

## STATEMENT OF ENVIRONMENTAL EFFECTS



**SITE:** Lot 152 DP 215972  
30 Ryan Place  
Beacon Hill

**APPLICANT:** Drafting Help

**PROPOSAL:** Alterations and additions to an existing two storey dwelling.

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## **INTRODUCTION**

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 alterations and additions to an existing two storey dwelling containing four (4) bedrooms, office, sitting, living and dining rooms along with an attached garage. This report is based upon plans prepared by Drafting Help dated 13.12.2021.

The proposed works include:

- Construction of a new entry porch area and stairs at lower level
- Construction of a new Colourbond roof over existing ground floor balcony

The subject site is located on the northern side of Ryan Place. The lot is irregularly shaped with a curved frontage of approximately 18.6m, an average depth of 38.095m and a total land area of 569.1m<sup>2</sup>. The lot currently contains a two storey dwelling with subfloor level that is being retained as part of the proposed development with minor demolition works to allow for the new entry porch and stairs.

No trees are required to be removed as part of the proposed development. Existing vegetation is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the street boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

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

## **ENVIRONMENTAL EFFECTS**

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

## **(a)(i) Relevant environmental planning instruments**

### **State Environmental Planning Policy No. 55 – Remediation of Land**

#### **Clause 7      Contamination and remediation to be considered in determining development application**

- (1) A consent authority must not consent to the carrying out of any development on land unless:
- (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

### **State Environmental Planning Policy (Building Sustainability Index) 2004**

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

### **State Environmental Planning Policy (Infrastructure) 2007**

#### **Division 17      Roads & Traffic**

#### **Subdivision 2 – Development in or adjacent to road corridors and road reservations**

#### **101      Development with frontage to classified road**

- (1) The objectives of this clause are:
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and
  - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:
- (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and
  - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:

- (i) the design of the vehicular access to the land, or*
- (ii) the emission of smoke or dust from the development, or*
- (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

### **Warringah Local Environmental Plan 2011**

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of *Warringah Local Environmental Plan 2011*.

The proposed development is ancillary development to the existing dwelling on the allotment. A “dwelling house” is defined as “a building containing only one dwelling”.

The identified zone permits the construction of a ‘dwelling house’ therefore ancillary development is permitted subject to development consent from Council.

### **Clause 2.3 Zone objectives and land use table**

The objectives of the R2 Zone are as follows:

- *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 development can satisfy the objectives of the zone as it compliments the existing residential setting. Residential amenity can be maintained by the proposed development as the site is within an existing residential area intended for this form of development.

The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the dwelling house is in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed dwelling is considered to meet the objectives of the R2 Zone.

#### Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m ridge height.	Max. ridge height unchanged by proposal. All new works <8.5m.	Yes

#### Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards of the LEP.

#### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to Local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance.

#### Clause 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land on Council's maps.

#### Clause 5.21 Flood planning

The subject site is not known to be located within a flood planning area.

#### Clause 6.1 Acid Sulfate Soils

The subject property is not identified as being affected by Acid Sulphate Soils.

#### Clause 6.2 Earthworks

Minor ground disturbance is required to provide a level platform to site the proposed entry porch area. The extent of earthworks is not considered excessive for the site due to the minor nature of addition, topography of the allotment and design proposed to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

\* \* \*

#### Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

## **(a)(ii) Relevant draft environmental planning instruments**

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

## **(a)(iii) Relevant development control plans**

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

#### **PART B BUILT FORM CONTROLS**

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>B1 – Wall heights</u> Max. wall height 7.2m existing ground to upper ceiling.	<7.2m max. wall height, unchanged by proposal.	Yes
<u>B2 – Number of Storeys</u> Max. no. storeys shown on DCP No. Storeys map.	No. storeys unchanged by proposal.	N/A
<u>B3 – Side Boundary Envelope</u> Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map) Encroachment of the fascia, gutters, eaves permitted.	No additions outside existing building envelope.	Yes
<u>B4 – Site Coverage</u> Site coverage as per Site Coverage Map	N/A – site not mapped.	N/A
<u>B5 – Side Boundary Setbacks</u> As per DCP Side Boundary Setbacks map: - 0.9m.	Side setbacks unchanged by proposal.	N/A
<u>B6 – Merit Assessment of Side Boundary Setbacks</u> for sites shown on map.	N/A	N/A
<u>B7 – Front Boundary Setbacks</u> As per DCP Front Boundary Setbacks map: - 6.5m.	Setback to front building line unchanged by proposal. Setback to new entry porch = 17.875m.	Yes
Corner allotments in R2 and R3 Zones:	N/A	N/A

Where the min. front setback is 6.5m on both frontages the secondary street setback can be reduced to 3.5m		
<u>B8 - Merit Assessment of Front Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B9 - Rear Boundary Setbacks</u> As per DCP Rear Boundary Setbacks map: - 6m.	Rear setback unchanged by proposal.	N/A
<u>B10 - Merit Assessment of Rear Boundary Setback</u> for sites shown on map.	N/A	N/A
<u>B11 - Foreshore Building Setback</u> As per the map – 15m	N/A	N/A
<u>B12 - National Parks Setback</u> As per the map - 20m	N/A	N/A
<u>B13 - Coastal Cliffs Setback</u> As per map.	N/A	N/A
<u>B14 - Main Roads Setback</u> As per map.	N/A	N/A

## PART C SITING FACTORS

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>C2 – Traffic, Access and Safety</u> Suitable vehicular access from a public road.	Driveway unchanged by the proposed development.	Yes
<u>C3 – Parking Facilities</u> Garage/carport integrated into house design.	Existing garage being retained as part of the proposed development.	Yes
Laneways to provide rear access where possible.	N/A	N/A
Parking not to obscure views from dwelling to street.	Existing attached garage maintains views from dwelling to street.	Yes
	Garage opening unchanged by proposal.	N/A



Garage/carport opening max. 6m or 50% building width, whichever lesser.  2 spaces per dwelling.	2 spaces maintained in existing attached garage.	Yes
<u>C4 – Stormwater</u> Suitable stormwater system for each site.	Stormwater to be directed to the existing drainage system.	Yes
<u>C5 – Erosion and Sedimentation</u> Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan provided with the subject DA	For Council's consideration
<u>C7 – Excavation and Landfill</u> Cut and fill not to impact neighbours.  Clean fill only.	Cut and fill appropriately minimised due to the minor nature of proposed works and topography of the site at this area.  No imported fill proposed.	Yes  N/A
<u>C9 Waste Management</u> Waste Management Plan to be provided.  Bin storage area to be allocated.	Provided.  Adequate area available on site out of public view.	Yes  Yes

#### PART D DESIGN

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>D1 – Landscape Open Space and Bushland Setting</u> Landscaped open space as per map soft landscape with min 2m width.  Subject site = 40%	Landscaped area retained by proposal.  45%, unchanged by proposed development.	Yes  Yes
<u>D2 – Private Open Space</u> POS area = 1-2 bedrooms – 35m <sup>2</sup> min 3m width. 3+ bedrooms – 60m <sup>2</sup> min 5m width.	POS area unchanged by proposal.	Yes

Direct access from living area. POS located behind building line. Maximise solar access & privacy.		
<u>D6 – Access to Sunlight</u> Consider solar access & ventilation in siting of dwelling.  3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.	Dwelling siting unchanged by proposal.  Proposed and adjoining POS and living areas to maintain appropriate level of solar access due to minor nature of additions, height and setbacks.	N/A  Yes
<u>D7 – Views</u> View sharing to be considered.	No loss of views is anticipated.	Yes
<u>D8 – Privacy</u> Maintain privacy to adjoining properties.	No loss of privacy anticipated by the proposed alterations and additions due to minor nature of works, and their appropriate setbacks and siting.	Yes
<u>D9 – Building Bulk</u> Avoid large areas of continuous wall planes.  Max. fill 1m and to remain within building footprint.  Minimise excavation.  Orientate dwelling to street.	Existing façade unchanged by proposal.  Fill contained within building footprint <1m.  Excavation not considered excessive for a site due to extent of works. Appropriate cut and fill incorporated into the design to minimise earthworks as much as practical on the subject site.  Existing dwelling addresses street frontage.	N/A  Yes  Yes  Yes

Use articulation and materials to reduce building mass.	Suitable articulation and materials for existing dwelling, unchanged by proposal.	Yes
<u>D10 – Building Colours and Materials</u> Colours finishes to blend with natural setting.	Materials and colour schedule provided for Council's consideration.	Yes
<u>D11 – Roofs</u> Pitch to complement streetscape. Varied roof forms to be provided.  Eaves required.	Proposed roof over balcony to complement the existing dwelling roof pitch that is considered to be in keeping with the streetscape. Proposed roof adds variety to the overall roof design of the dwelling.  Provided in keeping with the existing eave dimension.	Yes Yes  Yes
<u>D12 – Glare and Reflection</u> Materials to minimise glare.	Non-reflective materials proposed.	Yes
<u>D13 – Front fences and Front walls</u> Front fences 1.2m. Solid fences to be articulated and setback for landscaping. Provide casual surveillance (unless excessive noise requires blocking).  Gates to remain in boundary when open.	Fencing does not form part of the proposed development.	N/A
<u>D14 – Site facilities</u> Site Facilities – bin storage, clothes drying etc to be provided	Rear yard continues to provide adequate area for site facilities.	Yes
<u>D15 – Side and Rear Fences</u> Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for	No side or rear fencing proposed.	N/A

sloping sites to allow regular steps).		
<u>D16 - Swimming Pools &amp; Spas</u> Not within primary setback (2ndry setback OK for corner sites). Appropriate setback from trees.	N/A	N/A
<u>D19 - Site Consolidation requirements for the R3 &amp; IN1 Zones</u>	N/A	N/A
<u>D20 Safety and Security</u> Casual surveillance of street & suitable lighting.	Casual surveillance of the street continues to occur from the new entry and habitable rooms to the frontage of the dwelling. View to entry approach available from large open entry and bedroom windows. No entrapment areas evident within the design.	Yes
<u>D22 - Conservation of Energy and Water</u> Design for water and energy conservation.	BASIX Certificate provided.	Yes

## PART E THE NATURAL ENVIRONMENT

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
<u>E3 – Threatened species, population, ecological communities</u> Minimise tree removal and protect remaining trees.  Flora & Fauna assessment if native veg >100m <sup>2</sup> to be removed or veg removed from site in last 5 years.	No trees are required to be removed in order to site the proposed development.  <100m <sup>2</sup> of vegetation proposed to be removed	Yes  N/A
<u>E7 – Development on land adj. public open space</u> Development adj public reserve to compliment character of reserve.	N/A	N/A

Casual surveillance of public reserve.  Landscaping to screen development		
<u>E8 - Waterways and Riparian Land</u> Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
<u>E9 - Coastline Hazard</u>	N/A	N/A
<u>E10 - Landslip Risk</u> As per the map.  Geotech required where indicated in DCP.	Landslip Risk identified as Area B. Geotech Report to be provided if deemed necessary by Council.	Yes
<u>E11 – Flood Prone Land</u> Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A

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#### Conclusion with respect to DCP Requirements

The proposed alterations and additions to an existing dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

#### **(b) 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 development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the development provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the

dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

### **Sedimentation Control**

Due to the topography of the site, minor excavation will be required for the construction of the new entry porch, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

### **Waste Minimisation**

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

### **Noise and Vibration**

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

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

The subject site is within an existing residential area and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The alterations and additions to an existing dwelling, the subject of this application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

The residential use of the site is permissible with development consent under the provisions of Warringah LEP 2011 and generally satisfies the objectives of the relevant development control plans as discussed above.

## **(d) 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.

### **(e) Public interest**

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

## **CONCLUSION**

The residential use of the site is permissible with development consent under the provisions of Warringah Local Environmental Plan 2011, and can satisfy the objectives of the instrument. The proposal also generally satisfies the objectives of Council's Development Control Plan 2011.

It is considered that the construction of alterations and additions to an existing two storey dwelling will complement and blend with the existing, and likely future character of this section of Beacon Hill, being an area containing a transitional blend of housing from differing era's of single and two storey construction. The proposal is not expected to have an adverse impact on the natural or built environment.



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