

STATEMENT OF ENVIRONMENTAL EFFECTS

**SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA
DA2020/0231**

**PROPOSED ALTERATIONS AND ADDITIONS,
TO AN EXISTING RESIDENCE
AND A SWIMMING POOL
AT**

16 STEPHEN STREET, BEACON HILL 2100

LOT 22 SECTION 1 DP 19657

Prepared By *JJ Drafting Aust Pty Ltd*
August 2024

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1288/24, drawing numbers MOD.01 to MOD.09 modified date August 2024 to detail proposed modifications to the approved alteration and additions to an existing residence at 16 Stephen Street, Beacon Hill 2100.

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 acceptable and is worthy of support by 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 (Building Sustainability Index: BASIX) 2004*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*

2) The Proposed Modifications

Description

As detailed within the accompanying plans, the proposal seeks consent for modifications to the approved alterations and additions to the existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed modifications are as follows:

- Due to drainage issues the existing concrete path on the west side of the dwelling to be removed and replaced with a new concrete path and a grated drain along the side boundary as per engineer drawings
- Existing concrete patio to the rear of the dwelling to be replaced with a new concrete slab as per engineering drawings
- Rear backyard to be slightly excavated to level this area and a new low retaining wall proposed to the west, north and eastern boundaries of the rear yard
- North side of the pool - Paving length decreased and porous area increased
- New privacy screen is proposed to the approved terrace on the south side addressing the streetscape.

3) Zoning & Development Controls

3.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed modifications to the approved alterations and additions, new garage and a swimming pool to the existing dwelling are permissible with the consent of council.

3.2 Height of Building (LEP 4.3) - NO CHANGES TO THE APPROVED HEIGHT

The control for this parcel of land is a maximum of 8.5m.

3.3 General Principles of Warringah Development Control Plan 2011

The proposed modified development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

BUILT FORM CONTROLS

Wall Heights (DCP B1) – COMPLIES - NO CHANGES TO THE APPROVED WALL HEIGHT

The max. wall height is 7.2m.

The proposed modifications comply with this control.

There are no changes to the existing walls of the dwelling.

Side Boundary Envelope (DCP B3) - COMPLIES - NO CHANGES TO THE APPROVED SIDE BUILDING ENVELOPE.

Side Boundary Setbacks (DCP B5) - COMPLIES - NO CHANGES TO APPROVED SIDE SETBACKS

Minimum of 900mm to the side setbacks

The proposed modification follows the approved side setbacks.

Front Boundary Setbacks (DCP B7) - NO CHANGES TO THE APPROVED FRONT SETBACK

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Front setback to proposed new garage - 9.79m – **COMPLIES**

REAR BOUNDARY SETBACK – (DCP B9) – COMPLIES - NO CHANGES TO THE APPROVED REAR BOUNDARY SETBACK

Control is 6m to the rear boundary

There will be no changes to the existing built form of the dwelling

DESIGN

Landscaped Open Space (DCP D1) - CHANGES TO THE APPROVED LANDSCAPED AREA

Refer to DA.11 Landscaped Area Calculation Plan.

Site area –464.4

Approved landscaping area – -----125sqm

proposed new landscaped area – 135.50sqm ---landscaping area has been INCREASED

Private Open Space (DCP D2) NO CHANGES TO THE APPROVED

Requirement is a total of 60sqm with a minimum dimension of 5m.

Requirements

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

The proposed modifications to the approved alteration and additions will now allow the areas to be better utilized and more functional throughout the year.

There will be no affect upon adjacent properties.

Access to Sunlight (DCP D6) NO CHANGES TO THE APPROVED

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this modified proposal. Adjoining properties will receive a minimum of 3hours of solar access.

Complies.

Views (DCP D7)

Neighbours views will not be affected by the proposed modified additions. View sharing has not been affected.

Adjoining properties to either of the subject site will not be affected by the proposal. -

NO CHANGES

Privacy (DCP D8) -NO CHANGES

There will be no loss of privacy, due to the proposed modifications.

SITING FACTORS - COMPLIES - NO CHANGES TO THE APPROVED

Traffic, Access and safety - (DCP C2)

The proposed development will **comply** with this control.

Existing concrete layback will remain unchanged.

PARKING FACILITIES – (DCP C3) - COMPLIES NO CHANGES TO THE APPROVED

2 spaces per dwelling house required. New garage and driveway will provide room for parking.

The proposed development **complies** with this control.

WATERWAYS AND RIPARIAN LAND - NO CHANGES TO THE APPROVED

The site is identified as being near a waterway or riparian zone, proposed modifications to the approved alterations and additions will not impact on the Riparian zone or waterway.

4) Conclusion

The proposal which provides modifications to the approved alterations and additions, will not have any detrimental impact on the adjoining properties or the locality. The proposed modifications are in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed modifications will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As these modifications 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.