



STATEMENT OF ENVIRONMENTAL EFFECTS REPORT

**Demolition & alterations and additions
to existing single storey dwelling**

-No. 3 Bowness Street, Wheeler Heights

February 2024

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1.0 INTRODUCTION

Metro Planning Services has been engaged to prepare a Statement of Environmental Effects Report (SEE) in support of internal demolition works and proposed alterations and additions to an existing dwelling located at No. 3 Bowness Street, Wheeler Heights.

The site is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and the proposal is permissible with consent. The proposal is also generally consistent with the relevant controls of Warringah Development Control Plan 2011 (WDGP 2011).

The report is intended to assist Northern Beaches Council in its assessment of the development application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects; and
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Architectural Plans prepared by Studio AH,
- Concept Stormwater Management Plan prepared by Studio AH;
- BAL Certificate prepared by Bushfire Consulting Services;
- BASIX Certificate prepared by Thermperform; and
- Geotechnical Report prepared by White Geotechnical Group.

2.0 SITE DETAILS

The following details of the site's locational and physical characteristics are provided to assist Council in the assessment of the development application.

2.1 Site Location

The subject land is located at No. 3 Bowness Street, Wheeler Heights as identified in **Figure 1**.

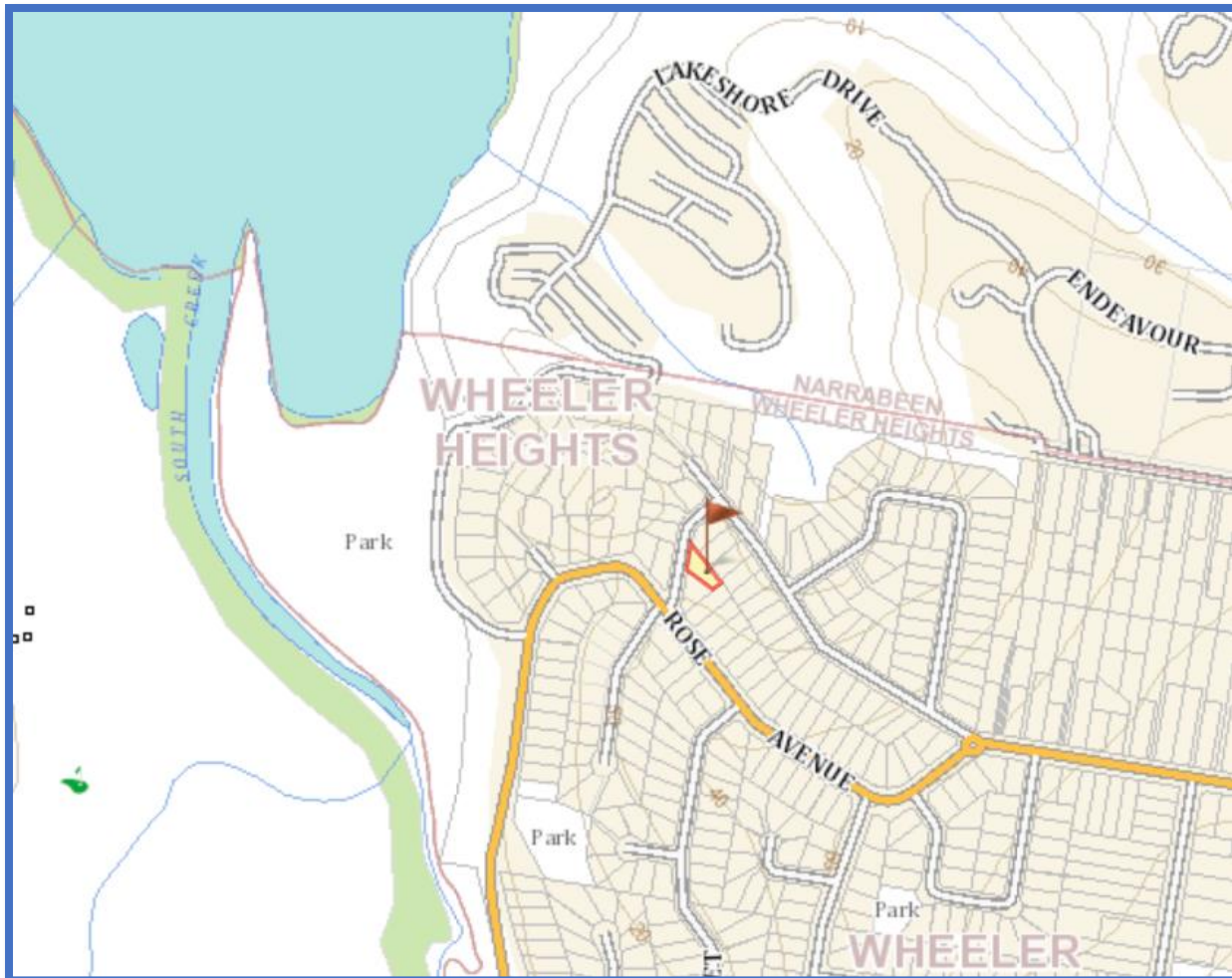


Figure 1-Site Locality Plan.

2.2 Site Description

The subject land is described as Lot 21 of DP208910.

The site is currently occupied by a single storey brick dwelling. The site has an approximate area 570.8m² and a slanted frontage of 25.19m to Bowness Street. The site is irregular in shape. The site has a variable cross fall to the northern side boundary and has a gradual fall to the rear boundary of approximately 340mm. Front boundary (RL27.02) to the rear boundary (RL27.34).

The site is listed as Bushfire Prone (Vegetation Buffer) and located within 'Area D' Slopes 5 to 15 for landslip risk. It is noted that the site is located within a Coastal Environment Area, but not Coastal Use Area.



Figure 2-Aerial view of site.

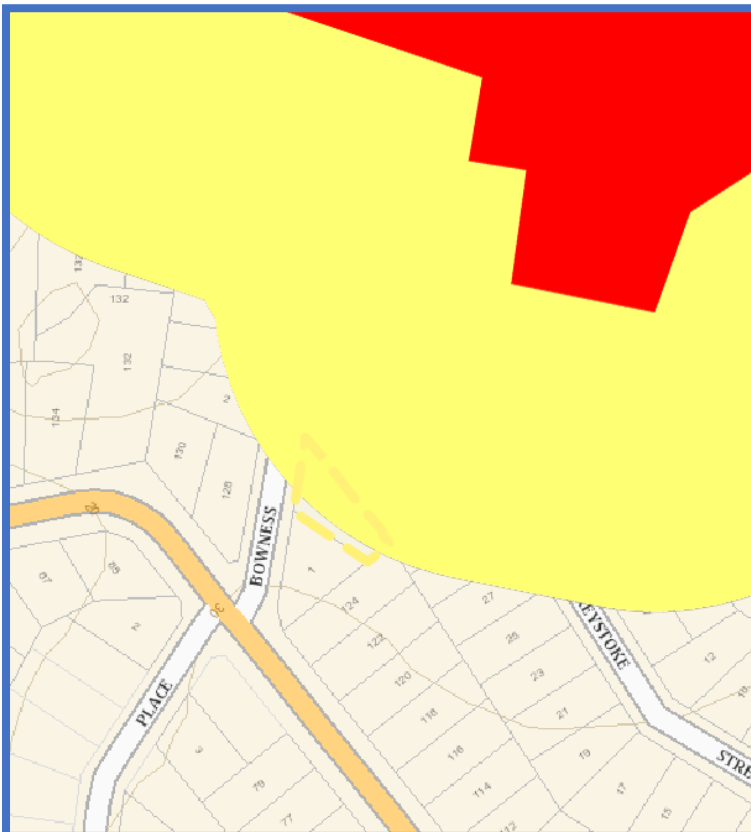


Figure 3- Site as located within a Bushfire prone (Vegetation Buffer) area.



Figure 3- Site as located within a Coastal Environment Use area.

2.3 Site Context

This site is located within a low-density residential area of Wheeler Heights comprising a mixture of single and two storey dwellings on similar sized lots to the subject site. More recent developments in the general vicinity of the site compromise modern two-storey designs.

Further afield is the South Creek and larger Narrabeen Lagoon, with James Wheeler Place Reserve located nearby.

3.0 PROPOSED DEVELOPMENT

The Development Application seeks consent for internal demolition and the construction of alterations and additions to a dwelling located at No. 3 Bowness Street, Wheeler Heights.

The proposed new works are as follows:

Demolition works:

- Demolition of internal walls, awnings, windows and openings.

Construction works:

- New internal walls throughout the dwelling to re-orientate certain rooms.
- Refurbished & replaced bathroom.
- Extension of existing laundry.
- New rear deck with associated pergola and external steps to natural ground level.

The proposed alterations do not seek to alter the existing height of the dwelling and therefore complies with Northern Beaches Council's controls regarding maximum height.

The proposed alterations and additions are conventionally designed to suit the existing dwelling, with all external-facing additions to be comprised of face brickwork. The new deck shall be constructed of timber materials suitable to the bushfire requirements being BAL 12.5.

The proposal does not seek any on-site tree removal. The proposal does not seek to alter the existing vehicular access to the site.

The proposal will connect the new pergola structure into the existing stormwater management system currently operating for the dwelling.

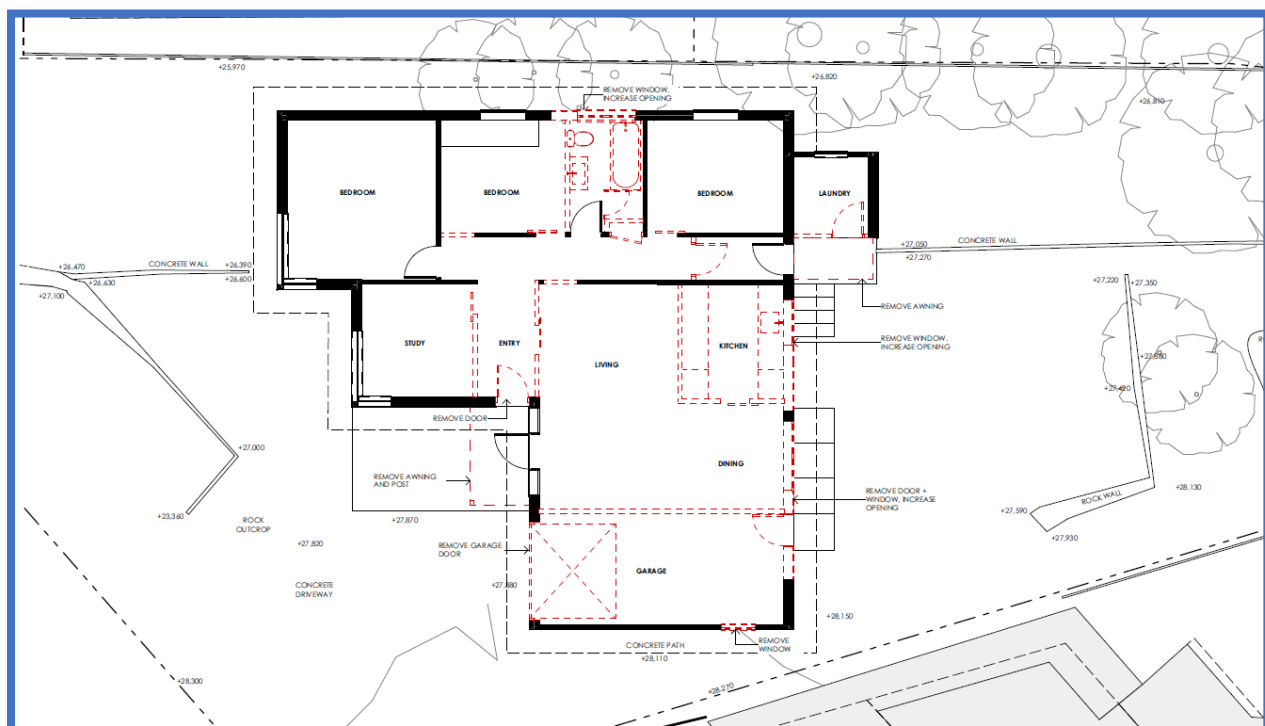


Figure 4 -Proposed demolition plan.

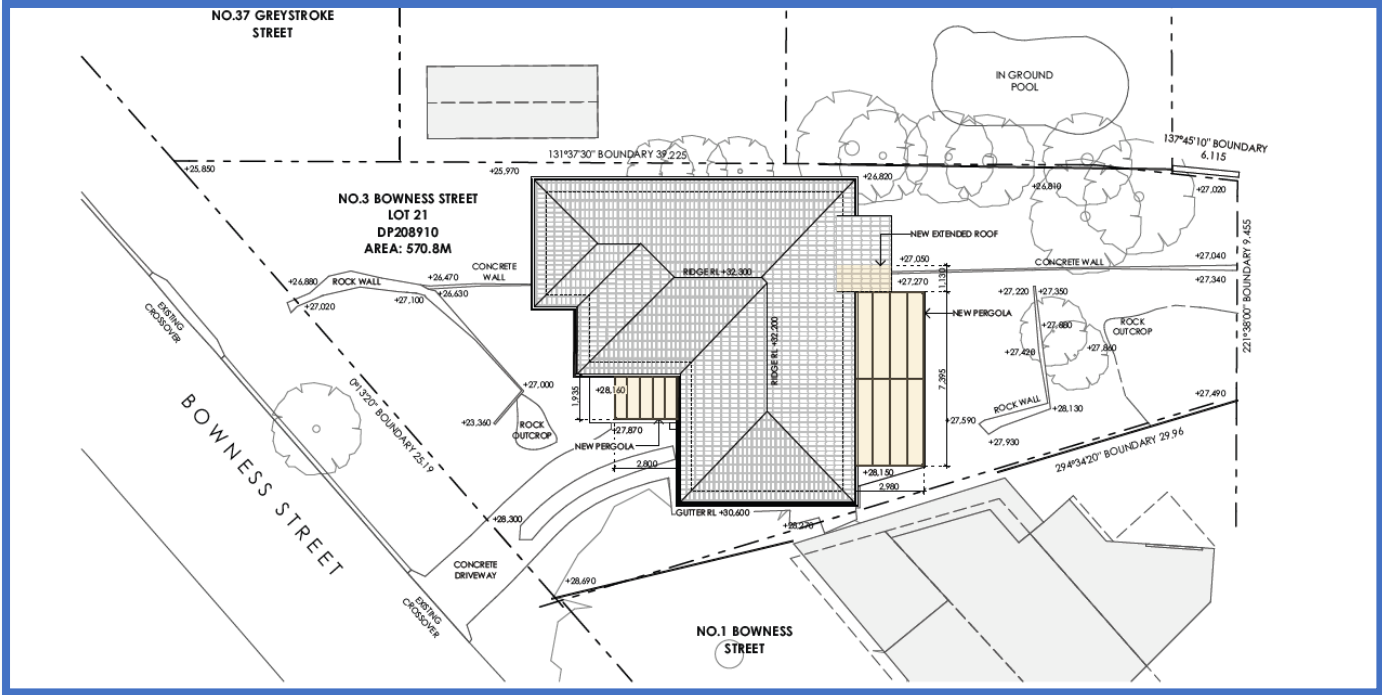


Figure 5 -Proposed site plan.

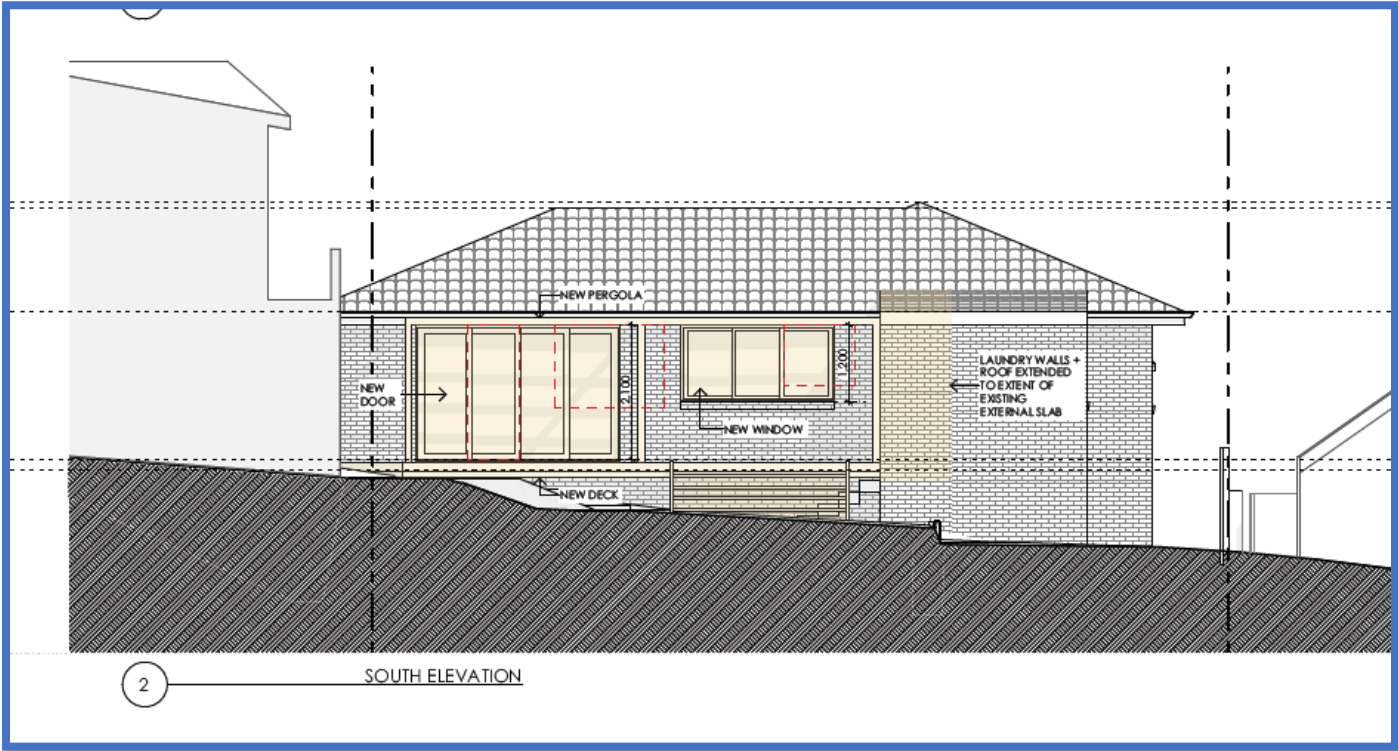


Figure 6 -Proposed rear (southern) view of dwelling where most substantial alterations and additions are visible.

4.0 PLANNING CONSIDERATIONS

4.1 State Environmental Planning Policy (Resilience & Hazards) 2021

Chapter 2: Coastal Management

The subject site is located with the *Coastal Environment Area*, as identified by the Coastal Environment Area Map of the SEPP respectively.

Coastal Environmental Area

The proposed development has been suitably designed and sited to avoid causing an adverse impact to any of the following;

- a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
- b) coastal environmental values and natural coastal processes,
- c) the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,
- d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,
- e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- f) Aboriginal cultural heritage, practices and places,
- g) the use of the surf zone.

Having regard to the relevant aims of the policy, the proposed development will not detrimentally impact the coastal zone or the environmental assets of the coastal environment area. The proposal is acceptable having regard to this policy.

Chapter 4: Remediation of land.

The proposal is also subject to assessment under Chapter 4 of the Resilience and Hazards SEPP. A consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and there is no reason to suspect contamination of the site from hazardous materials. It is therefore considered suitable for its continued residential use. On this basis, the proposal is consistent with relevant objectives and matters for consideration under the above SEPP.

4.2 State Environmental Planning Policy (Building Sustainability) 2022

A BASIX Certificate is submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal.

4.3 State Environmental Planning Policy (Biodiversity & Conservation) 2021 – Chapter 2: Vegetation in Non-Rural Areas.

State Environmental Planning Policy (Biodiversity and Conservation) in part seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

No trees are proposed for removal with this application. As such is considered satisfactory with the above SEPP.

4.4 Warringah Local Environmental Plan 2011 (WLEP 2011)

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal is permissible with the consent of Council. An assessment of the proposal with relevant clauses of WLEP 2011 is addressed below in **Table 1**.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
1.0-PRELIMINARY		
1.2 Aims of Plan	Proposal consistent with aims of the plan.	Yes
2.0-PERMITTED OR PROHIBITED DEVELOPMENT		
2.1 Land use Zones	The site is zoned R2 Low Density Residential.	Yes
2.3 Zone Objectives R2 Low Density Residential zone	The proposal represents alterations and additions to an existing dwelling which is permissible and is also consistent with the objectives of the R2 Low Density Residential zone. It is considered that the proposed development achieves these objectives by: -Ensuring the proposal compliments the existing streetscape and the existing surrounding properties. -Retaining the existing amenity to the surrounding residences. -Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.	Yes
4.0-PRINCIPAL DEVELOPMENT STANDARDS		
4.3 Height of Building 8.5m	N/A - no change to existing maximum height resulting from the development.	Yes
4.4 Floor Space Ratio	Not mapped with an FSR requirement.	Yes

5.0-MISCELLANEOUS PROVISIONS		
5.10 Heritage Conservation	The site does not contain any European heritage items and not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
5.11 Bushfire hazard reduction	The site is located within a bushfire prone (vegetation buffer) category. As such, a BAL Certificate prepared by Bushfire Consulting Services. It has been assessed that the BAL level is BAL 12.5. The works are to be constructed as per Council conditions and the recommendations outlined in the BAL Certificate.	Yes
5.21 Flood planning	N/A - the site is not located within a flood prone area.	N/A
6.0-ADDITIONAL LOCAL PROVISIONS		
6.1 Acid Sulfate Soils	The site is not mapped with high acid sulphate soils.	Yes
6.2 Earthworks	No significant excavation is proposed with this application.	Yes
6.4 Development on sloping land	The site is mapped as Area D - Collaroy Plateau Area Flanking Slopes 5° to 15°. As such a preliminary Geotech Report has been prepared and is to be read in conjunction with this report.	
6.5 Coastline hazards	The site is not mapped in an area of coastline hazard, however the site is located in a coastal environment use zone as addressed above.	Yes

Table 1-Warringah LEP 2011

4.5 Warringah Development Control Plan 2011 (WDCP 2011).

The proposed dwelling has been designed in accordance with Warringah Development Control Plan 2011. A compliance table of relevant controls under Warringah DCP 2011 is contained in **Table 2** below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE
PART B –BUILT FORM CONTROLS			
B1 Wall Heights	7.2m	<7.2m	Yes
B2 No of Stories	N/A	N/A	N/A
B3 Side Boundary envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment.	The new pergola shall not infringe upon the 45 degrees control as the works been designed to be sufficiently setback from the adjoining side boundaries.	Yes
B4 Site Coverage	33.3% - the total building footprint(s) must not cover	The total building footprint does not exceed 33.3% of the site area.	Yes

	more than 33.3% of the site area		
B5 Side Boundary setbacks	0.9m	North-East – No change from existing. South-West– >0.9m	Yes Yes
B6 Merit assessment of side boundary setbacks	N/A	N/A	N/A
B7 Front Boundary setbacks	Primary-6.5m	N/A - unchanged under this application.	N/A
B8 Merit assessment of front boundary setbacks	N/A	N/A	N/A
B9 Rear boundary setback	6.0m	Greater than 6m.	Yes
B10 Merit assessment of rear setbacks	N/A	N/A	N/A
B11 Foreshore Building Setback	N/A	N/A	N/A
B12 National Parks Setback	N/A	N/A	N/A
B13 Coastal Cliffs setback	N/A	N/A	N/A
B14 Main Roads Setback	N/A	N/A	N/A
B15 Minimum floor to ceiling height	N/A	N/A	N/A
PART C-SITING FACTORS			
C2 Traffic, access & safety	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	No changes are proposed to the existing vehicle crossover or driveway.	N/A
C3 Parking Facilities	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	Existing garage converted to increase internal living floor area. Cars can park utilising the existing driveways without any adverse visual impacts.	Yes
C4 Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	The proposal is supported by a concept stormwater design plan which provides for all collected stormwater to discharge to the existing stormwater management system.	Yes

C6 Building over or adjacent to constructed Council drainage easements	N/A	N/A	N/A
C7 Excavation & landfill	Site stability to be maintained	Site stability is maintained as a result of the works, as supported by the attached Geotechnical Report to be read in conjunction with this report.	Yes
C8 Demolition & construction	Waste Management Plan required.	Waste Management Plan provided.	Yes
C9 Waste Management	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
PART D-DESIGN			
D1 Landscaped open space & bushland	Minimum 40% landscaped area required.	Proposal provides for a landscaped area in excess of 40%.	Yes
D2-Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Proposed dwelling provides for greater than 60m ² of private open space. The open space is directly accessible from the rear outdoor deck.	Yes
D3 Noise	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW Industrial Noise Policy Requirements.	N/A	N/A
D4 Electromagnetic radiation	N/A	N/A	N/A
D5 Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	The proposed works will maintain good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.	Yes
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties private open space receives not less than	The proposal has been suitably designed with regard to the site orientation and adjoining properties to maintain at least 3 hours of solar access to private open	Yes

	three hours sunlight between 9am – 3pm on 21 June winter solstice.	space and north facing windows on the winter solstice.	
D7 Views	View Sharing to be maintained	The proposed works will not result in any obstruction of views that surrounding properties benefit from.	Yes
D8 Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	<p>The proposal has been designed to limit visual privacy impacts via minimising overlooking opportunities towards adjoining properties from the new deck.</p> <p>The deck is offset from the adjoining side boundaries and is not significantly elevated above the adjoining ground level. As such it is not anticipated that the proposal shall cause unreasonable overlooking of habitable rooms or PPOS.</p>	Yes
D9 Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	The proposal provides for a minor single storey addition that is compatible with the existing surrounding development. The majority of the works are internal and/or orientated towards the rear boundary and shall not be viewable from the public streetscape. The additions are well articulated through the use of compliant setbacks and minimal scale.	Yes
D10 Building Colours and materials	External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes
D11 Roofs	The LEP requires that roofs should not dominate the local skyline.	The proposal does not seek to alter the existing roofline other than the	Yes

		new pergola towards the rear. The pergola shall not dominate the local skyline.	
D12 Glare & Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	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	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.	No adverse visual impacts are foreseen.	Yes
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	N/A no side and rear fencing proposed	Yes
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.	N/A no pool is proposed with this application.	Yes
D17 Tennis Courts	N/A	N/A	N/A
D18 Accessibility	Safe and secure access for persons with a disability to be provided where required.	N/A not applicable to residential alterations and additions proposal.	N/A
D19 – Site Consolidation in the R3 and IN1 Zone	N/A	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 works will maintain a good outlook of dwelling approach and street.	Yes
D21 – Provision and Location of Utility Services	Utility services to be provided.	Existing facilities on site.	Yes

D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Basix Certificate submitted.	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 or potentially hazardous road features or traffic control devices.	N/A	N/A
E1 Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any significant vegetation.	Yes
E3 Threatened species, populations, ecological communities	Not identified on map.	N/A	N/A
E4 – Wildlife Corridors	Not identified on map.	N/A	N/A
E5 – Native Vegetation	Not identified on map.	N/A	N/A
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained.	There are no distinctive environmental features on site.	Yes
E7 Development on land adjoining public open space	No adjoining open space.	N/A	N/A
E8 Waterways and Riparian Lands	N/A	N/A	N/A
E9 – Coastline Hazard	Not identified on map.	N/A	N/A
E10 Landslip Risk	Identified as landslip risk D.	A Geotechnical Report prepared by White Geotechnical Group has been prepared in support of this application.	Yes
E11 Flood Prone Land	Site is not affected by Flooding	N/A	N/A

Table 2-Warringah DCP 2011.

5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.

(a)(i) – The Provisions of any Environmental Planning Instrument

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation

There are no applicable Draft Planning instruments subject to public consultation.

(a)(iii) – The Provisions of any Development Control Plan

As discussed earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011. The proposal complies with relevant objectives and controls of WDCP 2011 which are detailed in Section 4.5 of this report.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The proposal is consistent with relevant Regulations.

(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

The proposal is not inconsistent with any coastal zone management plan.

(b) – The likely impacts of that Development

It is considered that the development will provide for alterations and additions without any detrimental impact on the environment, social and economic status of the locality.

(c) – Suitability of the Site for Development

The site is of a suitable size and configuration to accommodate the proposed works. The subject site is zoned R2 Low Density Residential and the alterations and additions in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. On this basis, the site is considered suitable for the proposed development.

(d) – Any submissions made in accordance with this Act or Regulations.

Any submissions received will be considered by Council.

(e) – Public Interest

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed alterations and additions is permissible with the consent of Council and the proposal is found to be consistent with the zone objectives. The proposal is furthermore consistent with relevant matters for consideration under Warringah Development Control Plan 2011.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The development is in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.