

# STATEMENT OF ENVIRONMENTAL EFFECTS

**CAD DRAFT PTY LTD**

1/505 Balmain Rd  
Lilyfield, NSW 2040  
ABN 27 083 288 153  
t 9555 8545  
m 0410 699919

PROPOSED ALTERATIONS & ADDITIONS TO A RESIDENTIAL DWELLING AT:  
**10 ELLIOT STREET, BEACON HILL NSW, 2100**  
SEC. 2 LOT 72 DP 758566

This Application is made to Northern Beaches Council for the development on behalf of Pia Atkins & Reinhard Platzer

The Application has been prepared in accordance with the Warringah Development Control Plan (DCP) and the Warringah Local Environmental Plan 2011 (LEP 2011).



Location Plan

The proposal is shown on the following drawings:

Drawing	Title	Drawn By
A100	COVER PAGE RESIDENCE BASIX	Cad Draft P/L
A100	SITE ANALYSIS PLAN	Cad Draft P/L
A101	EXISTING GROUND FLOOR PLAN	Cad Draft P/L
A102	EXISTING FIRST FLOOR PLAN	Cad Draft P/L
A103	PROPOSED GROUND FLOOR PLAN	Cad Draft P/L
A104	PROPOSED FIRST FLOOR PLAN	Cad Draft P/L
A105	EAST & NORTH ELEVATIONS	Cad Draft P/L
A106	WEST & SOUTH ELEVATIONS	Cad Draft P/L
A107	SECTIONS 1 & 2	Cad Draft P/L
A108	SECTIONS 3 & 4	Cad Draft P/L
A109	SECTION 5	Cad Draft P/L
A110	EXTERNAL FINISHES BOARD	Cad Draft P/L
A111	PROPOSED POOL PLAN	Cad Draft P/L
A112	SHADOW DIAGRAMS JUNE 21st 9.00am	Cad Draft P/L
A113	SHADOW DIAGRAMS JUNE 21st 12.00pm	Cad Draft P/L
A114	SHADOW DIAGRAMS JUNE 21st 3.00pm	Cad Draft P/L
A115	EXTERNAL FINISHES BOARD	Cad Draft P/L
A116	SITE FSR CALCULATIONS	Cad Draft P/L
A117	SITE LANDSCAPE AREAS	Cad Draft P/L
A118	RESIDENCE BASIX	Cad Draft P/L

**SITE PHOTOS:**

**Figure 1. Existing front & Driveway**



**Figure 2. - Existing Driveway**



**Figure 3. Existing Rear Private Open Space**

10 Elliot Street, Beacon Hill  
**STATEMENT OF ENVIRONMENTAL EFFECTS**  
 DA Submission, June 2021



**Figure 4. Existing Front Undercroft & Carspace**





**Figure 5. Adjoining No.8 As Viewed From Subject Site - First Floor**



**Figure 6. Existing Main Side Entry**

## **GENERAL**

### **Site:**

Lot 70 DP 204344 is also known as 10 Elliot St, Beacon Hill

The rectangular site has an area of 558.7m<sup>2</sup>.

The site is zoned R2 Low Density Residential.

Currently on site is a detached, two storey clad, brick & metal roof

The existing dwelling has a North/South orientation and direct vehicular access from Elliot St.

The Ground floor level contains rumpus, kitchenette, bath, laundry.

The First Floor contains 2 small bedrooms, masterbed, kitchen, living /dining room connecting to covered deck on the First Floor level.

The existing dwelling has little connection to private open space located within the front setback & courtyard located in rear North East corner of site.

### **Proposal:**

Proposed alterations and additions to the existing dwelling include:

#### **Ground Floor:**

- + Convert existing Rumpus/ kitchenette into new Masterbed, W.I.R & Ensuite
- + Provide new study, Guest bed, bathroom, new rumpus connecting to covered deck & pool area
- + New main entry facing street
- + New Carport & entry stairs
- + New external stairs connecting to extended upper deck

#### **Ex. First Floor:**

- + Modifications to internal kitchen, living, bed, bath & W.C layouts
- + External window openings connecting to proposed deck removed & replaced with bi-fold doors

#### **External Works:**

- + Revised landscaped area to front including new planters & paved alfresco
- + Proposed Pool
- + New open carport & bin store
- + Ex.Driveway re-surfacing (minor modifications to existing driveway grade)
- + Proposed removal of existing tree within front setback (Arborist Report attached)

The proposed additions will be mostly concentrated within front setback.

Site Area	558.7m <sup>2</sup>
Existing Site Coverage	106.7m <sup>2</sup>
Proposed Site Coverage	174.5m <sup>2</sup>
Ex. Landscaped Area	437.9m <sup>2</sup>
Proposed Landscaped Area	370.9m <sup>2</sup>

## **DCP PART B. BUILT FORM CONTROLS**

### **B1 Wall Heights:**

Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

Maximum wall height from ground level to underside of ceiling on the uppermost floor of the building will be 6.036m. Complies.

### **B3 Side Boundary Envelope:**

Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres

The majority of the proposed development will be sited within the existing side setbacks.

The proposed first floor additions are located within sliding scale envelope (4m @ 45Deg plane)

The proposed covered deck first floor setback (2995mm) along the Western boundary and remains under 8.5m Height Control Plane.

Minimum (1500mm) side setback for ground floor addition Eastern elevation

Solar access levels are achieved to adjoining dwellings to both living room windows & private open space. Complies.

### **B5 Side Boundary Setbacks:**

All land in R2 zone: 0.9m.

The proposed covered deck first floor setback (2995mm) along the Western boundary and remains under 8.5m Height Control Plane.

Minimum (1500mm) side setback for ground floor addition Eastern elevation

Complies.

### **B7 Front Setbacks:**

All other land in R2 zone: 6.5m

The proposed front setback including the proposed pool 6.5m Complies.

### **B9 Rear Setbacks:**

All other land under R2: 6m

The proposed development will not alter the main rear setback .

Proposed rear shed setback 0.9m

## **DCP PART C. SITING FACTORS**

### **C3 Parking Facilities:**

Garage doors and carports are to be integrated into the house design and to not dominate the façade.

Parking is to be located within buildings or on site.

Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.

Dwelling house and dual occupancy: 2 spaces per dwelling

The proposed carport meets all of the relevant controls. Complies.

### **C4 Stormwater:**

According to the OSD Checklist to accompany this DA, on-site detention of stormwater water is NOT required as the proposed impervious area is LESS than 40% of the site.

A stormwater management plan has been prepared

### **C5 Erosion and Sedimentation:**

Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.

Any erosion and sedimentation is to be managed at the source.

Erosion and Sedimentation prevention measures will be installed on the site where necessary in the form of temporary Geotec fencing, or similar.

### **C9 Waste Management:**

Any waste generated during the demolition/construction stage that cannot be reused on site will be taken to a crushing and recycling facility by the contracted demolition/construction company. All ongoing waste generated from the dwelling will be collected by Council's waste contractor.

## **DCP PART D. DESIGN**

### **D1 Landscaped Open Space:**

The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting, in this locality, as 40%.

The proposed development allows for approximately 370.9m<sup>2</sup> of landscaped open space (66% of the site). Complies.

### **D2 Private Open Space:**

The minimum area and dimensions of private open space are, for dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms: A total of 60m<sup>2</sup> with minimum dimensions of 5 metres.

The proposed development meets this requirement. Complies.

**D6 Access to Sunlight:**

At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

Windows to the principal living area of each dwelling and the principal living area of each adjoining dwelling (i.e. at least 50% of the glazed area of those windows) are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

The proposed works will allow a minimum of 3 hours sunlight between 9am-3pm on June 21 to at least 50% of the private open space and windows to principal living areas of each dwelling. Refer shadow diagrams, attached. Complies.

**D8 Privacy:**

Private open spaces and living rooms of the proposed dwelling and adjacent dwellings will be protected from direct or unreasonable overlooking. New windows located opposite the windows of neighbouring dwellings will be highlights & offset to obscure views.

The proposed First Floor balcony at front is orientated towards the street and will not directly overlook adjacent properties. Complies.

The proposed extended First Floor balcony located at previous location is screened with louvres.

**CONCLUSION**

The proposed development at 10 Elliot Street, meets both the Objectives and of the Requirements set out in the Warringah DCP.

The site planning and the building design is responsive to the client's brief, the environment and physical characteristics of the site and its surrounds. The proposal has been carefully considered in the context of Council's DCP objectives.

In conclusion, it is our opinion that the proposed development would both complement and enhance the existing character and amenity of this site and the neighbourhood.