

(AMENDED)
STATEMENT OF ENVIRONMENTAL
EFFECTS

In relation to

Lot 10 DP 111562
10 Lethbridge Road, ELIZABETH BEACH
NSW 2428

PROPOSED ALTERATIONS & ADDITIONS
TO TWO STOREY DWELLING

for

Lara AUSTIN

February 2024)

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PROJECT : Proposed Alterations & Additions to Two Storey Dwelling.

Site Description.

The site is known as Lot 10, 10 Lethbridge Road, Elizabeth Beach in DP 111562 which has an area of approximately 467.25sq.m by survey, and is located on the western side of Lethbridge Road. The site currently has a two storey dwelling.

This Statement will demonstrate that consideration has been given to the Development Control Plan 2014, any possible environmental impact the proposed development may have on the locality and outlines measures taken in that regard.

There are a number of trees located around the site at present with a single significant pine located just inside of the front boundary. It is not proposed to remove any trees.

Zoning.

The proposed development complies with the zoning regulations and restrictions of the land site under the Environmental Planning and Assessment Acts 1979 and the Great Lakes Environmental Plan 2014. The lot is within zone R2 Low Density Residential, and the development of multi-dwellings is permissible with consent.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Helipads; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Medical centres; Moorings; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Any development not specified in item 2 or 3.

Parking.

The development complies with Council's Development Control Plan for parking. There is an existing car port within the front boundary that provides covered parking for 1-2 vehicles with ample parking space in front. It is not proposed to change the existing parking facilities at this stage. It is considered that the dwelling and car port provides for a design that is in keeping with the surrounding styles.

It is considered that the existing parking arrangements are compliant with the DCP.

Site Analysis:**Lot Details:**

The development, on completion, will be one principal dwelling and existing car port. The existing lot is 467.25sq.m in total area by survey, and has a front boundary parallel to Lethbridge Road of approximately 15.33m. It also has a rear boundary parallel with a fire trail and Booti Booti National Park.

There is an existing two storey building located on the block and the topography is a fall from the rear boundary to the front of the block as the levels indicate.

As the front of the dwelling faces east, any shadows cast by the development will be over the side boundary to the south of the block and will have a slight effect on the adjoining lot to the south from midday onwards.

Maximum site coverage of all development:

The maximum site coverage of the dwelling on the lot permissible is 0.5:1 ratio. As the gross floor area is measured to the internal face of external walls the total applicable floor area is 202.7sq.m including the laundry and new stairwell but not including the external decks and balconies which amount to an additional 95.9sq.m. As per Development Control Plan 2014, the decks have not been included. This represents a floor space ratio of 0.43 : 1 of the lot which is considered to be acceptable.

Building heights and setbacks:**Building height:**

The maximum wall height of the proposed dwelling is 7m above natural ground level. This occurs at the centre of the dwelling at the new ridge point. This height is illustrated on the north elevation. It is considered that the maximum height is within the 8.5m maximum permitted and will not have a detrimental effect on any adjoining properties and should therefore be satisfactory in this instance. Also this high point on the roof does not contribute to the shadows cast by the new works.

Setbacks from roads:

The closest part of any new works to the front boundary will be the front retaining walls of the gardens. These retaining walls are existing but in poor condition and it is therefore proposed to replace them with new masonry walls to match existing heights. The proposed works will be in line with the front of the existing dwelling. The rear of

the dwelling will remain as existing at approximately 3.57m off the rear boundary to the National Park.

Setbacks from side boundaries:

The dwelling is located fairly close to both side boundaries and it is not proposed to reduce these setbacks. The overall ridge height will increase by 100mm above the existing but will continue at this height towards the northern boundary. At this point the ground level is rising up to the rear of the property with basically a single storey height at the rear. As can be seen on the submitted plans, and as mentioned above, the proposed additions to the dwelling do not encroach closer to any boundary than that of the existing structure which is considered to be acceptable.

Articulation zone & General Building Design:

The built form of the dwelling is articulated with each overall wall length less than 12m and has articulation in various forms, i.e. balconies, setbacks and roofs. The building contributes to an active streetscape having bedroom windows facing the road boundary. The front door is also fully visible from the main street.

To aid in the environmental performance of the dwelling the roof overhangs/eaves have been designed to take into account sun and heat directions which gives a better than average shading element when including the gutters. Due to the topography of the site and some achievable views, the additions have been designed to be within the Council's maximum height limits of 8.5m but achieving higher than standard ceilings in parts for more comfortable living.

Trees:

The only tree on the site is a significant pine close to the front boundary. This tree will not be affected by the proposals and will therefore remain.

Bushfire:

According to Council's mapping, the lot is located within a bushfire zone for the purposes of bushfire assessment. The rear boundary of the block facing west is the closest boundary to the bushfire hazard. A Bushfire Assessment has been prepared by a qualified consultant and submitted as part of the Development Application.

Acid Sulfate Soils:

The immediate area, according to Council's mapping, has a Class 5 classification for acid sulfate soils. Due to the excavation being at minimum depths with no piercing etc it is considered to be suitable for this location. This will be confirmed by the Structural Engineer prior to submitting for Construction Certificate.

Erosion controls:

All erosion and sediment control measures will be carried out during construction to conform to the specification and standards contained in Council's guidelines. All disturbed ground will be stabilised against erosion to Council's satisfaction within 30 days of completion of building works.

Drainage & Water Quality Management:

All drainage and stormwater will be discharged into the existing sewer and stormwater drainage systems.

Great Lakes Development Control Plan 2014:
Section 4 – Environmental Considerations.

The proposed development has been designed to avoid significant adverse impacts to the environment. The development site does not contain any landscape gardens and is clear of any significant vegetation. It is unlikely the proposed alterations and additions will result in any adverse ecological impacts.

Section 5 – Single Dwellings and Dual Occupancies.

View & Privacy.

The proposed alterations & additions have been designed with suitable setbacks to adjoin properties to ensure no opportunity for overlooking issues will arise. The proposal will not result in view loss for adjacent properties.

Section 13 – Landscaping.

The site contains sufficient area for landscaping. More than 30% of the site area will remain landscaped including grass cover and supplementary tree planting. Suitable areas are also available for deep soil zones.

Likely Impact.

The proposal involves the alterations & additions to an existing dwelling on a standard residential zoned allotment. The site contains a steep landform, constrained by bushfire hazard.

The proposals will not generate any increase in traffic movement. Sufficient car parking spaces are provided on site for the proposed dwelling.

The proposed works will not contribute to any significant long term noise generating aspects to the surrounding area, with the exception of temporary noise during construction.

The proposed development is unlikely to result in any significant social, environmental and economic impacts to the site or surrounding area.

Site Suitability & Public Interest.

The site is considered suitable to accommodate the proposed development. The site has access to all essential service and will not impact upon the environment or amenity of adjoining lands.

The proposed alterations & additions are consistent with the objectives of all relevant legislative planning controls to be within the public interest.

Signed ... (RGR Design)

Dated19th February 2024 (Amended 10th March 2024)