

## STATEMENT OF ENVIRONMENTAL EFFECTS

**SITE:** Lot 9 (No.8) DP 201290  
Cousins Road,  
Beacon Hill 2100

**PROPOSAL:** Proposed construction of secondary dwelling

### 1. INTRODUCTION

This application seeks the approval of construction of a residential development comprising of the construction of secondary dwelling. Plans are prepared by Esdrafting.

The site is located at No.8 Cousins Rd, Beacon Hill. For the purposes of this application, Northern Beaches Council is the consent authority.

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 proposed construction of secondary dwelling.

The purpose of this report is to detail the particulars of the site, the compliance of the application in relation to Council's policies and consider any impacts on the natural and built environment.

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

### 2. THE SITE

#### 2.1 Location & Description

The subject allotments are part of land known as No.8 Cousins Rd, Beacon Hill. The legal description of this property comprises of Lot 9 DP 201290.

The existing site has an approximate total area of 555.1m<sup>2</sup>

Access to the site is available from Lanai Place, which accommodates two-way vehicle traffic flow.

There is an existing two storey rendered dwelling with a metal roof on the site.

#### 2.2 Site Context

The neighbourhood generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential area.

### 3. THE PROPOSED DEVELOPMENT

This application seeks approval for the construction of secondary dwelling. Access to the site is via Lanai Place. The proposed development is to be considered suitable for the area.

## **4. ENVIRONMENTAL PLANNING CONTROLS**

### 4.1 Warringah LEP 2011, Warringah Development Control Plan 2011

The site is zoned R2 under Warringah LEP 2011.

The objectives of this zone include;

- a) “to facilitate the development of residential buildings;
- b) to ensure and protect in terms of adequate residential amenity, solar access, visual character, open space, privacy, street and road serviceability”.

The proposed secondary dwelling ensures that residential amenity is maintained within the locality as it does not adversely impact upon solar access, internally or externally. The proposed development is sympathetic to the streetscape of Cousins Road and will not result in excess traffic generation to Cousins Road. Further, visual privacy is preserved and adequate levels of open space are provided.

The development is of contemporary design that is sympathetic to the streetscape and site. The development provides for an additional residence, increasing the choice of housing available within the locality and addressing demand for this type of housing. The development is within reasonable access to commercial centres, employment and public transport services are provided within close proximity to the site.

#### **Allotment size and site requirements**

The site constitutes a total area of approximately 555.1sqm & is 29.26m wide. The proposed development complies with the objectives and requirements of the DCP & SEPP.

#### **Setbacks**

The building setbacks comply with the provisions and achieve the objectives and requirements of this clause therefore enabling the amenity of adjoining sites to be maintained as well as providing adequate open space and landscaping.

#### **Open Space**

Overall, private open space is available for the use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment and an area of 6x4m has been provided for the secondary dwelling.

#### **Vehicle Access and Parking**

Provision has been made for 2 car spaces in ways of a double garage parking on the existing concrete driveway which can be utilised for the existing dwelling.

#### **Landscaped Area**

The landscape requirement is a minimum of 40% of the lot area. The development complies with a landscaped area of 40.2%.

## **Solar Access and Energy Conservation**

The east and west facing allotment enables optimal solar access to the subject site, with minimal impact on surrounding development. Internally the development is capable of receiving at least 3 hours of sunlight to habitable rooms and courtyard areas.

## **Visual Privacy**

Adjoining the site to the south are residential dwellings, therefore visual privacy impact along this elevation is not likely to occur, due to the location of proposed dwellings and window placements.

An adequate level of visual privacy is achieved and low traffic rooms are proposed along the side elevations. In addition to landscaping, this will further enhance the level of visual privacy. As such, a sufficient level of visual privacy is achieved.

## **Stormwater and Drainage**

Stormwater and Drainage to the proposed development will be carried out in accordance with the stormwater plans prepared.

Overall, private open space is available for use by future residents. Appropriate fencing will be erected in order to provide a safe and attractive living environment.

## **Relevant control plans**

### **Warringah Development Control Plan 2011**

The LEP & DCP are divided into several parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

### **Setbacks – DCP/LEP**

<i>Requirement</i>	<i>Provides</i>	<i>Compliance</i>
Front 6.5m	3.668m	No – on discussions with council prior to Lodgement we were advised that council can assess this application based on individual merit due to the irregular siting on the existing dwelling. In saying the above the main entry to the existing dwelling is via Lanai Place and the existing dwelling setback to this street is 2.574m.
Secondary 3.5m	6.167m	Yes
Rear 6.0m	1.0m	No – on discussions with council prior to Lodgement we were advised that council can assess this application based on individual merit due to the irregular siting on the existing dwelling.

### Landscaped Open Space

<i>Requirement</i>	<i>Provides</i>	<i>Compliance</i>
40% Minimum	40.2sqm	Yes

### Private Open Space

<i>Requirement</i>	<i>Provides</i>	<i>Compliance</i>
Both primary & secondary dwelling to be provided with 35sqm of private open space with a min dimension of 3m.	Secondary dwelling has over 50sqm of private open space and can be accessed via the front entry door.	Yes
	Primary dwelling has two separate awnings which can be utilized as Private open space and is 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. There is also over 50sqm of private open space directly to the south of the existing dwelling that can be used as private open space.	Yes

### **Policy / Waste Not**

All waste disposal and location of waste receptacles will be within the site in an appropriate location to allow easy access and reduce spillage of material into the street. A Waste Management Plan can easily be provided prior to the release of the Construction Certificate as part of the conditions to be fulfilled.

\* \* \*

### Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy all the relevant development standards and objectives relating to dwellings as contained within the relevant DCP.

(a) **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 secondary dwelling will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a well-established suburban location. The siting of the secondary dwelling will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

## **Sedimentation Control**

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

## **Noise and Vibration**

All work will be undertaken during hours specified within the development consent and/or normal construction hours. No adverse impact in terms of vibration is envisaged as conventional slab construction techniques will be employed and no rock hammering or associated work is planned.

### **(b) The suitability of the site for the development**

The proposed site is within an established residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations. The secondary 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 locality.

Under the 2011 LEP secondary dwellings are permissible on this Lot and satisfies the objectives and provisions of the relevant Warringah Development Control Plan 2011 as discussed above.

### **(c) 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.

### **(d) Public interest**

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

## **CONCLUSION**

This application proposes the construction of a secondary dwelling, located on land known as No. 8 Cousins Road, Beacon Hill. Plans have been prepared by Esdrafting.

It is requested that consideration be granted to this application based on the individual merits of the proposal, including the suitability of the site for the development and the absence of any adverse impacts associated with the proposed development.

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

**Esdrafting**

*August 2022*