

MICHAEL ROBILLIARD AND ASSOCIATES PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

**237 Whale Beach Road
Whale Beach**

**Installation of lift to existing
house**

January 2022

Michael Robilliard & Associates Pty Limited ABN 81 003 557 686
Nominated Architect Michael Robilliard 10702

Liability limited by a scheme approved under Professional Standards Legislation
64 Goodhope street Paddington NSW 2021 Australia Tel 61 2 93312232

INTRODUCTION

This application proposed to install a new lift on the southern side of the existing dwelling amend the approved by

LEP Maps

	Control	Comment
Wave inundation area	Yes (Blue) D	No work is proposed on the lower site
Acid sulphate	Yes minimal Yellow :class 5	No excavation is proposed
Additional permitted uses	No not applicable	-
Biodiversity Map	Bottom half of site only	No work is proposed on the lower site
Foreshore Building Line	Does not pass in front of property	n/a
FSR	n/a	
Heritage	Property is not a heritage item but coastal frontage below property is	No work is proposed on the lower site
Height of Buildings Map	Area I 8.5 metres	The proposed lift will be under the existing roof
Coastal Risk Planning Map	n/a	n/a
Geotechnical Hazard Map	Hazard H1	Geotechnical report attached
Lot Size Map	Q 700 sq m	No change
Land Zoning Map	E4 Environmental Living	The proposed work does not extend the foot print of the current building and thus will not impact on flora or fauna

Zoning : The existing single occupancy dwelling use is not planned to change. There are no new dwellings proposed and no increase in floor area. No change to the boundary of easements are proposed.
No increase in floor area is proposed.

DCP C1.19

Clause	Control	Comment
i	do not involve excessive excavation	No excavation is proposed
ii	near as possible to the ground level (existing) of the site,	It is at ground level

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iv	be painted to blend in with surrounding vegetation and screened by landscaping	The exterior will be treated in zinc to match the roof
v	be set back two (2) metres from the side boundary	The setback is >3.0 m
vi		
vii	have a privacy screen where there is a direct view within 4.5m	No occasion will arise for loss of privacy

DCP CI 1.25 Plant Equipment

All motors etc will be located within the existing building and not outside the building

The plant will be located at the lower ground level and not in the roof

DCP2.22 The lift and the plant associated will not extend above the existing roof and will not breach the height or site controls of the LEP or DCP

DCP 5.21 None of the plant or other motors will be visible from the adjacent properties

DCP D1 The lift will not be visible from the public domain either above or below the site

DCP D15.15 No issues of public accessibility or safety will arise from the proposed lift

Visibility

None of the proposed changes can be seen from the public Domain (any street)

Shadows

- The proposed work is on the southern side of the building, below the roof line and will not cause any increase in shadows to 237 Whale beach road or any neighbour see shadow diagrams.

Views

Being Single storey but surrounded by 2 storey buildings it will not have any impacts upon views

Noise and amenity

The proposed lift motor will be within the structure, and seldom used and at a very low DB.

Compliance,

The proposal complies with FSR landscape and setback controls see table below.

No change to

- Landscaping
- Floor area
- Height

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- The swimming pool
- Wall height

Heritage

The building is not a heritage item nor in a Heritage area

CONCLUSION

The application is well considered in regard to its LEP and DCP controls.
The proposed changes are very minor and will not affect any neighbours

Michael

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