

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 7 DP 238331
10 Courtley Road
Beacon Hill

PROPOSED DEVELOPMENT: Construction of a two storey dwelling.



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INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a two storey dwelling containing four (4) bedrooms, theatre, lounge, family and dining rooms along with an attached garage and outdoor alfresco area. This report is based on plans prepared by Rawson Homes, Job No. A000350, Issue A.

The subject site is located on the southern side of Courtley Road and is irregular in shape. The allotment has a frontage of 15.2m, an average depth of 26.79m and a total land area of 557.3m². The site currently contains a dwelling however demolition of the existing structure does not form part of the subject proposal. Tree removal and pruning is to be completed by the property owner prior to construction. Additional landscaping will occur following construction to ensure that the landscape character of the area is maintained.

A portion of a sewer main is located within the southern rear corner of the allotment. Careful consideration of the sewer main has been taken within the dwelling design to ensure minimal resulting impact. The site has a gentle fall to the north-eastern front corner and all necessary services are available to the site. Drainage from the development is to be directed to an approved system in accordance with the Concept Drainage Plan attached to this application.

The site is within an established residential area that predominately consists of one and two storey dwellings. It is noted that recent developments within the area have been constructed of a contemporary design, establishing a changing dwelling character for the area. The subject site does not contain a heritage item and is not located within proximity of such items.

The following sections of this statement address the likely impact of the proposal.



LEGISLATIVE REQUIREMENTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Building Sustainability Index) 2004

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 17 Roads & Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.118 Development with frontage to classified road



- (1) The objectives of this section are—*
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not have a frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of *Warringah Local Environmental Plan 2011*.

The proposed development is defined in the Plan as a “dwelling house” meaning “a building containing only one dwelling”.

The identified zone permits the construction of a ‘dwelling house’ subject to development consent from Council.



Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are as follows:

- *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.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The proposed development can satisfy the objectives of the zone as it complements the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an existing residential area intended for this form of development.

The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the dwelling house is in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	Max 7.64m	Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards of the LEP.



Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to Local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within close proximity to heritage items.

Clause 5.11 Bush fire hazard reduction

The subject site is not identified as bushfire prone land on Council's maps.

Clause 5.21 Flood planning

The subject site is not known to be located within a flood planning area.

Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

Clause 6.2 Earthworks

Ground disturbance is required to provide a level platform to site the proposed dwelling. The extent of earthworks is not considered excessive for the site due to the topography of the allotment and design proposed to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.



(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Warringah Development Control Plan 2011

Part B Built Form Controls

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u><i>B1 – Wall heights</i></u> Max. wall height 7.2m existing ground to upper ceiling.	<7.2m max. wall height.	Yes
<u><i>B2 - Number of Storeys</i></u> Max. no. storeys shown on DCP No. Storeys map.	2 storey dwelling proposed.	Yes
<u><i>B3 - Side Boundary Envelope</i></u> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	Proposed dwelling sited within required envelope.	Yes
<u><i>B4 - Site Coverage</i></u> Site coverage as per Site Coverage Map	N/A – site not mapped.	N/A
<u><i>B5 – Side Boundary Setbacks</i></u> As per DCP Side Boundary Setbacks map: - 0.9m.	Min. 1.5m	Yes
<u><i>B6 - Merit Assessment of Side Boundary Setbacks</i></u> For sites shown on map.	N/A	N/A
<u><i>B7 – Front Boundary Setbacks</i></u> As per DCP Front Boundary Setbacks map: - 6.5m.	Min. 3.397m	No – see below.



Corner allotments in R2 and R3 Zones: Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m	N/A	N/A
<u>B8 - Merit Assessment of Front Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B9 - Rear Boundary Setbacks</u> As per DCP Rear Boundary Setbacks map: - 6m.	Min. 2m	No – see below.
<u>B10 - Merit Assessment of Rear Boundary Setback</u> For sites shown on map.	N/A	N/A
<u>B11 - Foreshore Building Setback</u> As per the map – 15m	N/A	N/A
<u>B12 - National Parks Setback</u> As per the map - 20m	N/A	N/A
<u>B13 - Coastal Cliffs Setback</u> As per map.	N/A	N/A
<u>B14 - Main Roads Setback</u> As per map.	N/A	N/A

Variation requests

Front setback – Council's DCP requires dwellings to be provided with a 6.5m front setback as per the DCP Front Boundary Setbacks map. The proposed dwelling provides a minimum front setback of 3.397m and therefore requires a variation to this control.

It is understood that the front setback control is designed to ensure that the proposed development is compatible with the surrounding development whilst minimising the impact on the streetscape and adjoining developments.

The non-compliance is the direct result of an irregularly shaped allotment that restricts a modestly sized dwelling to be sited with compliant setback distances. The front setback encroachment relates



to a portion of the north-western front corner of the dwelling, with the majority of the dwelling being provided with a compliant front setback distance. The dwelling will not have any increased impact upon the streetscape as a result of the reduced front setback, as appropriate landscaping will be provided to the front yard to screen and soften the development. Further, stepping of the front façade has been provided in order to further reduce the visual bulk of the dwelling as viewed from the streetscape.

Despite the required variation it is anticipated that the proposal will have no greater impact than that of a compliant proposal and will be able to meet the objectives of the clause. Therefore, a variation to the front setback requirement is considered to be appropriate for the subject site and should be supported in this instance.

Rear setback – Council's DCP requires a rear setback of 6m to be provided to dwellings as per the DCP Front Boundary Setbacks map. The proposed dwelling provides a rear setback of 2m and therefore requires a variation to this control.

The non-compliance is the direct result of an irregularly shaped allotment that restricts a modestly sized dwelling to be sited with compliant setback distances. The reduced rear setback distance has been provided to allow for an increased front setback area to ensure the dwelling does not dominate the streetscape.

The rear setback non-compliance is not anticipated to result in any unreasonable privacy, solar access or amenity impacts to neighbouring properties. The first floor has been provided with increased setback and appropriate placement of windows to reduce the potential for privacy intrusion. Neighbouring properties will receive a reasonable level of solar access due to the increased first floor setbacks and compliant building height. The rear setback area allows for suitable landscape planting in order to screen the non-compliance from neighbours and maximise privacy.

Despite the required variation the proposed dwelling is sited appropriately on the subject site and is able to meet the objectives of the clause. Therefore, a variation to the rear setback requirement is considered to be appropriate for the subject site and should be supported in this instance.



Part C Siting factors

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u><i>C2 – Traffic, Access and Safety</i></u> Suitable vehicular access from a public road.	Proposed driveway and vehicular access considered suitable for the subject site and public road.	Yes
<u><i>C3 – Parking Facilities</i></u> Garage/carport integrated into house design.	Proposed garage complements and blends with the overall dwelling design in terms of materials, colours and finishes to ensure it is well integrated into the dwelling.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Proposed garage not anticipated to block views to the street.	Yes
Garage/carport opening max. 6m or 50% building width, whichever lesser.	4.81m garage door opening.	Yes
2 spaces per dwelling.	2 spaces provided in attached garage.	Yes
<u><i>C4 – Stormwater</i></u> Suitable stormwater system for each site.	Stormwater to be directed to an approved drainage collection system in accordance with the stormwater drainage plans attached to this application.	Yes
<u><i>C5 – Erosion and Sedimentation</i></u> Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan provided with the subject DA.	For Council's consideration
<u><i>C7 – Excavation and Landfill</i></u> Cut and fill not to impact neighbours.	Proposed cut and fill not anticipated to impact neighbouring properties	Yes



	due to use of retaining walls and setbacks from existing adjacent dwellings.	
Clean fill only.	No imported fill proposed.	N/A
<u>C9 Waste Management</u> Waste Management Plan to be provided.	Provided.	Yes
Bin storage area to be allocated.	Adequate area available on site out of public view.	Yes

Part D Design

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>D1 – Landscape Open Space and Bushland Setting</u> Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	52.06% with min. 2m width	Yes
<u>D2 – Private Open Space</u> POS area = 1-2 bedrooms – 35m ² min 3m width. 3+ bedrooms – 60m ² min 5m width.	60sqm with min 5m width provided in rear/side yard.	Yes
Direct access from living area.	Direct access from family room.	Yes
POS located behind building line.	POS area sited behind front building line.	Yes
Maximise solar access & privacy.	Suitable solar access and privacy provided due to landscaping, building height and sun movement throughout the day.	Yes



<p><u>D6 – Access to Sunlight</u> Consider solar access & ventilation in siting of dwelling.</p> <p>3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.</p>	<p>Proposed dwelling appropriately sited on the subject allotment to allow for reasonable solar access to habitable rooms whilst also providing the primary living area with a connection to the rear POS area. Open plan ground floor to allow for high level of natural ventilation.</p> <p>Proposed and adjoining POS and living areas to maintain suitable level of solar access due to building height, increased first floor setbacks and appropriate boundary setbacks.</p>	<p>Yes</p> <p>Yes</p>
<p><u>D7 – Views</u> View sharing to be considered.</p>	<p>No loss of views is anticipated.</p>	<p>Yes</p>
<p><u>D8 – Privacy</u> Maintain privacy to adjoining properties.</p>	<p>No loss of privacy anticipated by the proposed dwelling due to appropriate boundary setbacks, offsetting of windows from neighbours', minimisation of upper floor side elevation windows and appropriate landscape screening.</p>	<p>Yes</p>
<p><u>D9 – Building Bulk</u> Avoid large areas of continuous wall planes.</p> <p>Max. fill 1m and to remain within building footprint.</p> <p>Minimise excavation.</p>	<p>Visual bulk of facades appropriately minimised through extensive articulation and material changes.</p> <p><1m fill proposed.</p> <p>Excavation not considered excessive for the site's topography. Retaining</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>



Orientate dwelling to street.	walls proposed to minimise impacts on adjoining properties.	
Use articulation and materials to reduce building mass.	Front façade provided with articulation, material changes and a central entry porch to positively address the streetscape. Entry, lounge, bed 1 and bed 2 oriented to the street frontage.	Yes
	Suitable articulation and materials proposed to minimise visual bulk and mass.	Yes
<u><i>D10 – Building Colours and Materials</i></u> Colours finishes to blend with natural setting.	Materials and colour schedule provided for Council's consideration.	Yes
<u><i>D11 – Roofs</i></u> Pitch to complement streetscape.	22.5° roof pitch proposed, in keeping with the roofing style of developments in the streetscape.	Yes
Varied roof forms to be provided.	Various roof forms proposed.	Yes
Eaves required.	450-610mm eaves provided.	Yes
<u><i>D12 – Glare and Reflection</i></u> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<u><i>D13 – Front fences and Front walls</i></u> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking). Gates to remain in boundary when open.	Fencing does not form part of the proposed development.	N/A



<u>D14 – Site facilities</u> Site Facilities – bin storage, clothes drying etc to be provided	Rear yard provides adequate area for site facilities.	Yes
<u>D15 – Side and Rear Fences</u> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).	Capable of complying if existing fencing requires replacement.	Yes
<u>D16 – Swimming Pools & Spas</u> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	No swimming pool proposed.	N/A
<u>D19 – Site Consolidation requirements for the R3 & IN1 Zones</u>	N/A	N/A
<u>D20 Safety and Security</u> Casual surveillance of street & suitable lighting.	Casual surveillance of the street is available through habitable rooms oriented to the front of the dwelling. View to entry approach is clear from entry porch as well as lounge room, bed 1 and bed 2 windows. No entrapment areas created.	Yes
<u>D22 – Conservation of Energy and Water</u> Design for water and energy conservation.	BASIX Certificate provided.	Yes

Part E The Natural Environment

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>E3 – Threatened species, population, ecological communities</u> Minimise tree removal and protect remaining trees.	Tree removal and pruning is to be completed by the property owner prior to construction. Additional landscaping will occur following construction to ensure that the	Yes



Flora & Fauna assessment if native veg >100m ² to be removed or veg removed from site in last 5 years.	landscape character of the area is maintained. <100m ² of native vegetation proposed to be removed.	N/A
<u>E4 – Wildlife corridors</u> Modification of land with native vegetation >50sqm: - Provide Flora and Fauna Assessment - Provide a Biodiversity Management Plan All other cases of native vegetation removal – achieve control objectives.	N/A	N/A
<u>E7 – Development on land adj. public open space</u> Development adj public reserve to compliment character of reserve. Casual surveillance of public reserve. Landscaping to screen development	N/A	N/A
<u>E8 - Waterways and Riparian Land</u> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
<u>E9 - Coastline Hazard</u>	N/A	N/A
<u>E10 - Landslip Risk</u> As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area A & B. Geotech Report to be provided if deemed necessary by Council.	Yes
<u>E11 – Flood Prone Land</u> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A



* * *

Conclusion with respect to DCP Requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within Warringah DCP 2011.

(iii) Relevant planning agreement, or draft planning agreements

There are no known planning agreements that would prevent the proposed development from proceeding.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed two storey dwelling will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the proposed dwelling provides appropriate boundary setbacks, contributing to spatial separation and openness between dwellings. The articulated design of the development will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements along with a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.



Utilities

The site is connected to all necessary services and utilities including electricity, water, reticulated sewerage and telecommunications.

Sedimentation Control

Due to the topography of the site, minor cut and fill will be required for the construction of a level building platform, as shown on the development plans.

All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged to occur during construction.

(c) The suitability of the site for the development

The subject site is within an established residential area that is within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.



The proposed works are permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and generally satisfies the objectives of the Warringah Development Control Plan 2011 as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and can satisfy the objectives of the relevant development control plan for the precinct.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing and likely future character of Beacon Hill. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Lily Gibson
Student Town Planner
Urban Planning & Building Consultants
20 September 2022