

Statement of Environmental Effects

Proposed Addition to an existing Brick Dwelling

35 Beaconsfield Street, Newport, NSW, 2106

Lot 1 DP 158869

Prepared by:

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Site

The site is identified as Lot 1 in D.P. 158869, known as 35 Beaconsfield Street, Newport NSW, 2106. It is zoned E4 - Environmental Living under the provisions of the Northern Beaches Council Local Environmental Plan (LEP) 2014.

The subject site is located on the southern side of Beaconsfield Street.

The allotment it for all intents and purposes is rectangular in a typical subdivision pattern.

The street facing northern boundary is 15.240 m. The eastern boundary is 39.625 metres with the southern boundary of 15.240 metres. The western boundary is 39.625 m. The allotment has an area of 603.88 m² accessed directly from Beaconsfield Street.

Structures on the site consist of a tri-level rendered masonry veneer dwelling with glass roofed awning on the lowest level across the souther elevation. There is an in-ground swimming pool with paving to its surrounds located within the southern side rear yard. An attached double garage is to the street facing elevation.

The house is typical of the residential allotments in a residential area subdivision.

Beaconsfield Street is bitumen sealed, formed footpaths, underground and overhead services. It is not on a main arterial road but can be quite busy due to the school located across the street as well as a street servicing other streets in this locality.

The immediate adjoining properties have single and two storey dwellings.

The site has internal battle-axe blocks located beyond the southern boundary. These are accessed from Beaconsfield Street by concrete driveways located on the western boundary.

Proposed Development

This statement is to be read in conjunction with the submitted Development Application plan's prepared by MB Design and Drafting dated June 2021.

It is proposed to demolish an existing glass roofed awning in quite poor condition. The existing concrete slab below shall remain in place.

A new second level deck area with veranda roof is proposed to replace the demolished awning. The existing slab shall be extended, the new deck area will be access by L-Shaped stairs with a landing. The veranda roof shall have gable ends and be supported on steel posts and 'extenda' brackets off the dwellings top plates.

The proposal is in accordance with the requirements as set out in the Northern Beaches Councils DCP. The works have been designed with due consideration to the LEP. The proposed is designed so as to have minimal impact on streetscape and overshadowing to the neighbours. It will match in with the existing dwelling and surrounding developments.

Development Impact

Streetscape and Design: The proposed works will have limited if any impact on the streetscape as noted in the DA plans. The proposed works are similar in mass and scale as other additions within this area of Newport, Beaconsfield Street and the encircling neighbourhood. The design will provide the required amenity for the occupants for well into the future.

Setbacks and Building Envelope: The proposed alterations to the existing dwelling are within the existing dwellings setbacks. The proposed does not encroach any easements.

Storm Water: The roof run-off will be directed to the existing dwelling roof.

Flooding: The site is not flood affected.

Cut/Fill: There are no major excavations required for this proposal. Excavation for slab and footings only.

Site Coverage: The proposed site coverage will increase the existing 326.92 m² by 13.07 m² to the proposed site coverage of 339.99 m².

Building Height: The overall height is below the height limitations of the local area.

Services: All existing services are to remain in place and will be adequate for the proposed works.

Traffic & Parking: The existing parking and vehicle access layout is in accordance with the Australia Standard AS2890.1 2004. This will remain unchanged with vehicular and pedestrian access from Beaconsfield Street. Owners and visitors parking will still be located on the site.

Amenity: All existing amenities being schools, shops, clubs, sporting and recreational facilities, bus transport, childcare and community facilities are all in close proximity and adequate to serve this development.

Private Open Space: The private open space area opens directly off the lower level rumpus room. The required minimal area's are easily achieved.

Acoustic and Visual Privacy: The proposed works are in keeping with the normal residential developments in this locality. The acoustic privacy will be adequate with the existing fencing. The proposed deck area does not overlook any neighbouring private open spaces.

Solar Access and Overshadowing: The proposed construction works will not create any impacts on the neighbouring allotments.

BASIX Certificate: A BASIX Certificate is not required for this proposal.

Demolition: Minimal demolition is required to the existing dwelling as noted in plans.

Waste Management: All measures will be undertaken to ensure maximum recycling of materials and minimise waste in accordance with the Waste Management Plan.

Environment: The proposed development will have negligible impact on either the built or natural environment as the existing service infrastructure in place is adequate for this development. The size, shape, bulk of the proposed development is in keeping with the existing urban development of the area.

Landscaping: The landscape and scenic quality of the locality will be maintained with the continuation of the existing plantings which will compliment the surrounding landscape characteristics. The proposed works will have no significant effect on any nearby wilderness area or the environment of endangered fauna.

Statutory Controls: The proposed alterations and additions are in compliance with Council's requirements and aims of the DCP and LEP for residential development.