

**STATEMENT**

**OF**

**ENVIRONMENTAL EFFECTS**

**FOR**

**PROPOSED STOREROOM & GYM**

**AT**

**7 HILL STREET**

**QUEENSCLIFF**

**N.S.W. 2096**

# H&C DESIGN PTY. LIMITED

50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097

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14<sup>th</sup> FEBRUARY 2021

## THE DEVELOPMENT OFFICER

NORTHERN BEACHES COUNCIL  
CIVIC CENTRE  
725 PITTWATER ROAD  
DEE WHY 2099

Dear Sir or Madam:

## STATEMENT OF EFFECT

Please find herewith a Statement of Effect to accompany the submitted plans (201213-1 to 4 inclusive) and Development Application for part of **No. 7 HILL STREET QUEENSCLIFF** for **Mr. S. & Mrs. T. BELL**



The site is currently zoned residential and is in Northern Beaches Councils Local Environmental Plan. It is intended to construct the following.

1. Construct a storeroom & gym under the existing dwelling.

## **A. REASONS FOR DEVELOPMENT**

The owners require the alterations and additions to the existing dwelling for the following reason.

1. To provide additional storage area to the existing dwelling.
2. To relocate their gym equipment out of the dwelling to a more useable space.

## **B. DEVELOPMENT CONTROL PLAN**

The proposed additions have been designed to comply with Council's Local Environmental Plan requirements of heights, setbacks from sides, rear boundaries, landscaping. There are two items that do not comply, which are listed and the reasons given below.

Item	Proposed	Compliance with controls
Site area	443.1 sq.m.	<b>Y</b>
Housing density	1 per 600 sq.m.	<b>Y</b>
Front set back to dwelling	8.16m existing unchanged	<b>Y</b>
Front set back to carport	0.555m existing unchanged	<b>Y</b>
Rear set back to dwelling	8.649m existing unchanged	<b>Y</b>
Eastern side boundary set back to dwelling	2.7m existing unchanged	<b>Y</b>
Side boundary set back to carport	2.75m existing unchanged	<b>Y</b>
Northern side building envelope	4.0m	<b>Y</b>
Southern side building envelope	4.0m	<b>Y</b>
Height restriction	8.5m	<b>Y</b>
Landscape open space	29.3 % (129.9sq.m.)	<b>N</b>
Impervious area	70.7% (313.2 sq.m.)	<b>N</b>
Number of cars spaces provided	2	<b>Y</b>

- a. As the proposed work is to be carried out under the existing dwelling, the landscape & impervious areas are not to be altered in any way.

***WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE LANDSCAPE & IMPERVIOUS AREA REQUIREMENTS.***

## **1. STORMWATER DISPOSAL**

The proposed storeroom & gym are to be excavated into rock under the existing dwelling. A perimeter dish drain is to be constructed and to be connected into the existing stormwater disposal system which discharges into street gutter. Refer attached Dwg. No. 201213-3

## **2. IMPACT OF THE PROPOSAL**

The proposed storeroom & gym are to be located under the existing dwelling. It will have no impact on any of the adjoining properties.

## **3. DESIGN AND EXTERNAL APPEARANCE**

The proposed storeroom & gym is to be located under the existing dwelling and excavated into sound rock. The floor is to be of concrete, walls to be constructed of Dincel 1.2m high perimeter wall with timber framing, from the top of the Dincel wall up to the underside of the existing ground floor framing and lined F'c sheeting. The entrance to the room is via the back of the existing carport that is located in front of the existing dwelling and will be screened from the street with a selected timber screen.

## **4. EFFECT ON STREETSCAPE**

As the proposed storeroom & gym are to be located under the existing dwelling at the back of the existing carport that is located in front of the existing dwelling and will be screened from the street with a selected timber screen, so there will be no detrimental effect to the present streetscape.

## **5. PRIVACY**

The privacy of the adjoining properties has been taken into account.

## **6. LANDSLIP**

Council has located this property within a land slip risk Area A, therefore a geotechnical assessment has not been supplied.

## **7. SOLAR ACCESS**

As the proposed work is solely under the existing dwelling and below the existing ground line therefore a solar analysis plan has not been supplied.

## **8. DISPOSAL ARRANGEMENTS**

All demolition material will be sorted on site for recycling and transported to Kimbriki Recycling Centre at Terrey Hills.

## **9. BASIX REPORT**

As proposed work is to be located under the existing dwelling and is not to be used for a habitable usage we have been advised a Basix report is not required. Therefore a Basix Report has not been supplied.

## **10. SOIL EROSION AND SEDIMENTATION CONTROL**

As the excavation for the storeroom & gym are located behind the existing walls of the existing dwelling & carport, a sedimentation control fence will be located around the affected area.

## **11. NOTE**

The proposed development site is not affected by the following – flooding, soil erosion, mine subsidence, contaminated land, flora and fauna, historical and archaeological aspects.

## **CONCLUSION**

The proposed additions will have little to no impact on the neighbouring properties. The proposed development is appropriate for the site and the area. No significantly adverse environmental impacts or consequences will be created as a result of this development and the subject proposal should be seen as a reasonable development solution for the subject site.

Yours faithfully,

*HENK. MENKE*

**Director**

**H&C DESIGN Pty. Limited**