

STATEMENT OF ENVIRONMENTAL EFFECTS

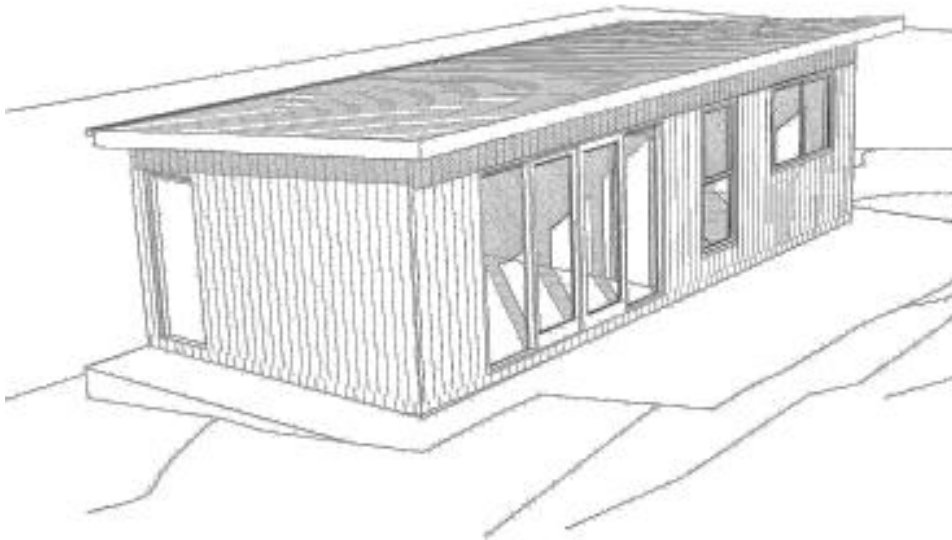
**PROPOSED CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING COMPRISING A NEW STUDIO**

LOCATED AT

10 WILLANDRA ROAD, BEACON HILL

FOR

D LORIMER



**Prepared
February 2020**

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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared on behalf of David Lorimer by Northern Beaches Design, Drawing No. 133/2019, Sheet No. DA01-DA14, dated 7 January 2020, detailing the proposed demolition of an existing shed and the construction of a new single storey detached studio at **10 Willandra Road, Beacon Hill**.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

2.0 Property Description

The subject allotment is described as 10 Willandra Road, Beacon Hill, being Lot 12 within Deposited Plan 24075 and is zoned R2 Low Density Residential within the provisions of the Warringah Local Environmental Plan 2011.

The site is not listed as a heritage item, nor is not located within a conservation area.

The land is noted as being Landslip Area B. A Geotechnical Investigation has been prepared by White Geotechnical Group, Report No. J2577, dated 18 February 2020 and is discussed further within this submission.

The site has been identified as Bushfire Prone Land. Accordingly, a Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Limited, Reference No 200504 dated 27 February 2020 and is discussed further within this submission.

3.0 Site Description

The property is a rectangular-shaped allotment located on the western side of Willandra Road, south of the intersection with Warringah Road. The site falls gradually towards the rear, south-western corner, with a total fall of approximately 3.85m over its length. The site has a width of 18.29m and a depth of 45.735m. The land has a total site area of 836.3m².

Stormwater from the site is dispersed within the rear yard.

The site is currently developed with a brick dwelling. There is no covered carparking within the site, with the current parking provided as open car spaces, with access via an existing concrete driveway



Fig 3: View looking south towards existing shed (to be demolished) and location of new detached studio



Fig 4: View looking east towards rear elevation of existing dwelling

4.0 The Surrounding Environment

The general vicinity of the site is characterised by a mix of single detached dwellings and associated ancillary structures such as garages, storage sheds and swimming pools.

The sites immediately to the north and south comprise similar single storey dwellings.

The site and its surrounds are depicted in the following aerial photograph:



Fig 5: Aerial view of locality
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations comprising the construction of a detached studio. The studio building will not be used for any form of separate habitation and will be ancillary to the existing dwelling.

The proposed works comprise:

- Demolition of an existing shed
- Construction of a proposed new detached studio to provide for rumpus, bedroom and bathroom

The proposed new works to the studio will comprise vertical cladding and a colorbond roof.

The studio will present a modest single storey appearance. The studio is located within the rear yard and as such, the proposal will not be prominently visible from the public domain.

The collected roofwaters will be directed to an onsite dispersal system in the rear yard in accordance with the hydraulic design prepared by NITMA Consulting Pty Ltd, Project No 4209KH dated 25 February 2020.

The proposal results in the following development indices:

Site Area:	836.3m ²
Required Landscaped Area:	40% or 334.52m ²
Proposed Landscaped Area:	59.3% or 496m ² (see WDCP Part D1 discussion)

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

6.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

6.3 Warringah Local Environmental Plan 2011

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed works to the dwelling are permissible in this zone under the WLEP 2011.

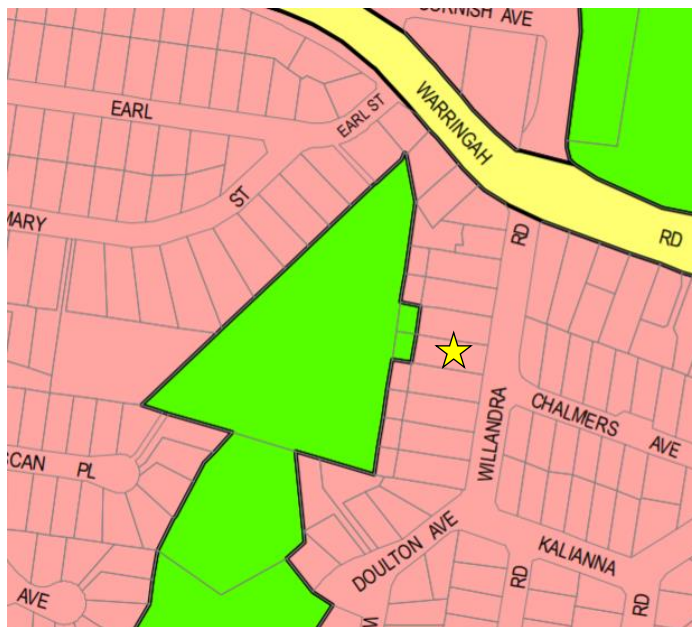


Fig 6: Extract of Warringah Local Environmental Plan 2011

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed single storey detached studio will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any significant impact on the existing landscaped area or long distance views.

Clause 4.3 provides controls relating to the height of buildings.

The dictionary supplement to the LEP notes building height to be:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The building height limit for development in this portion of Beacon Hill is 8.5m. The proposed studio will present a maximum height of 3.4m above existing ground level and complies with Council's maximum building height.

Clause 6.2 relates to earthworks.

The proposal is accompanied by a Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Reference No. J2577, dated 18 February 2020, which concludes that the proposal meets Council's requirements subject to compliance with the recommendations contained within the report.

Additionally, the works will be carried out in accordance with the recommendations of a qualified Structural Engineer.

Clause 6.4 relates to development on sloping land. The site is noted on Council's Landslip Risk Map as being within Area B.

Accordingly, a Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Reference No. J2577 dated 18 February 2020. Subject to compliance with the recommendations contained within this report, the proposal is considered to satisfy the provisions of this clause.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

6.4 Warringah Development Control Plan

The relevant numerical and performance based controls under WDCP are discussed below:

Part B - Built Form Controls			
Standard	Required	Proposed	Compliance
B1 – Wall heights	Max 7.2m	The maximum proposed wall height is 3.4m and readily complies with this control.	Yes
B2 – Number of storeys	No requirement identified on map		N/A
B3 – Side Boundary Envelope and Side Setback	Building envelope 45 degrees from 5m. Setback 0.9m	As noted on the submitted Section A-A (Drawing No. DA7), the proposal complies with the side boundary envelope.	Yes
B4 – Site Coverage	No requirement identified on map		N/A
B5 – Side Boundary setbacks	R2 zoned land 0.9m	Proposed new studio to stand a minimum of 1.0m from the southern side boundary, and is well separated from the northern side boundary.	Yes
B6 – Merit assessment of Side Boundary Setbacks	No requirement identified on map		N/A
B7 – Front Boundary Setbacks	Minimum 6.5m	The proposed studio is located in the rear yard and is therefore not subject to the front setback control.	Yes
B8 – Merit assessment of front boundary setbacks	No requirement identified on map		N/A
B9 – Rear Boundary Setbacks	Min 6m rear setback	Minimum proposed setback 7.6m from the rear boundary and complies with this control.	Yes

	R2 Zoned land swimming pool not to exceed 50% of rear setback area.	N/A	N/A
B10 – Merit Assessment of rear boundary setbacks	No requirement identified on map		N/A
B11 – Foreshore Building Setback	No requirement identified on map		N/A
B12 – National Parks Setback	No requirement identified on map		N/A
B13 – Coastal Cliffs Setback	No requirement identified on map		N/A
B14 – Main Roads Setback	No requirement identified on map		N/A
B15 – Minimum Floor to Ceiling Height	No requirement identified on map		N/A

Part C – Siting Factors			
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	The existing vehicle crossing will be maintained.	Yes
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	The existing car parking area will be maintained.	Yes
C4 – Stormwater	Hydraulic Design to be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments and Minor Works Specification	The collected roofwaters will be directed to an onsite dispersal system in the rear yard in accordance with the hydraulic design prepared by NITMA Consulting Pty Ltd, Project No 4209KH dated 25 February 2020.	Yes
C5 – Erosion and Sedimentation	Soil and Water Management required	The proposal is accompanied by a sediment and erosion control plan prepared by Northern Beaches Designs.	Yes
C6 – Building over or adjacent to Constructed Council Drainage Easements	N/A		N/A
C7 – Excavation and Landfill	Site stability to be maintained	Minimal excavation is required to accommodate the proposed new works. All works will be carried out in accordance with the recommendations of the consulting Geotechnical and Structural engineers and will therefore	Yes

		satisfy the provisions of this clause.	
C8 – Demolition and Construction	Waste management plan required	Waste management measures to be employed	Yes
C9 – Waste Management	Waste storage area to be provided	Bins storage area available	Yes
Part D – Design			
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal will maintain a landscaped area of 496m² or 59.3% and therefore complies with this control.</p> <p>The development within the site will continue to achieve the Objectives of the controls, which are noted as:</p> <p>Objectives</p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor 	Yes

		<p><i>recreational opportunities that meet the needs of the occupants.</i></p> <ul style="list-style-type: none"> • <i>To provide space for service functions, including clothes drying.</i> • <i>To facilitate water management, including on-site detention and infiltration of stormwater.</i> <p>The proposal will provide for sufficient area for the private open space and recreational requirements of the owners, whilst maintaining good areas of deep soil planting within the front and rear yard area.</p>	
D2 – Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	The private open space is directly accessible from the dwelling. The majority of the private open space within the rear yard will be maintained, with good access to the northern sun.	Yes
D3 – Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Given the residential nature of the proposal, no noise impacts are anticipated.	Yes
D4 – Electromagnetic Radiation	N/A to proposed development		N/A
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun	The site enjoys good access to northern sun	Yes

	Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	to the front and rear yards.	
D6 – Access to sunlight	This control requires that sunlight to at least 50% of private open space to adjoining properties is not to be reduced to less than 2 hours between 9am and 3pm on the winter solstice.	As noted in the submitted Shadow Diagrams (Sheet No. 11-13), the modest single storey scale of the development ensures that internal and external living areas of neighbouring properties will continue to receive suitable solar access.	Yes
D7 – Views	View sharing to be maintained	<p>The controls require that development should enable the reasonable sharing of views. The works see the construction of a new detached studio.</p> <p>The subject site and neighbouring properties enjoy district views to the east.</p> <p>The modest roof height and low profile roof form of the new works will ensure that the primary outlook for the surrounding properties is not unreasonably diminished.</p>	Yes
D8 – Privacy	This clause specifies that development is not to cause unreasonable overlooking of	The proposed studio does not provide windows within the southern elevation, which minimises	Yes

	habitable rooms and principle private open space of adjoining properties	<p>opportunities for overlooking to the south.</p> <p>The studio is well set back from the northern side boundary and will not result in any privacy impacts for the northern neighbour.</p> <p>The privacy currently enjoyed by neighbouring properties will therefore remain largely unchanged.</p>	
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby and adjoining properties and not to visually dominate the street or surrounding spaces	The existing surrounding development comprises a mix of one and two storey dwellings. The form of the proposed studio is modest in height and scale, with an articulated façade, and by being sited to the rear of the existing dwelling, will not be prominently viewed within the Willandra Road streetscape.	Yes
D10 – Building Colours and materials		The proposed new works will be finished in colours which complement the existing development on site and the locality.	Yes
D11 – Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposed new single storey detached studio provides for a low-pitched, skillion roof form that does not dominate the skyline. Further the roof minimises bulk and scale and	Yes

		maximises view retention to adjoining properties.	
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimised	The existing external finishes and colours will be retained and the proposed new finishes will complement the existing dwelling. The proposed external finishes have been detailed in Sheet DA1. No significant glare impacts will result from proposed new works.	Yes
D13 – Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street	N/A – no new front fencing proposed	N/A
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities	Existing bin storage area and mailbox will be maintained.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991	The existing side and rear fencing will be maintained.	N/A
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	No pool proposed.	N/A

D17 – Tennis Courts	N/A		N/A
D18 – Accessibility	Safe and secure access for persons with a disability to be provided where required	Not applicable to residential development	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A		N/A
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The proposed works will not reduce the security of the street area or the subject property. Casual surveillance of the street is maintained from the dwelling to the street over and through the front landscaped area.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided	Normal utility services are available to the site	Yes
D22 – Conservation of Energy and Water	Compliance with SEPP BASIX	A BASIX Certificate is provided to support the development	Yes
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views vehicles, pedestrians or potentially hazardous road features or traffic control devices.	No signage proposed	N/A

Part E – The Natural Environment			
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented	No significant protected trees are affected by the works. An existing tree will be removed (<i>Angophora floribunda</i> – Rough-barked Apple) which has been addressed in the report prepared by Peake Arboriculture dated 28 February 2020 and which identifies the tree as being in poor structural condition and in poor health.	Yes
E2 – Prescribed Vegetation	Not identified on map		N/A
E3 – Threatened species, populations, ecological communities	Not identified on map		N/A
E4 – Wildlife Corridors	Not identified on map		N/A
E5 – Native Vegetation	Not identified on map		N/A
E6 – Retaining unique environmental features	Not identified on map	No significant features within site	Yes
E7 – Development on land adjoining public open space	Not identified on map		N/A
E8 – Waterways and Riparian Lands	Not identified on map		N/A
E9 – Coastline Hazard	Not identified on map		N/A
E10 – Landslip Risk	Identified on map as Area B.	The proposal is accompanied by a Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Reference No. J2577 dated 18 February 2020, which concludes that the proposal meets Council's requirements	Yes

		subject to compliance with the recommendations contained within the report.	
E11 – Flood Prone Land	Not identified on map		N/A

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. It is considered that the provisions of these environmental planning instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

It is not considered that there are any draft environmental planning instruments applying to the site.

7.3 Any development control plan

The development has been designed to comply with the requirements of the WLEP 2011 & the controls of the Warringah Development Control Plan.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

The development respects the streetscape character objectives of the DCP and will provide a cohesive and sympathetic addition to the site which will make a positive contribution to the area.

7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No matters of relevance are raised in regard to the proposed development.

7.5 The regulations (to the extent that they prescribe matters for the purposes of this paragraph)

No matters of relevance are raised in regard to the proposed development.

7.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for the proposed construction of alterations and additions to an existing dwelling comprising the construction of a new detached studio, which has been located and designed to appropriately minimise impacts on the amenity of adjoining properties and are compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard for the relevant provisions of the SEPP, Council's LEP and DCP.

7.7 The suitability of the site for the development

The site is considered suitable for the proposed development.

The proposal will provide for the construction of alterations and additions to an existing dwelling comprising the construction of a new detached studio.

It is suggested that the proposal will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.8 Any submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment or the character of the locality and the considered location of habitable room windows and decks will mitigate any unreasonable visual impacts on the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The proposal provides for the construction of alterations and additions to an existing dwelling comprising the construction of a new single storey detached studio, which will not have a detrimental impact on the adjoining properties or the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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