOOR ADDITIONS AT

No. 15 Cooper Close,
BEACON HILL NSW 2100



Prepared By:

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Introduction

The proposed additions are to improve the amenity of this existing house located at Lot 27, No. 15 Cooper Close, Beacon Hill.

The proposed additions have been designed in accordance with Northern Beaches council's requirements.

The existing site is a rectangular shaped block with a South to rear aspect. The front boundary is 15.240 wide, the left hand side boundary is 42.670 deep, the rear boundary is 15.240 wide and the right hand side boundary is 42.670 deep making a total site area of 650.30m².

The site has a steep slope from the rear of the property to the street at the front. (See survey plans attached).

The existing 2 storey house has entry, rumpus, study, store & wc to the ground floor, 2 bedrooms, living, dining, kitchen, bathroom, laundry & balcony to the first floor. (See plans attached).

The proposed additions are to provide a 3rd level with the external walls being cladding that will compliment the existing residence.

The proposed second floor extension will have 2 bedrooms, ensuite, powder room, family and balcony area.

We ask council to approve the proposed additions as designed

Site Suitability

The site is suitable for this development.

The site constraints such as owner's wants and needs, owner's privacy, neighbours privacy, streetscape, street appeal and environmental issues have all been considered in the design of the proposed extensions.

There is no excavation required as this is a second floor extension and there is sufficient drainage for the site, the proposed new drainage will be connected to the existing stormwater system.

The site is within a short distance from all facilities, shopping centres, transport etc.

The site has a South to rear orientation.

The existing areas are:

- Carport area 25.19m²
- G/Floor Living area 78.71m²
- F/Floor Living area 123.63m²
- Balcony area 36.61m²

- Giving a total existing area of 264.14m²

The new proposed area is:

- F/Floor Living area 87.77m²
- Balcony area 37.93m²

- Giving a proposed total combined area of 389.84m².

Present & Previous Uses

The previous, present and future uses will be for a growing family in this residential home.

The adjoining properties are also residential buildings with surrounding residential homes (some of which have also been extended).

Design Guidelines

The existing streetscape is a typical residential streetscape.

The surrounding properties are residential buildings and typical residences with some new additions done.

The proposed additions are to the third floor of the existing property. The setbacks comply and are within councils requirements.

There are minimal effects to adjoining neighbours. (See shadow diagrams for existing shadow lines & proposed shadow lines showing this).

This proposal does not affect the existing views of the adjoining neighbours. We comply with council's objectives and outcomes in the DCP.

Privacy & overshadowing

The proposed development will have minimal affect on privacy, views and overshadowing. The proposed building heights and consequent shadowing are minimal to the adjoining sites. The adjoining sites exceed the min. 3 hour sunlight required.

There are no visual or acoustic issues with the proposed additions.

Bulk & Scale

The proposed building heights and setbacks are not excessive.

The proposed building height is slightly over with the height limit due to the slope of the property, Clause 4.6 allows for council to approve additions that exceed councils requirements, we are slightly over the council requirements for the building height envelope but we ask council to approve this development as it is & take the following into consideration:

- the large slope of the site
- the proposed additions setbacks to adjoining properties
- minimal shadow effects to adjoining properties
- minimal viewing/privacy effects to adjoining properties

The setbacks are well within council's requirements, therefore the bulk & scale of the project is approvable & have a minimal effect to adjoining properties.

We comply with councils objectives in the DCP.

There are no view interferences with adjoining properties as far as views are concerned.

Air & noise

There are no air or noise affects that will be made with the proposal.

Heritage

The house is not within a heritage area.

Energy

The proposal promotes energy efficiency.

A basix certificate is attached with this application.

R2.5 ceiling insulation and roof sisilation is proposed for the new roof and R1.5 and wall sisilation for the new walls.

The floor is a typical timber floor construction. (See basix certificate for info).

Landscaping

The proposed additions retain the existing established landscaping and will provide approx. 320m2 to the rear yard area.

Drainage

The new addition drainage will be connected to the existing stormwater system.

Waste

Domestic food and organic waste will continue to be composted for use on the garden.

It is proposed to store domestic waste and recycling bins in the existing bins of the property.

Building and demolition waste will be minimal and it is intended that all timber and roof tiles will be recycled.

Conclusion

The proposed additions improve the existing residence in both value and livability for the growing family.

The proposed additions have been designed in accordance with Councils requirements to suit this site, having low impacts on the environment and immediate neighbours.

This is a sustainable proposal which better utilizes its use for the growing family and adds value to the home and the area.

The proposal and characteristics of this proposal are similar to surrounding properties.

We ask council to approve this development as designed.