

# STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and  
Additions

16 Bangaroo Street,  
North Balgowlah

Suite 1, 9 Narabang Way North Balgowlah NSW 2085

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## Statement of Environmental Effects

### Alterations and Additions

### 16 Bangaroo Street, North Balgowlah

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## 1 Introduction

This Statement has been prepared as part of the documentation associated with a Development Application proposing alterations and additions to the existing dwelling at 16 Bangaroo Street, North Balgowlah.

The dwelling is also used for family daycare and registered with the NSW Government. The ground floor provides the family daycare service with the first floor consisting of the residence. The proposed external staircase will provide a side access directly to the reconfigured internal staircase to provide more direct access to the first floor level.

In addition to the Statement of Environmental Effects and Architectural Plans the application is also accompanied by the following:

- Survey Plan
- Architectural plans
- Geotechnical Report

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Warringah Local Environmental Plan 2011 and
- Warringah Development Control Plan 2011

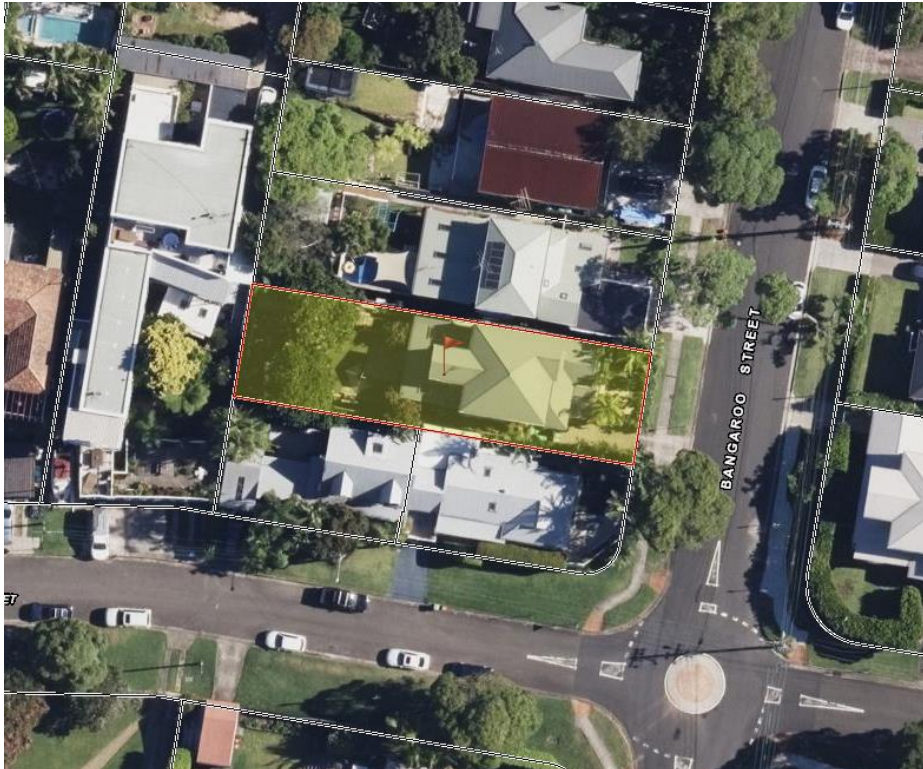
The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed alterations and additions are compatible with the desired future character and zone objectives for the locality.
- The proposed alterations and additions will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirement

## 2 Site Analysis

### 2.1 Site Description and Location

The application relates to Lot 111 in DP 11936, 16 Bangaroo Street, North Balgowlah. An aerial location map is included as **Figure 1**.



*Figure 1: Site Location (Source: Six Maps)*

The existing development on the site consists of a 2 storey single dwelling set within an informal landscape setting. The topography of the site has a gentle slope down across the site in a southerly direction.

Surrounding development is characterised predominately by residential land uses. The built form is typically single dwellings. A residential flat building is located on the neighbouring property to the rear of the subject site.

The site is well serviced with public transport with a bus stops located directly opposite the subject site and to the south, adjacent to the corner of Worrobbil and Bangaroo Streets.

### 3 Description of Proposed Development

#### 3.1 Details of the Proposed Development

This application proposes to create an external staircase along the south elevation providing a side access to the ground floor. This new side access will connect to the internal staircase which allows for direct access to the first floor level.

As mentioned in the introduction, the ground floor is being used as a family daycare centre and is registered as such. The external stairs will allow for access to the residential portion of the dwelling without the need to go through the family daycare on the ground floor.

## 4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

### 4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

#### 4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011.

Dwelling Houses are permissible with consent in the zone. The specific objectives of the zone are identified 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 application relates to alterations and additions to an existing dwelling and is permissible in the zone, and consistent with the zone objectives as outlined above. Accordingly there is no statutory impediment to the granting of consent.

#### 4.1.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

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

The addition to the first floor will follow the existing ridge height of the dwelling and continue to sit comfortably below the 8.5m height limit.

#### 4.1.3 Development on Sloping Land

The site is identified as area b on the landslip risk map. A geotechnical report prepared by AscentGeo is provided with this application and concludes that the development is acceptable with regard to landslip risk.

### 4.2 Warringah Development Control Plan 2011

The proposal relates to alterations and additions to the existing dwelling and the following relevant DCP controls have been addressed with respect to consideration of the proposed subdivision application.

#### 4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Warringah DCP 2011 is detailed as follows:

Control	Requirement	Proposed	Compliance
<b>Wall Height</b> <b>DCP Control B1</b>	7.2 metres from ground level (existing) to the underside of the ceiling to the uppermost floor of the building (excluding habitable areas wholly located within a roof space)	Complies. No change to existing wall height of the dwelling.	Yes
<b>Side Boundary Envelope</b> <b>DCP Control B3</b>	Buildings 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 4 metres.	Complies	Yes
<b>Side Boundary Setback</b>	Development is to maintain a 900mm	Complies	Yes



Control	Requirement	Proposed	Compliance
<b>DCP Control B5</b>	minimum setback from side boundaries.		
<b>Front Boundary Setback</b>  <b>DCP Control B7</b>	Development is to maintain a front setback of 6.5 metres.	No change	Yes
<b>Rear Boundary Setback</b>  <b>DCP Control B9</b>	Development is to maintain a minimum rear boundary setback of 6 metres.	No change	Yes
<b>Parking Facilities</b>  <b>DCP Control C3</b>	2 off street parking spaces must be located behind the front building alignment.	As per existing	Yes
<b>Stormwater</b>  <b>DCP Control C4</b>	To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland;  to minimise the risk to public health and safety;	The development will have no impact on the existing drainage of the dwelling.	Yes
<b>Excavation and Landfill</b>	Excavation and landfill works must not result in	No significant excavation required	Yes

Control	Requirement	Proposed	Compliance
<b>DCP Control C7</b>	any adverse impact on adjoining land.		
<b>Demolition &amp; Construction DCP Control C8</b>	A demolition and waste management plan must be satisfactorily completed and submitted.	<p>Minor demolition is required and detailed on the architectural plans.</p> <p>A waste management plan is provided.</p>	Yes
<b>Waste Management C9</b>	<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</p> <p>To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.</p> <p>To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.</p>	<p>Materials will be reused or recycled where appropriate. Contract waste collectors will be engaged during the construction when required.</p> <p>A waste management plan is provided.</p>	Yes

Control	Requirement	Proposed	Compliance
<b>Landscaped Open Space</b>  <b>DCP Control D1</b>	A minimum 40% landscaped open space is to be provided.	No change to existing level of soft landscaping.	Yes
<b>Private Open Space</b>  <b>DCP Control D2</b>	Dwelling houses with 3 or more bedrooms are to provide a minimum area of 60sqm of private open space.	No change to existing level	Yes
<b>Access to Sunlight</b>  <b>DCP Control D6</b>	Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing: <ul style="list-style-type: none"> <li>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.</li> </ul>	The proposed stairs will have no impact on the existing overshadowing circumstance. Shadow diagrams are provided.	Yes

Control	Requirement	Proposed	Compliance
<p><b>Privacy</b></p> <p><b>DCP Control D8</b></p>	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.</p>	<p>The new side access is to the ground floor level and while the sloping topography makes this an elevated staircase it does not raise any significant concerns for privacy in this instance. The stairs are consistent with the side setback controls.</p> <p>The main entrance will be predominately used by the occupants when the family daycare is not operating. That is typically early mornings, evenings and weekends.</p> <p>The stairs are unlikely to result in any unreasonable privacy impacts.</p>	<p>Yes</p>
<p><b>Building Bulk</b></p> <p><b>DCP Control D9</b></p>	<p>Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>	<p>The stairs will not add any excessive building bulk.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
<b>Building Colours and Materials</b>  <b>DCP Control D10</b>	Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	Timber stairs are proposed. Colours and finishes are provided within the architectural set.	Yes
<b>Roofs</b>  <b>DCP Policy D11</b>	Roofs are to be designed to complement the local skyline.	As per existing	Yes
<b>Glare and Reflection</b>  <b>DCP Policy D12</b>	Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	As per existing	Yes

**4.3 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended**

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

- (i) *any environmental planning instrument*

The proposed dwelling is permissible and consistent with the objectives of the LEP and DCP as they are reasonably applied to the proposed works given the constraints imposed by the site’s location, environmental and topographical characteristics.

- (ii) *Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

There are no draft instruments that are applicable in relation to the proposed development.

(iii) *Any development control plan*

Warringah DCP applies and the relevant provisions have been considered in this statement.

(iiia) *Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and*

N/A

(iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

(v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

(b) *The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,*

[The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

*Context and Setting*

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

These matters have been discussed in the body of this report.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report.

*Access, transport and traffic:*

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The development provides adequate carparking facilities in conformity with the objectives of DCP.

*Public Domain*

The proposed development will have no adverse impact on the public domain.

*Utilities*

This matter has been discussed in detail in the body of this report.

*Flora and Fauna*

The proposal will result not result in any unreasonable impacts upon flora and fauna.

*Waste Collection*

The proposed development provides appropriate onsite waste storage, with waste to be collected from the street weekly by Council's contractors.

*Natural hazards*

The application is supported by technical reports addressing the natural hazards that affect the site.

*Economic Impact in the locality*

The proposed development will generate temporary employment during construction, which is appropriate given the residential nature of the site.

### *Site Design and Internal Design*

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

### *Construction*

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.



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

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography and constraints of the site, is of adequate area, and is a suitable design solution for the context of the site.

(d) *Any submissions received in accordance with this act or regulations*

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) *The public interest*

The proposed works are permissible and consistent with the intent of the LEP and DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

## 5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. It is considered that the proposal is appropriate on merit with and will not have any unreasonable adverse amenity impacts for adjoining properties. The application is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works are compatible with the zone and desired future character of the locality.
- The proposed works will have a minimal adverse impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.