

## STATEMENT OF ENVIRONMENTAL EFFECTS

### HOUSE ALTERATIONS AND ADDITIONS AT 5 CROLL ST BLUEYS BEACH

20<sup>TH</sup> JUNE 2025

#### INTRODUCTION

This Statement of Environmental Effects constitutes part of the Development Application for the proposed house alterations and additions at 5 Croll Street Blueys Beach, as prepared by Bourne + Blue Architecture for Camilla and Cheyne Shepherd

It is the intention of the proposed development to improve amenity for the owner/occupiers, while having minimal impact on the surrounding area of residential development.

This statement:

- provides information on the site, its suitability, present and previous uses, and surrounding context
- provides information on the proposed development
- reviews the relevant planning controls and assesses the proposal's compliance in terms of these provisions
- considers the likely impacts of the proposed development on the natural and built environments both during and after construction, and nominates the proposed method of mitigating any adverse effects

#### THE SITE

The site of the proposed development is 5 Croll Street Blueys Beach, being Lot 13 DP 207482 with a total area of 557.4m<sup>2</sup>.

The site is zoned R2 – Low Density Residential with a Floor Space Ratio (FSR) of 0.5:1 and height limit of 8.5m.

The site is located roughly in the centre of the Blueys Beach area, with close proximity to the shops. At the rear a large subdivision development is proposed. A single storey timber framed house exists on the site. The site slopes gently from the street to the rear from west to east with a total fall of about 2m.

To the east of the site is Croll street which provides access to the property. Adjoining the site to the north is number 3 Croll street, a single level dwelling. To the south is number 7 Croll street, a single storey recently constructed residence. To the west, is currently vacant land, which is a large subdivision is proposed. There are some established trees towards the rear of the site

Being in a bushland setting, the site is on bushfire prone land. A bushfire assessment report, prepared by Australian Bushfire Assessment Consultants classified the site bushfire attack level (BAL) as BAL 12.5

Although no testing has been undertaken by our clients to determine the presence of any soil contamination there is no indication that the site has been contaminated by any past use.

The site is connected to water, sewerage, electricity, phone and internet services.



Aerial map from Six Maps



Existing house (right) from Croll Street and adjoining property on the South (left), 7 Croll Street



Existing house from the backyard

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

The proposed development is an alteration and addition to the existing house. The design proposes partially demolishing some of the existing structure and renovating and extending the building, stepping down to the rear. There is an extension of the house, towards the side (South) boundary. The existing house is set well back from the street so an extension to the front, consisting of a carport and combined porch structure is proposed, coming forward to match the line of the front of the neighbour adjacent on this side (7 Croll street).

The rear extension is to accommodate 2 bedrooms, a bathroom, laundry, a living space and deck. This will provide an improved level of accommodation with a higher level of amenity. The side extension is essentially for carparking, utilising an existing underutilised space. The forward extension is to accommodate a second car and provide a large, sunny entry deck, to activate a space on the street side of the dwelling.





Impression of the proposed development from Croll street

## **PLANNING CONTROLS**

### **GREAT LAKES LOCAL ENVIRONMENT PLAN (LEP) 2014**

#### **Part 2 – Land Use**

The site is zoned R2 – Low Density Residential. The proposed development retains the property as a detached single residence, complying with the objectives of this zone.

#### **Part 4 – Principal development Standards**

##### **4.3 Height of Buildings**

The property has a maximum height limit of 8.5m. The proposed building height is well within the height limit

##### **4.4 Floor Space Ratio (FSR)**

The allowable FSR for this property is 0.5:1. The site has a total area of 557.4m<sup>2</sup> and the total gross floor area (GFA) of the house will be 147.4m<sup>2</sup>, resulting in a FSR of 0.26:1, which is well within the permitted density.

### **GREAT LAKES DEVELOPMENT CONTROL PLAN**

#### **Part 3 Character Statement**

##### **3.2.1.2 Pacific Palms**

The subject site is located in Blueys Beach (Pacific Palms), and is characterised by the natural environment of the adjoining Booti Booti, Wallingat and Myall Lakes National Parks. The proposed development responds to the desired future character planning control, to protect and sustain the natural environment by containing new works within areas on the property that have already been disturbed and built on. The work will ensure that the existing cladding is safely removed from the site to minimise any contact with the nearby national park bushland. The design proposes use of durable materials and utilises passive solar principles to improve the building's energy efficiency.

#### **Part 4 – Environmental Consideration**

##### **4.7 Bush Fire**

The property is on bushfire prone land and a bushfire assessment has been carried out by Australian Bushfire Assessment Consultants and forms part of the Development Application documentation. The design adopts the recommendations in the report.

## **Part 5 – Single Dwellings, Dual Occupancies, Villas and Townhouses**

### **5.1 Solar Access and Overshadowing**

The proposal cannot overshadow 3 Croll street due to this property being to the North of the subject site. The neighbouring property at 7 Croll street (to the south) will be largely unaffected by the proposal due to the single storey and stepped nature of the proposal. Building to the boundary as proposed for the carport and store at the front of the site will only overshadow a blank wall (pictured below) and part of the landscape structure. Shadow diagrams have been prepared as part of the DA submission demonstrate this.



View of side of 7 Croll street

### **5.2 Views and Privacy**

There are no views across the site from neighbouring properties that will be affected by the proposal.

Both neighbours will have enhanced privacy from the residents of 5 Croll street, due to the building configuration of the proposal.

### **5.3 Energy Efficiency**

The proposed addition will significantly increase the amount of daylight and natural ventilation in the building. New insulated external walls and glazing suites will improve the building thermal performance, while new, more efficient light and plumbing fixtures will reduce electricity and water consumption.


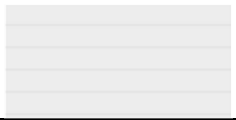

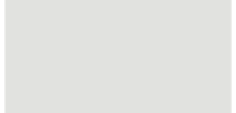
A BASIX Certificate outlining the projects energy efficiency commitments forms part of this Application.

### **5.4 General Building Design**

The proposed house alterations and additions utilise good urban design principles to activate the building engagement with the street and public domain. It creates a new street-facing entry and locates the kitchen and a living space (dining), on the east side of the house to provide passive surveillance and create presence within the streetscape.

The proposed changes to the street façade activate the front of the house and work in with the streetscape by matching the front setback of 7 Croll Street.

Durable contemporary materials and colours, referencing traditional seaside buildings, are proposed for the development.

Typical material proposed		
Material	Description	Location
	Rendered masonry wall in off-white or a light colour	Masonry wall close to boundary
	Horizontal weatherboard cladding (non-combustible) in a light colour	External walls
	Concrete surface in natural colour (varying textures)	Driveway, side of rear slab
	Metal and paint in a light Colorbond colour	Roof and rainwater goods

## 5.5 Setbacks

### Front

The design of the proposed alterations and additions extends part of the building towards the street in order to accommodate requirements of the brief and to be consistent with the street setbacks of the adjoining dwellings at both 7 and 3 Croll street. A section of the roof and the southern side wall extends forward to the established frontage line, which was surveyed to be 4471mm from the front boundary.

The DCP requires an average of the neighbouring setbacks, however given the proximity to 7 Croll st, it makes more sense to match this distance, rather than averaging the 3 Croll street setback (4681) with 7 Croll (4471).

### Side

No change to the existing North side setback of 1476mm.

The existing house is setback 3304mm from the South (side) setback. The DCP requirement is for side setbacks to be 900mm. If this setback was adhered to, then there is a 2403mm space available to add to the side of the house. Given that the neighbouring house has a blank wall and then pergola close to the side boundary in this vicinity, there is no loss of amenity, privacy or winter sun. As there is no adverse impact upon the neighbour, by allowing this proposal to build to the boundary as shown on the plans

### Rear

The proposed rear setback is 3446mm, in excess of the 3m minimum required

## 5.6 Building Heights

The site has a height limit of 8.5m under Great Lakes LEP 2014. The proposed development is well within this

## 5.7 Cut and Fill

There is no cut and fill proposed

## 5.8 Private Outdoor Areas

The proposed development will result in the house having one private outdoor area, being the rear deck, which is at 8.3 x 6m, significantly exceeds the DCP requirements

## 5.9 Fencing and Walls

No new fencing is proposed for this development.

## 5.10 Detached Garages, Carports, Sheds and other Outbuildings

Great Lakes development control plan allows a maximum of 45m<sup>2</sup> for carports on lots with an area between 300-600m<sup>2</sup>. The proposed carport has an area of 20m<sup>2</sup>. Although the carport is setback less than 6m from the front boundary, it ties in with the neighbouring front setback and the new proposed deck to the front of 5 Croll st

The carport roof is an extension of the existing house roof and the pergola extends this plane and alignment over the deck. This creates a built form that ties in with the original house and creates an indoor / outdoor entry space of a different character to the private open space at the rear. This will allow the building to contribute to an active street, as encouraged in the DCP general building design objectives.

For these reasons, the proposed carport, forward of the building line is a reasonable solution for this property.

## Part 10 – Car Parking, Access, Alternative and Active Transport

### 10.3.1 Car Parking Rates

#### 10.3.1.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

As the proposal exceeds 125m<sup>2</sup> in total GFA, 2 car spaces are required. The proposed development provides two covered off-street car parking spaces

### 10.3.3 Vehicle access and Driveways

#### 10.3.3.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

The existing concrete strip driveway will be replaced with a concrete driveway, to council requirements.

## Part 11 – Water Sensitive Design of Great Lakes Development Control Plan

### 11.4.1 Single Dwellings and Dual Occupancies

The existing house has a total roof area of 96.8m<sup>2</sup> and the proposed development will result in a new total roof area of 273m<sup>2</sup>. Using Table 2 of section 11.4.1.3, a 600sqm site, with a 300m<sup>2</sup> roof, requires a 2000L tank and a 8m<sup>2</sup> raingarden.. The roofs are designed to drain to the proposed 6000L tank on the property and overflow rainwater will be disposed of to the raingarden

## Part 12 – Vegetation Management

The proposed development will retain and enhance the existing vegetation on site, except for the trees shown to be removed.

## **Part 13 – Landscaping and Open Space**

### **13.1 Single Dwellings, Dual Occupancies, Villas and Townhouses**

Great Lakes development control plan requires a minimum of 30% of the site area for soft landscaping. The proposed development will retain 263.45m<sup>2</sup> or 47.26% of soft landscaping areas on the site with nearly all of the area available for deep soil planting.

## **Part 14 - Waste Management**

### **14.2.1 Single Dwellings, Dual Occupancies**

The development proposes alterations and additions to an existing house, involving the repairs and renovation of parts the existing structure for reuse. This reduces the amount of waste generated from demolition.

There is adequate space on the driveway and car parking area for construction waste containers. It is expected that the driveway will be the last item constructed to prevent damage from construction vehicles. During this time, the amount of construction waste will be minimal and can be disposed by the building contractor at council approved depot.

Waste materials generated from construction work will be sorted for recycling and disposal. Materials that cannot be recycled will be disposed of by a licensed waste removal contractor.

The Site Waste Minimisation and Management Plan below identifies the waste materials expected from the works and their recyclability potential.

#### **Site Waste Minimisation and Management Plan**

<b>Activity</b>	<b>Component/Material</b>	<b>Reuse/recycling methods</b>	<b>Disposal Methods</b>
D/C	Concrete, bricks and ceramic tile offcuts	Reuse suitable full bricks in new work	Licensed contractor
D/C	Metals – materials, off-cuts and fixings	Collect by local metal recyclers	-
D/C	Timber offcuts	-	Licensed contractor
D/C	Dust and small debris	-	Licensed contractor
D/C	Plasterboard/fibre cement offcuts	-	Licensed contractor
D/C	PVC and other plastics	-	Licensed contractor
D/C	Soils from excavation	Reuse as fill, dispose of excess	Licensed contractor
P	Pallets	Collect by manufacturer for reuse	-

P – Packaging, C – Construction, D – Demolition

### **Ongoing Waste Management**

The generation of post construction waste materials is expected to be limited to household waste, which will be sorted and disposed through existing Council's kerbside collection.



## **CONCLUSION**

The proposed development will modernise the existing house, making it more comfortable, energy efficient and accessible. The development reuses part of the existing building and the new extension will be constructed over already disturbed areas on the site, minimising the impact on the surrounding natural environment. It does not reduce desirable sunlight to the adjoining neighbour or obstruct their views. The design considers the building scale within the surrounding natural environment and urban context. It is an appropriate solution for this site.