

Level 8, 65 York Street
SYDNEY NSW 2000
T: 8215 1558
F: 8215 1600
E: michael@planninglawyer.com.au

Our Ref: MM:09739

18 December 2020

Statement of Environmental Effects

**Alterations and Additions to Two Storey Dwelling
at 23 Reynolds Crescent, Beacon Hill Lot 20 DP 218395**

**Prepared by Planning Law Solutions
For Natali Calci**

1. Introduction

Planning Law Solutions has been engaged by the owner of 23 Reynolds Crescent, Beacon Hill ("subject site") to prepare this statement of environmental effects to accompany a development application to Northern Beaches Council seeking consent for alterations and additions to the existing two storey dwelling and use of unauthorised work.

The proposed works and use are shown on architectural plans prepared by **STUDIØ ML, issue B, drawings DA00-DA15.**

It is important to explain the recent history of works on the site in order that Council understands the context of the proposed works. The subject site has the benefit of a complying development certificate authorising alterations and additions to the existing dwelling and swimming pool ("CDC 2019/193/01") issued by Vladan Blagojevic, a registered certifier. CDC 2019/193/01 was originally issued on 26 May 2020 and amended on **14 December 2020**. The works the subject of this certificate have commenced.

Works have occurred on the site without approval. The owner has taken steps to regularise those works by lodging a building information certificate (ref BC2020/0229). The application was lodged on **10 December 2020** (fee paid) and is undetermined at the date of publication of this statement. The owner also lodged two development applications, DA2020/1077 and DA2020/1315, applying to separate areas of the site and building. Those applications have since been withdrawn at the request of Council.

The works and use the subject of the current proposal are a combination of the previous two separate development applications. The purpose of combining both applications in the current proposal is to show all of the proposed work on a single set of plans and enable a complete assessment of all works in a single application.

This statement of environmental effects aims to address all statutory provisions pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") and has been prepared in accordance with the *Environmental Planning and Assessment Regulations 2000*.

The assessment contained in this statement is based on the following plans and reports:

- Architectural Plans prepared by STUDIO ML, issue B, drawings DA00-DA15.
- Landscape Plans prepared by Discount Landscape Plans, drawings L01-L03.
- Stormwater Management Plan NY Civil Engineering ref E200036 dated 14 December 2020
- Geotechnical Report by White Geotechnical Group ref J2960 dated 29 September 2020
- Bushfire Report prepared by Bushfire Planning Services dated 14 December 2020.
- Waste Management Plan dated 16 December 2020.
- Survey Plan prepared by Robert Friend Surveys dated 1 December 2020.
- Amended CDC 2019/193/02 (incl approved plans).

2. Site and Locality

The subject site is located on the western side of Reynolds Crescent, Beacon Hill and slopes down from the rear (western) boundary to the front (eastern) boundary. The site is surrounded by predominately double storey residential dwellings in the immediate locality and a mixture of single and double storey dwellings on the eastern side of Reynolds Crescent. Figure 1 is an aerial of the subject site.



Figure 1: Aerial photograph of the subject site (Source: Six Maps NSW)

The subject site is rectangular in shape with a frontage to Reynolds Crescent of approximately 20 m and a depth of approximately 30 m, and total area of 561.8m². Currently on the subject site is a partly renovated two storey brick rendered residential dwelling and timber frame roof. Figure 2 is a photograph of the subject site.



Figure 2: The existing partly renovated dwelling on the site (taken 11/12/2020).

3. Zoning

The subject site is zoned R2 Low Density Residential under *Warringah Local Environmental Plan 2011* ("WLEP 2011"). Figure 5 is a zoning map extract of the subject site.



Figure 5: Zoning Map Extract (Source: Planning Portal NSW)

4. Proposal

The proposal seeks consent for alterations and additions to the two-storey dwelling and use of unauthorised works. The architectural plans submitted with the application distinguish between the building work that has been carried out without consent (and which development consent for use only is sought) and new building work for which development consent for construction is sought.

Particulars of the proposed development the subject of this development application are as follows:

1. Consent for 'use' of unauthorised works comprising:

- a. on the lower ground floor – new door opening to front part of the eastern façade and new highlight window opening to the northern façade; and
- b. on the upper ground floor – new door opening to front part of the eastern façade and new highlight window opening to the northern façade, new entry awning and increase wall height by 500 mm and new roof frame

2. Consent for new building work comprising:

- a. placement of doors in door openings on the lower and upper ground floors on the eastern façade, placement of window frames and glass in highlight windows on the lower and upper ground floors on the northern façade;
- b. placement of roof tiles;
- c. raised steps to rear yard level;
- d. new basement store room to rear of dwelling, including concrete slab and construction of double skin concrete block wall all below ground level (existing);
- e. filling of rear yard above basement store room and associated landscaping; and
- f. new screen planting to rear south and south western boundary.

5. Consistency with CDC 2019/193/02

The architectural plans also illustrate the relationship between the building work proposed in this application and the building work approved under CDC 2019/431/02 as amended. Notably, the finished floor levels and ridge height on the **amended CDC** and the plans lodged with this current DA are:

Lower Ground	RL 112,180
Ground	RL 115,420
Lower Ridge Height	RL 119,650

The amended CDC plans also show an opening the rear wall of the lower ground floor garage, consistent with the plans lodged with this current DA.

The work the subject of the current application were expressly excluded from the CDC approved plans. The works are structurally independent of the CDC works. There is no practical need to complete the CDC approved works in order to carry out the building work proposed in the current application.

The owner proposes to carry out the building work the subject of this current DA **concurrently** with the work approved under amended CDC 2019/431/02, and apply for an occupation certificate for both components of the work at the same time. There is no legal or practical reasons why the owner must complete the CDC work before commencing the work that is the subject of this current DA. The decision of Commissioner Gray of the Land and Environment Court in *Pritchard v Northern Beaches*

Council [2020] NSWLEC 1310 does not prevent all approved work from proceeding concurrently where it is practical to do so.

6. Unauthorised Works

As explained in the introduction to this statement, work has been carried out on the site without approval. As a consequence, on 28/10/2020 Council issued a stop work order. No further work has been carried out since that date. Council has since issued a notice of proposed order on 23/11/2020 (ref LGA2020/0049). The owner has made representations and issue of the order is pending.

The owner has made an application for a building information certificate under section 6.23 of the EP&A Act to regularise the unauthorised work. The application is yet to be determined. The fact that part of the building work has been carried out without development consent is not a legal impediment to the Council granting development consent for the proposed works or use. However the owner would not object to a condition being imposed on any consent that might issue requiring the BIC to be issued prior to issue of the construction certificate for the proposed works.

7. Assessment

The impact of the proposed development and suitability of the site have been assessed having regard to the matters for consideration listed under Section 4.15 of the EP&A Act.

Warringah Local Environmental Plan 2011 (WLEP 2011)

Zoning

The subject site is zoned R2 Low Density Residential under the provisions of WLEP 2011. Development for the purpose of 'dwelling houses' is permitted with consent in the R2 zone therefore alterations and additions of a dwelling house is also a use permitted with consent in the R2 zone.

Pursuant to WLEP 2011 the objectives of the R2 zone are:

- 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 additions and alterations the subject of this application are consistent with the objectives of the R2 zone as they provide for the housing needs of the owners and occupiers of the subject site by providing appropriate facilities to service their daily living needs within a low density residential environment. The proposed landscape works in the rear yard will ensure that the site contains an area of private open space and separation between neighbouring dwellings consistent with the character of the neighbourhood. The proposed landscape works also involve privacy screening to the north and south of the rear yard that will also protect the privacy of the occupants and adjoining owners.

The alterations and additions do not change the use of the subject site, ensuring the subject site maintains harmony with the natural environment of Warringah and not create any amenity impacts to the surrounds.

Height of Buildings

Clause 4.3 of WLEP 2011 provides for the height of buildings and establishes the following objectives:

- to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,
- to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

The height of building map under WLEP 2011 provides that the subject site is not to exceed a maximum building height of 8.5m.

The proposed alterations and additions to the subject site do not exceed the 8.5m maximum height limit (See figure 6). Therefore, the application complies with clause 4.3 of WLEP 2011.

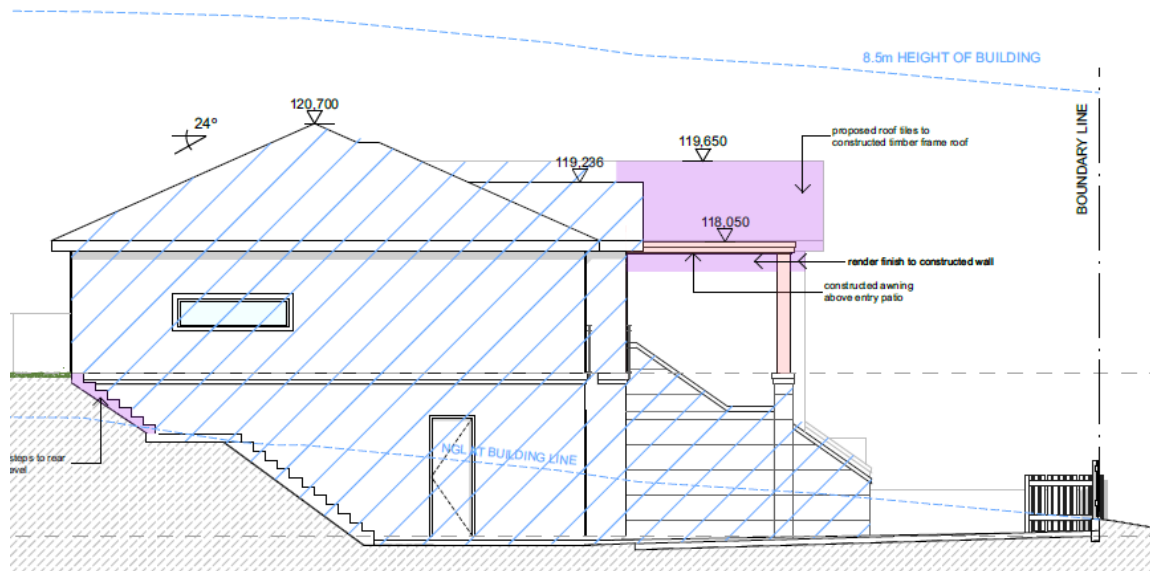


Figure 6: Building Height Plane Extract

Floor Space Ratio

The floor space ratio map under WLEP 2011 provides that **no floor space ratio** control applies to the subject site.

From the above assessments, the proposed alterations and additions are considered to be acceptable having regard to permissibility, zoning and objectives pursuant to the provisions of WLEP 2011.

Warringah Development Control Plan 2011

Chapter B1 Wall heights

Requirements	Proposal	Compliance
1. Walls are not to exceed 7.2	The proposal does not seek to	Complies

metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	alter the wall height of the existing dwelling. The new store room is located below ground level (existing) and therefore not caught by this control.	
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Chapter B2 Number of Storeys

Requirements	Proposal	Compliance
1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The DCP Map does not provide for a maximum number of storeys for the subject site. Nonetheless, the site will maintain two storeys not altering the number of storeys under this proposal.	Complies

Chapter B3 Side Boundary Envelope

Requirements	Proposal	Compliance
<p>1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:</p> <ul style="list-style-type: none"> • 4 metres, or • 5 metres <p>as identified on the map.</p> <p>2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope. A side building envelope of 4m applies to the subject</p>	The proposal does not comply with the 4m side boundary envelope applying to the site.	Non Compliance

site.

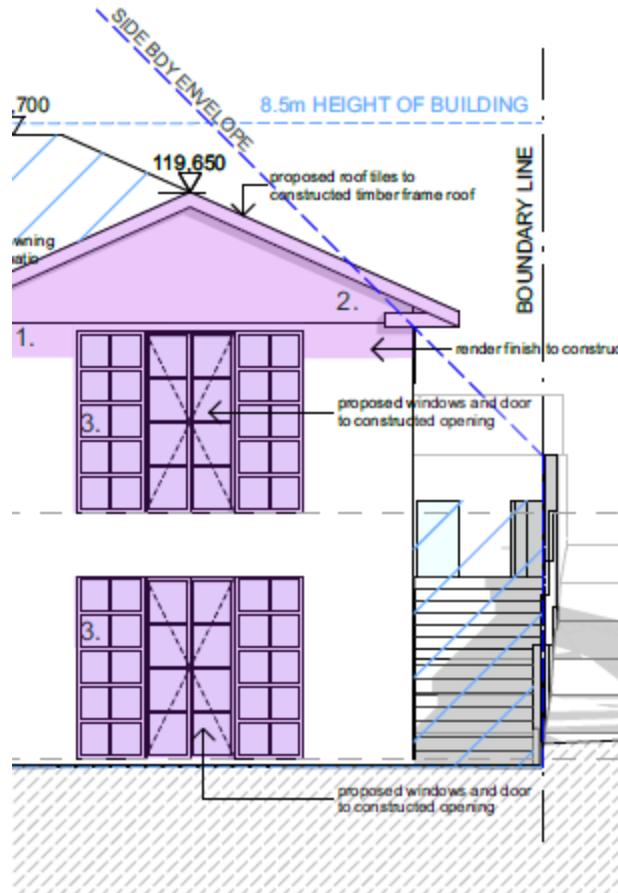


Figure 7: Side Boundary Envelope

As depicted by Figure 7 the non-compliance applies to a minor segment of the existing pitched roof. Despite the non-compliance the dwelling does not provide for a bulky development and maintains the existing streetscape and character of the locality.

The non compliance does not provide for any material amenity impacts to the neighbouring dwelling as the dwelling to the north at 21 Reynolds Crescent maintains solar access and given the non compliance is in relation to the pitched roof there are no privacy issues arising. Other neighbouring dwellings are not impacted by the non compliance.

Chapter B4 Site Coverage

Requirements	Proposal	Compliance
1. Development on land shown coloured on the DCP Map Site	The proposal does not propose to change the existing site	Complies

<p>Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:</p> <ul style="list-style-type: none"> - 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and - 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area. 	coverage of the dwelling.	
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Chapter B5, B7 and B9 Setbacks

DCP Requirement	Proposal	Compliance
Chapter B5 WDCP 2011 - Side Boundary Setback: 900 mm	<p>Basement store room – 900 mm – 1260 mm to the south and west, 5600 mm to the north.</p> <p>Alterations and additions to the front of the dwelling:</p> <p>(a) 1690 mm to external wall above ground (existing); and (b) 100 – 200 mm to proposed concrete block wall under side boundary stairs on northern boundary.¹</p>	<p>Non-compliance in part.</p> <p>The only non-compliance is the building work under the side boundary stairs on the northern boundary. This work is below ground level (existing), has been engineer designed and will not be visible from the adjoining properties. Non-compliance considered justified.</p>
Chapter B7 WDCP 2011- Front Boundary Setback: 6.5 m	The proposal will not alter the front boundary setback.	n/a
Chapter B9 WDCP 2011- Rear Boundary Setback: 6 m	1260 mm	Non-compliance – see comments above.

Chapter C4 Stormwater

Requirements	Proposal	Compliance
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¹ This wall is the subject of a notice of proposed order issued on 23/11/2020.

<p>1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	<p>Please refer to stormwater plan accompanying this development application. In essence, the stormwater plan aims to address the requirements of chapter C4 of WDCP 2011. There are no additional impervious surfaces to be created as a consequence of the works proposed in this current application.</p>	<p>Complies</p>
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Chapter C7 Excavation and Landfill

Requirements	Proposal	Compliance
<p>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	<p>All soil to be deposited in the rear yard will be clean fill. The owner would not object to a condition to that effect.</p> <p>Excavation has already occurred as part of the unauthorised work, for which the BIC has been made. The BIC was accompanied by a Geotechnical Report. The excavation will be retained by a concrete block wall designed by the owners engineer.</p>	<p>Compliance.</p>

Chapter C8 Demolition and Construction

Requirements	Proposal	Compliance
<p>All development that is, or includes, demolition and/or</p>	<p>A waste management plan has been submitted with this</p>	<p>Complies</p>

construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	development application and addresses chapter C8 of WDCP 2011.	
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Chapter C9 Waste Management

Requirements	Proposal	Compliance
All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	A waste management plan has been submitted with this development application and addresses chapter C8 of WDCP 2011.	Complies

Chapter D1 Landscaped Open Space and Bushland Settings

Requirements	Proposal	Compliance
<p>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p>	<p>The required minimum area of landscape is 40% of the subject site.</p> <p>The proposal proposes 211.85m² of landscape area which equates to a landscape area of 37.7%.</p> <p>Justification:</p> <p>This is a non-compliance with chapter D1. However, the breach is only a 2.3% breach which is minor.</p> <p>It is also relevant to consider that the original CDC proposed 20% landscaped area and the existing site prior to construction was 29.3%. Therefore the proposed development will increase the amount of landscaped area compared to the predevelopment site and the original approved CDC development.</p> <p>Despite the numerical non-compliance the proposal enhances the landscape open space by increased screen planting on the south and south western boundaries (see figure 9 below). This ensures privacy to neighbouring dwellings specifically 23 Reynolds Crescent as the planting prevents any overlooking.</p>	Non-Compliance

d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. Where land is shown on DCP Map Landscaped Open Space and [Bushland](#) Setting as "[Bushland](#) Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural [bushland](#) or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan [Creek](#) waterway will be given top priority by enhancing the spread of indigenous [tree](#) canopy and protecting the natural landscape including rock outcrops and remnant [bushland](#).

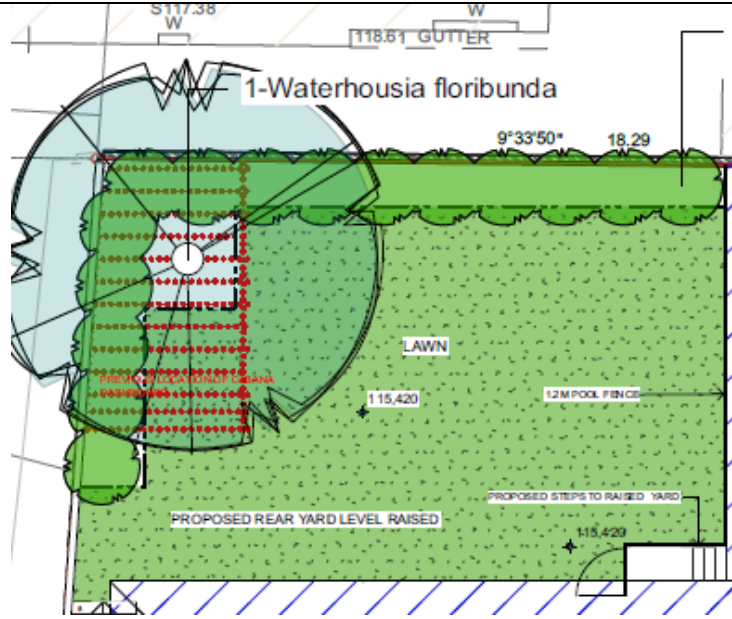


Figure 9: Landscape Plan Extract.

Overall, we consider that the proposal meets the landscape objectives in Chapter D1 of WDCP providing for additional planting, vegetation and open space existed prior to the work, while at the same time ensuring privacy to the subject dwelling and neighbouring dwellings and facilitating effective water management.

Chapter D2 Private Open Space

Requirements		Proposal	Compliance
1. Residential development is to include private open space for each dwelling. 2. The minimum area and dimensions of private open space are as follows:		The proposal does not seek to alter the private open space of the existing dwelling.	Complies
DWELLING Type	Area and Minimum Dimensions per dwelling		
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m2 with minimum dimensions of 3 metres		

Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m2 with minimum dimensions of 5 metres		
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m2 with minimum dimensions of 2.5 metres		
<p>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>5. Private open space shall not be located in the primary front building setback.</p> <p>6. Private open space is to be located to maximise solar access.</p>			

Chapter D3 Noise

Requirements	Proposal	Compliance
<p>1. Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.</p> <p>2. Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.</p> <p>3. Waste collection and delivery vehicles are not to operate in the vicinity of</p>	<p>The proposed alterations and additions are proposed for the building and will not generate any noise amenity impacts, nor are there any noise generating uses in the immediate vicinity that require a design response.</p> <p>The dwelling will remain used for residential purposes within the R2 Low Density Zone.</p>	Complies

<p>residential uses between 10pm and 6am.</p> <p>4. Where possible, locate noise sensitive rooms such as bedrooms and private open space away from noise sources. For example, locate kitchens or service areas closer to busy road frontages and bedrooms away from road frontages.</p> <p>5. Where possible, locate noise sources away from the bedroom areas of adjoining dwellings/properties to minimise impact.</p>		
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Chapter D6 Access to Sunlight

Requirements	Proposal	Compliance
<p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>The proposal will not alter the access to sunlight of the subject dwelling or neighbouring dwellings.</p>	<p>Complies</p>

Chapter D7 Views

Requirements	Proposal	Compliance
<p>Development shall provide for the reasonable sharing of views.</p>	<p>Given the proposal does not propose any changes to the setbacks and location of the existing dwelling, the alterations and additions will not have any adverse impacts on views.</p>	<p>Complies</p>

Chapter D8 Privacy



Requirements	Proposal	Compliance
<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.</p>	<p>The proposal does not alter the privacy between the subject dwelling and neighbouring dwellings.</p> <p>The alterations and additions to the eastern façade windows relate to the street frontage. This ensures that the view is to the street and prevents overlooking of adjoining properties.</p> <p>The highlight windows on the northern façade will have a sill height of 1.6m (lower ground floor) and 1.8m (upper ground floor) to ensure privacy is maintained.</p>	<p>Complies.</p> <p>See discussion below about impacts arising from the raised rear yard.</p>

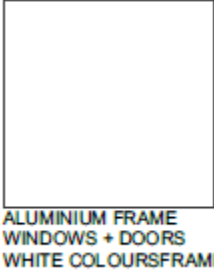
Chapter D9 Building Bulk

Requirements	Proposal	Compliance
<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which</p>	<p>The proposal does not alter the bulk and scale of the development.</p> <p>The proposal does not propose any changes to the existing site setbacks. The proposal complies with the 8.5m maximum height limit. The new windows and doors face the street and are integrated in the overall design of the dwelling.</p>	<p>Complies except for excavation.</p> <p>Excavation has occurred in the rear yard to create the basement store room. This excavation will not add to the building bulk as it will not be visible externally. The excavation will be properly retained.</p>

<p>minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <ol style="list-style-type: none"> 1. The amount of fill is not to exceed one metre in depth. 2. Fill is not to spread beyond the footprint of the building. 3. Excavation of the landform is to be minimised. 4. Building height and scale needs to relate to topography and site conditions. 5. Orientate development to address the street. 6. Use colour, materials and surface treatment to reduce building bulk. 7. Landscape plantings are to be provided to reduce the visual bulk of new building and works. 8. Articulate walls to reduce building mass. 		
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Chapter D10 Building Colours and Materials

Requirements	Proposal	Compliance
<ol style="list-style-type: none"> 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping. 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape. 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade. 4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of 	<p>Figure 8 below contains the finishes schedule proposed.</p> <p>1.</p>  <p>WALLS - CEMENT RENDER DULUX - 'TRANQUIL RETREAT'</p> <p>2.</p>  <p>WALLS - CLADDING ENTRY AWNING FRAME DULUX - 'TIMELESS GREY'</p>	Complies

<p>building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</p>	<p>3.</p>  <p>ALUMINIUM FRAME WINDOWS + DOORS WHITE COLOURSFRAME</p> <p><i>Figure 8 Finishes Schedule</i></p> <p>The colours and finishes proposed are designed to integrate with the streetscape and character of the locality. Moreover, the colours and finishes are sympathetic to the existing dwelling.</p>	
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Chapter D11 Roofs

Requirements	Proposal	Compliance
<ol style="list-style-type: none"> 1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs. 2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. 3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. 4. Roofs shall incorporate eaves for shading. 5. Roofing materials should not cause excessive glare and reflection. 6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building. 	<p>The proposed roof tiles to the constructed roof frame complements the approved dwelling and is consistent with CDC 2019/193/01 and CDC 2019/193/02.</p>	<p>Complies</p>

Chapter D12 Glare and Reflection

Requirements	Proposal	Compliance
<ol style="list-style-type: none"> 1. The overspill from artificial illumination or sun reflection is 	<p>The proposal will not increase glare and reflection to</p>	<p>Complies</p>

<p>to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> • Minimising the lit area of signage; • Locating the light source away from adjoining properties or boundaries; and • Directing light spill within the site. <p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Indirect lighting; • Controlling the level of illumination; and • Directing the light source away from view lines. <p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> • Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones; • Orienting reflective materials away from properties that may be impacted; • Recessing glass into the façade; • Utilising shading devices; • Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and • Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	<p>neighbouring properties. The selected finishes as depicted in Figure 8 above integrate into the existing dwelling and the streetscape.</p>	
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Requirements	Proposal	Compliance
<p>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p> <p>6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See <i>Crime Prevention and Assessment of Development Applications – Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979</i> prepared by the Department of Urban Affairs and Planning (now Department of Planning).</p> <p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise 	<p>The proposal will improve the safety and security of the dwelling as the new proposed windows on the eastern façade will increase surveillance of the street.</p>	<p>Complies</p>

<p>opportunities for surveillance;</p> <p>c) Locating high use rooms to maximise casual surveillance;</p> <p>d) Clearly displaying the street number on the front of the building in pedestrian view; and</p> <p>e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.</p> <p>8. Casual surveillance of loading areas is to be improved by:</p> <p>a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and</p> <p>b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.</p> <p>9. Design entrances to buildings from public streets so that:</p> <p>a) Building entrances are clearly identifiable, defined, lit and visible;</p> <p>b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;</p> <p>c) Main entrances are clearly identifiable;</p> <p>d) Pavement surfaces and signage direct pedestrian movements; and</p> <p>e) Potential conflict between pedestrians and vehicles is avoided.</p>		
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Chapter D21 Provision and Location of Utility Services

Requirements	Proposal	Compliance
1. If a proposed development will involve a need for them, utility services must be provided, including provision	Site is connected to electricity, telecommunications, sewer and water supply.	Complies

<p>of the supply of water, gas, telecommunications and electricity and the satisfactory management of sewage and drainage.</p> <p>2. Service structures, plant and equipment are to be located below ground or be designed to be an integral part of the development and suitably screened from public places or streets.</p> <p>3. Where possible, underground utility services such as water, gas, telecommunications, electricity and gas are to be provided in a common trench. The main advantages for this are:</p> <ul style="list-style-type: none"> a) A reduction in the number of trenches required; b) An accurate location of services for maintenance; c) Minimising the conflict between services; d) Minimising land required and cost; <p>4. The location of utility services should take account of and minimise any impact on natural features such as bushland and natural watercourses.</p> <p>5. Where natural features are disturbed the soil profile should be restored and landscaping and tree planting should be sited and selected to minimise impact on services, including existing overhead cables.</p> <p>6. Where utilities are located above ground, screening devices should include materials that complement the streetscape, for example fencing and landscaping. The location of service structures such as electricity substations</p>	<p>The alterations and additions will not alter the above arrangement.</p>	
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<p>should be within the site area.</p> <p>7. Habitable buildings must be connected to Sydney Water's sewerage system where the density is one dwelling per 1050 square metres or greater.</p> <p>8. On land where the density is less than one dwelling per 1050 square metres, and where connection to Sydney Water is not possible, Council may consider the on-site disposal of effluent where the applicant can demonstrate that the proposed sewerage systems or works are able to operate over the long term without causing unreasonable adverse effects.</p>		
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Chapter D22 Conservation of Energy and Water

Requirements	Proposal	Compliance
<ol style="list-style-type: none"> 1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy. 2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties. 3. Buildings are to be designed to minimize energy and water consumption. 4. Landscape design is to assist in the conservation of energy and water. 5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to 	<p>The proposed windows to the eastern and northern façade will maximise solar access to the dwelling and allow for improved ventilation.</p>	<p>Complies</p>

consideration of public health risks. 6. All development must comply with Council's Water Management Policy.		
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Likely Impacts and Suitability of the Site for the Development

The proposed alterations and additions to the subject dwelling will enhance the liveability of the dwelling for its occupants; the windows on the eastern and northern façade will increase solar access and street surveillance while at the same time maintaining privacy of neighbouring dwellings and the store room will offer occupants improved recreational space.

The proposed colours, materials and finishes are sympathetic to the existing dwelling as well as the streetscape and character of the locality. The proposal does not alter the setbacks of the existing dwelling above ground and maintains the maximum height limit of 8.5m. Therefore, the proposal does not add to the bulk and scale of the existing dwelling.

The rear yard in the area above the basement store room is proposed to be raised to RL 115,420 from the pre-excitation level of RL 114,580. There is no proposed change to the existing level adjacent to the northern boundary in the vicinity of the proposed pool (this will remain at RL 114,580). The relationship between the new proposed finished level and existing levels to the north (21 Reynolds Cres) and south (25 Reynolds Cres) is shown on the following extract from the architectural plans (Dwg DA.07):

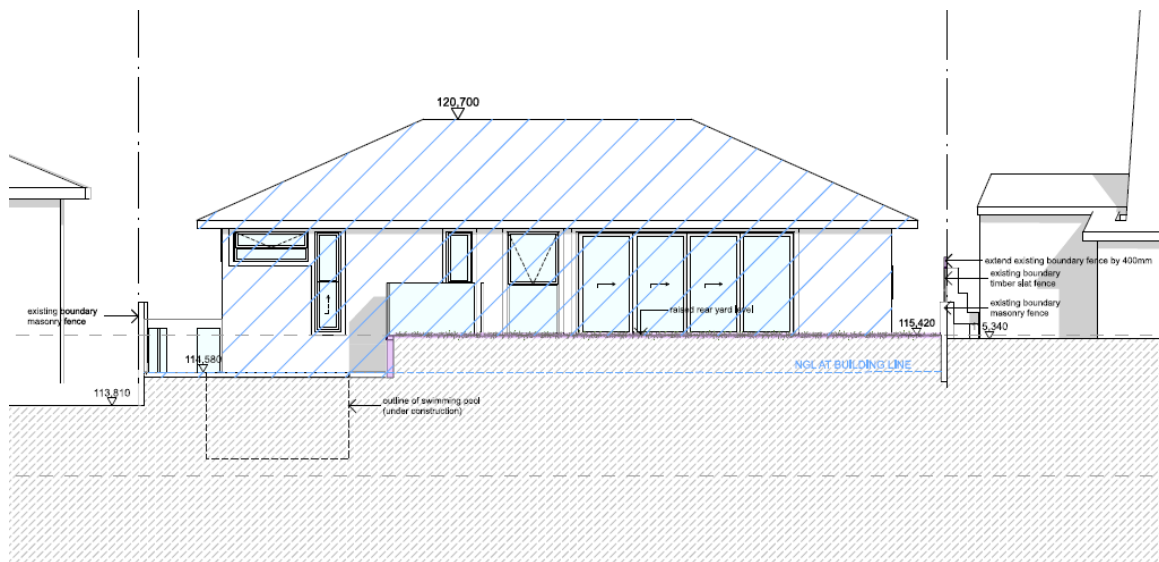


Figure 9: Extract DA.07

The proposal is to increase the height of the existing boundary fence to the south and west by 400 mm to give an overall fence height of 1800 mm standing on the development site. No increase in fence height is proposed to the north.

The relationship between the new proposed finished level on the subject site and existing level to the west (18 Boyer Rd) is shown on the following extract from the architectural plans (Dwg DA.08):

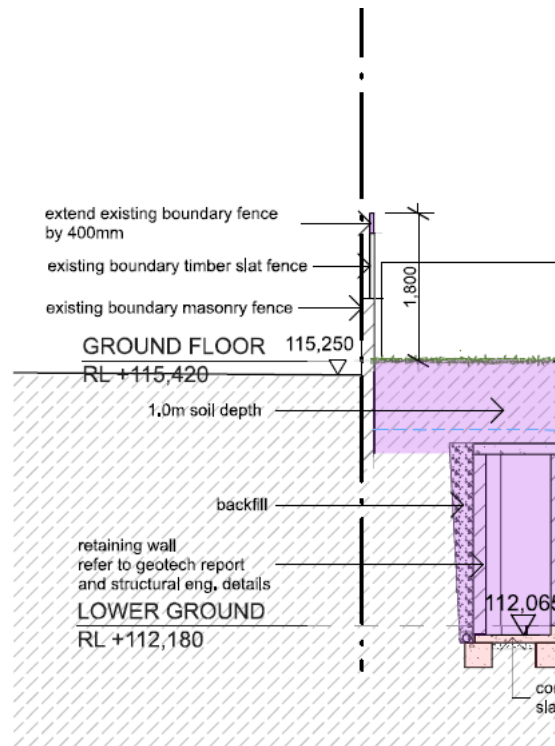


Figure 10: Extract DA.08

Given the nature of the use of the land to the south (pool) and west (side boundary setback) it is not anticipated that the raised fence height will create any material impacts on the amenity of the neighbouring properties.

The suitability of the site has further been assessed by Bushfire Planning Services Pty Ltd in their report dated 14 December 2020. The report concludes that the subject proposal can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines given the recommendations in the report are implemented in their entirety.

Public Interest

The proposal will not result in any amenity impacts to the neighbouring dwellings or neighbouring surrounds. Furthermore, as indicated above the proposal will integrate to the current streetscape of the locality and does not add to the bulk or scale of the development.

It can be concluded that the proposal will be in the public interest.

8. Conclusion

This statement of environment effects supports a development application to Northern Beaches Council for alterations and additions to the existing two storey dwelling at 23 Reynolds Crescent, Beacon Hill.

All statutory provisions of relevance and potential relevance to the proposal have been considered as required by Part 4 of the Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulations 2000.

The proposal complies with the provisions Warringah LEP 2011 and generally complies with the provisions of Warringah DCP 2011, the non-compliance with the side boundary envelope, side

boundary setback, excavation and minimum landscaping area are justified in section 7 of this statement of environmental effects.

Michael Mantei
Lawyer Director – Planning Law Solutions
Accredited Specialist Local Government and Planning Law