



**Statement of
Environmental
Effects
at
45 Earl Street,
Beacon Hill
NSW 2100
For
Peter Conduit**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 45 Earl Street in Beacon Hill.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

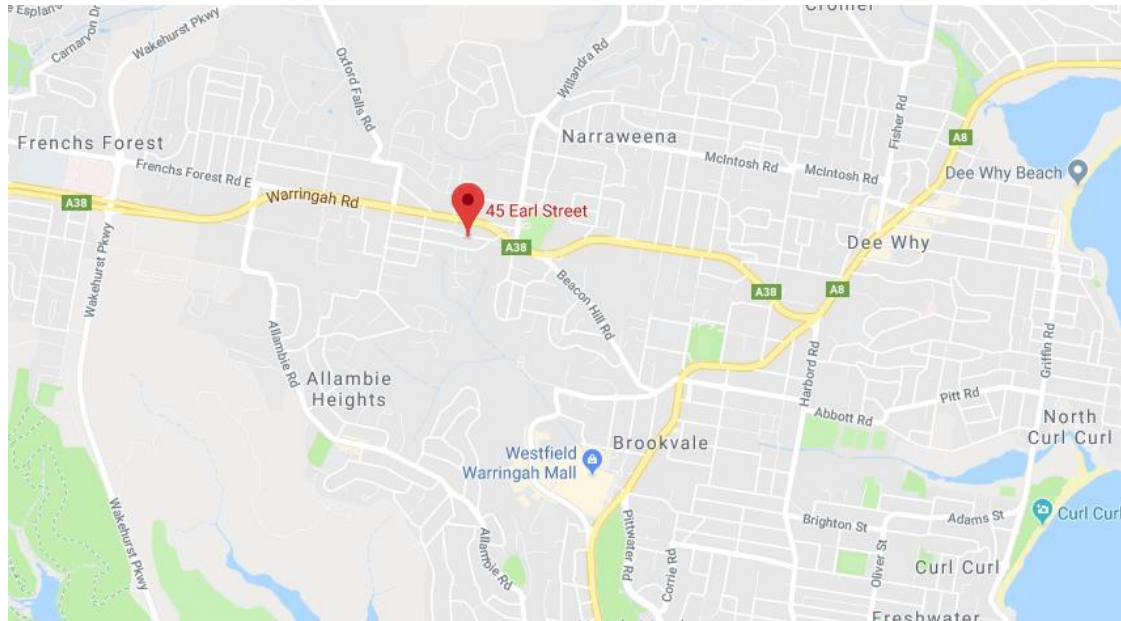
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Earl Street in the residential neighbourhood of Beacon Hill.

Site Address: No 45 Earl Street, Beacon Hill

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 35 DP.25164 known as 45 Earl Street, Beacon Hill, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing one & two storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Beacon Hill significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing one & two storey dwelling with garage parking area to the eastern side of the dwelling.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small shrubs planted along the front boundary with 2 small trees in the front yard & grassed areas. To the rear yard there is a large tree adjacent to the rear of the house with lawn areas extending to the rear boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a multi storey building with car parking to the front. The appearance & bulk of the building is to be improved throughout the development to be in keeping with surrounding properties. The proposed works provide refurbished internal areas, new front entry, new rear deck, new basement addition, new ground floor side addition, new side & rear first floor addition, new roof additions, new spa & refurbished cabana & deck area, new front fence & a new concrete drive.

This proposal has been modified from the original submission with the eastern side of the upper floor addition substantially reduced to the front & side as well as the rear roof lowered to reduce building height.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New excavated basement walls
- New ground floor walls at front & east side additions to the dwelling
- New rear decks & spa
- New 1st floor wall rear & east side additions to the dwelling
- New 1st floor rear deck
- New tiled roof to eastern side to be similar to existing
- New flat sheet metal roof to rear addition
- New front boundary fence with arbour
- New concrete drive to accommodate 2 vehicles

Externally the modified proposal encompasses

- Reducing the eastern upper floor addition to the front & side
- Removing the eastern tiled hip roof addition to the existing main upper roof
- Lowering the flat pitched sheet metal roof

Internally the proposal encompasses:

- New basement rumpus rooms & bathroom
- New ground floor reconfiguration of kitchen, living & dining
- New ground floor laundry, bath, front entry & garage
- New internal stairs between basement & ground floor
- Extend bed 4, bath & family rooms on 1st floor
- New 1st floor master bed, ensuite, walk in robe & sitting room

Internally the modified proposal encompasses:

- Modified layout to eastern side of the upper floor

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living, sleeping & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the Beacon Hill area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new basement rumpus area makes use of the sloping topography with a new garage above. Side & rear additions provide additional bedrooms, bath & laundry is required on the ground floor which uses the existing garage area. A new drive is also required for the new garage as it is elevated from the existing to maintain parking requirements & improve vehicle access. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the southern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

The modified design reduces bulk & scale from the original submission to improve streetscape & separation between buildings.

3.4 *Materials and finishes proposed to be used*

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Masonry & block walls to the basement

Cladded stud walls to the ground & 1st floors to match existing

Alloy windows & doors to all elevations

Tiled roofing to match existing

Rear roofing in sheet metal medium to dark colour

Timber decks painted

3.5 *Height*

The height of the new development will not exceed the 8.5m height limit with the modified roof line.

3.6 *Site Controls*

Proposed Development	Proposed	Allowable
Site Area	579.7 sq m	-
GFA (Gross Floor Area)	384.70 sq m	-
Height	10.384m (existing ridge) 7.488m (new ridge front of garage) 8.421m (new ridge rear of garage)	8.5m
Built upon area	347.79 sq m	347.82 sq m
Landscaping	231.91 sq m	231.88 sq m

A concession is requested for an encroachment over the 4m side boundary envelope to the rear of the property. The design reduces the wall heights to the sides & rear of

the upper floor addition from the original submission. The roof has been kept as low as possible to reduce height & bulk. The rear roof has a low flat pitch & is clear of the height limit. The design allows for adequate solar access to neighbouring properties with only minimal shadowing in the late afternoon. The main reason for the encroachment is due to the existing topography on site falling away from the street & the proposed works to be consistent with the existing eastern setback.

A concession is requested for an encroachment over the 7.2m wall height to the rear of the dwelling on the western side only.

Proposed Wall Height Encroachment = 158mm (0.018% measured western side of rear addition)

The minor variation in this case is very minor as it is relation to the western side of the rear of the dwelling only. This application is actually in keeping with a low-density residential environment desired by Council in this area as well as the objectives of the zone. The development has no negative consequence of significance as a result of this minor noncompliance, further it meets the objectives of the development standard, and therefore strict compliance with the development standard would be unreasonable and unnecessary. In this circumstance, it is unreasonable and unnecessary to strictly comply with the wall height standard given that the resulting development will be absent of any negative environmental or planning outcomes. The proposal would be indiscernible to a development that strictly complied with the numerical control. For the reasons stated above, it is argued that a variation be supported as it ultimately results in an improved planning outcome for the streetscape and general locality along Earl Street.

The bulk & scale in relation to the wall height to the rear of the dwelling is, in our opinion, reasonable as the proposed works make use of the existing building footprint & usable area by converting existing deck areas & generally matching into the existing built form as well as reducing the height from the original submission. The existing topography slopes down to the southern boundary which cannot be raised without impacting the structural integrity of the subject & adjoining properties. Although the bulk & scale of the building is slightly increased, the overall size & bulk in relation to the surrounding neighbourhood is to be maintained throughout the development. It should be noted that although the wall height is encroached slightly to the rear of the dwelling, the height limit has been conformed to that location. There is no adverse visual impact as viewed from Earl Street from the north with surrounding properties to maintain their existing visual amenity. The wall height

encroachment does not have a negative impact on neighbouring properties with substantial clearances to adjacent dwellings & provides a design option that supports a preferred planning outcome of a traditional design that compliments the existing dwelling & the surrounding neighbourhood.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.513m (garage)	6.5m
Rear Set Back	8.717m (rear deck) 2.0m (spa)	6.0m
Side Set Back	0.9m (east ground) 1.902m (east first) 1.367m (west)	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties.

The location of the new carport is setback further from the front boundary than the existing carport which improves the openness of the property.

The side setback of the new work of the residence aligns with the existing exterior walls apart from the eastern side of the upper floor addition that has been stepped in from the front & side walls to reduce bulk & increase separation to the neighbouring dwelling.

A concession is requested for the spa being within the rear setback. The spa & attached existing cabana do not use more than 50% of the rear setback & there is substantial separation to neighbouring dwellings along with no privacy concerns.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that a new access to Earl Street is to be provided with a new internal drive connecting to the existing crossover. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 45 Earl Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with many of the windows using raised window sills for privacy. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new rear deck areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the north to south. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the easterly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded & masonry walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the southerly aspects.

4.2 Passive Solar Heating

The living spaces have timber & concrete floors with timber stud & masonry walls. The outdoor areas are to be timber to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass & window awnings are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a timber, masonry and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with R1.45 & R1.58 75mm foil backed blanket, R1.7 to the external walls & batts and where necessary to the party walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Beacon Hill is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 45 Earl Street is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with a new entry to provided. The new section to the rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. 45 Earl Street, Beacon Hill is shown in Landslip Category B on Warringah Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings.

4.9 Building Form

Residential buildings in Beacon Hill are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be cladded to match existing. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area with a reduction of roof height to the side & rear.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a steeply pitched tiled roof with the proposal to maintain the existing roof form to the front with a separate pitched roof on the eastern side with a raked ceiling internally. A new flat sheet metal roof is proposed at the rear of the house over the rear addition to limit height & overshadowing.

4.11 Walls

A distinctive feature of the Beacon Hill house is that the walls are constructed from cladded timber frame. The design incorporates these walls into the new works with masonry & concrete block walls to the basement to create a seamless finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Beacon Hill area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 45 Earl Street are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Beacon Hill allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage over the existing garage & drive location with a new internal concrete drive with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development except for new gates & an arbour to the front fence to assist in access. The remaining walls are to be rendered to match the rendered house walls.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 45 Earl Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Beacon Hill. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded & masonry walls, timber & concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded stud & masonry	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	Match existing
6.1.5 Door	Timber & glass	Paint	Match existing
6.1.6 Window	Alloy & glass	Paint	Match existing
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner