

# Teak Projects Pty Limited

ACN 117 969 249

14 April 2025

The General Manager  
Northern Beaches Council  
via: NSW Planning Portal

## Re: Statement of Environmental Effects Proposed carparking facilities at 271 Warringah Road, Beacon Hill

### 1. Introduction

We are pleased to submit this statement of environmental effects ('SEE') in support of an application for consent to basement carparking facilities at 271 Warringah Road, Beacon Hill (Lot 7 DP 654934, the 'Property'). The SEE is accompanied by the following documents:

- Site detail survey
- Engineering design package
- Landscape design plan
- Traffic statement
- Completed Northern Beaches Council Cost Summary Report form
- Waste management plan
- Owners consent

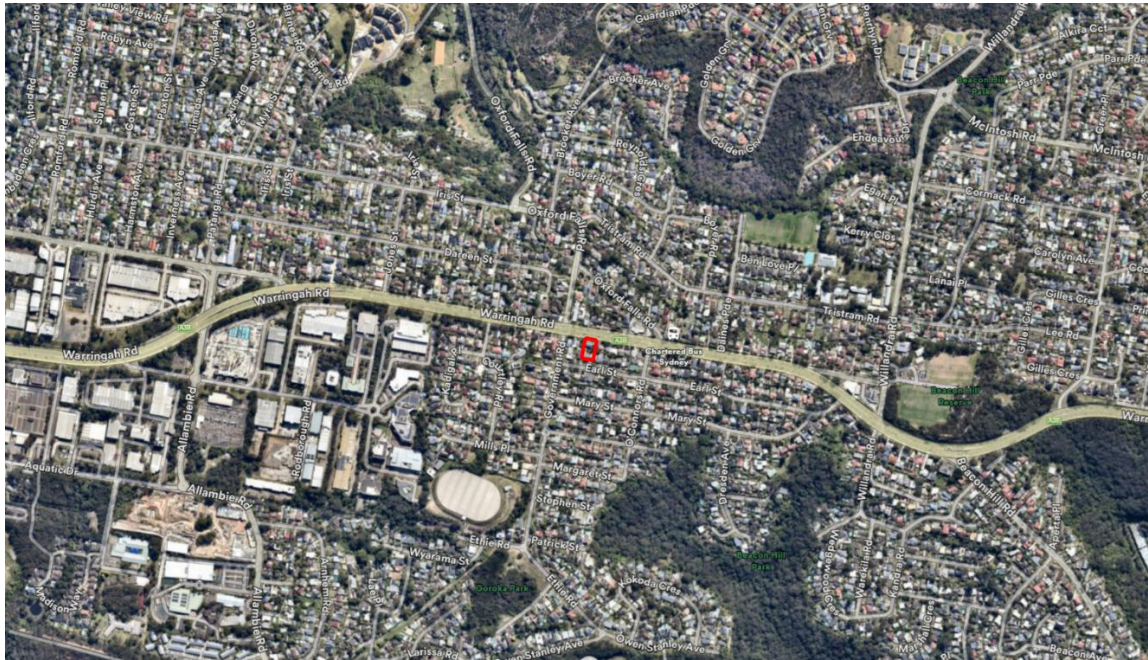
The SEE concludes that the proposed carparking facilities are permissible with development consent and meet the requirements of relevant planning controls. Accordingly it is recommended that Northern Beaches Council ('Council') approve the associated development application pursuant to s4.16 of the Environmental Planning and Assessment Act, 1979 ('Act').

### 2. Site Context:

The Property is located at 271 Warringah Rd, Beacon Hill. It is situated on the south side of the road, approximately 50 metres east of its intersection with Government Road. A summary of key Property details are as follows:

Item	Detail
Legal description	Lot 7 DP 654934
Site Area	396.9 square metres
Shape	Rectangular
Frontage	15.24m to Warringah Road
Topography	Flat (the Property is approx. 3.5-4m above Warringah Road)
Existing vegetation	No trees or significant vegetation
Existing buildings and/or structures	Two storey residence and ancillary shed
Access and parking	Single width concrete driveway approx. 8m in length with a gradient of 1:3.2 (31%). No vehicle turning facilities available

The general area is residential in nature, featuring detached one and two storey dwellings. The location of the Property is as shown by the red rectangle on the aerial photo following:



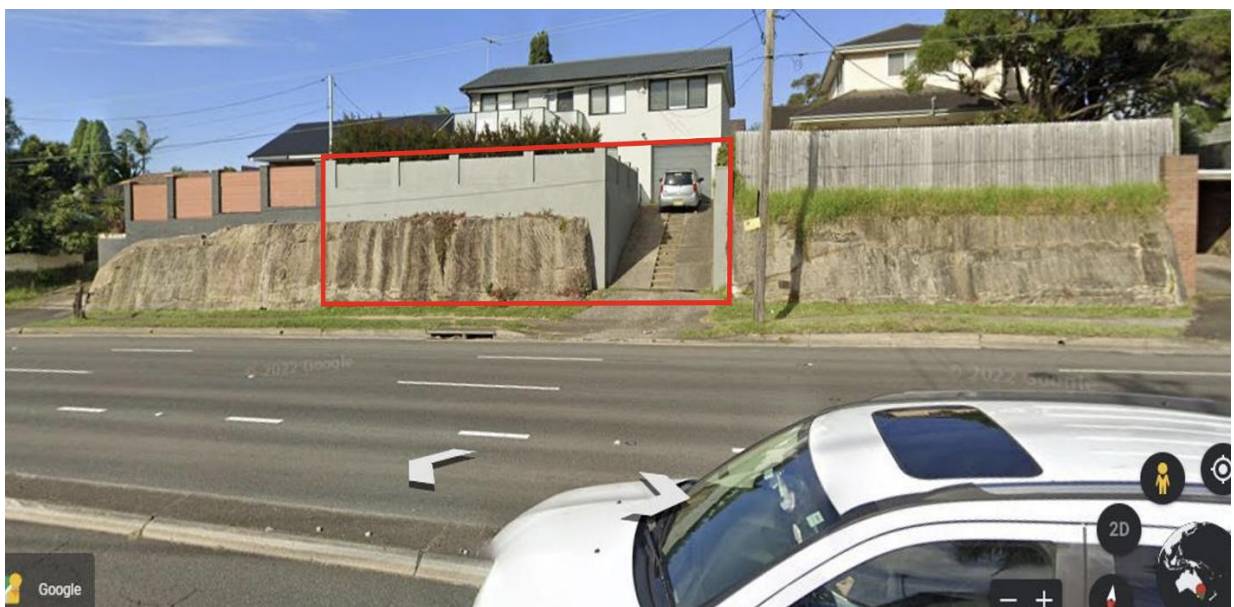
Further detail of the Property is shown as follows:



The Property consists of a two storey dwelling containing a three bedroom residence on level 1, and a one bedroom granny flat on the ground floor. The sole means of both pedestrian and vehicular access to the Property is via a shared driveway with a gradient exceeding 30%. The driveway exits via a cutting directly onto Warringah Road that obscures view, requiring that residents navigate excessive slope and (in the case of a vehicle) reverse onto a major

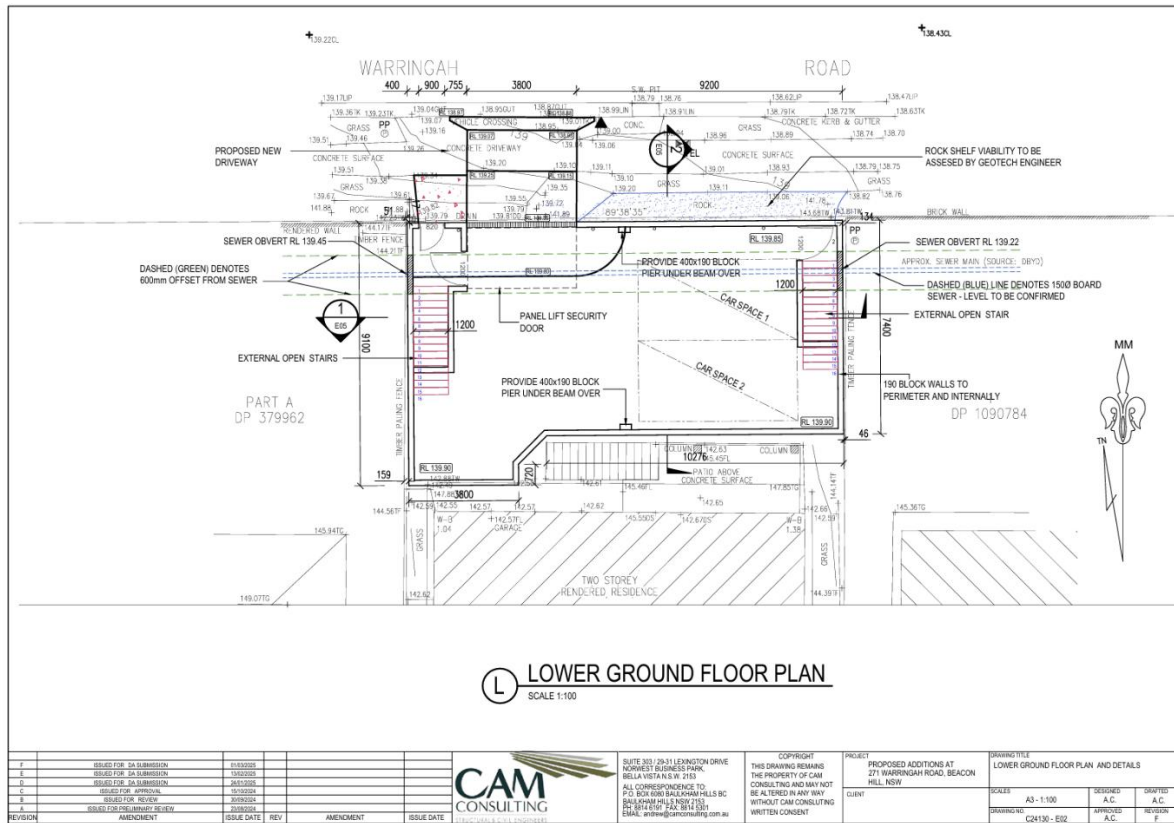


road with minimal visibility of either oncoming traffic or pedestrians. Photos of the existing situation follow:



### 3. The Proposal:

This development application (the 'Proposal') is as shown following.





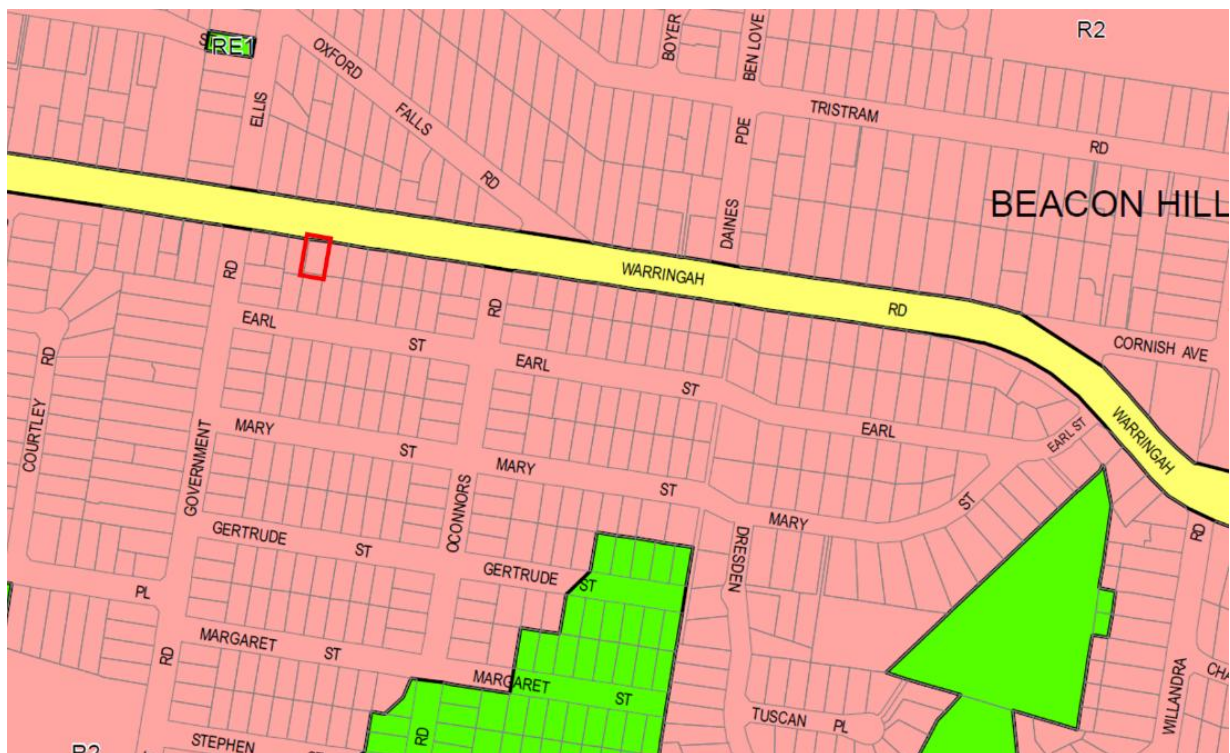
The Proposal substantively improves means of both vehicular and pedestrian access to and from the Property. It creates no change in occupation or use of the Property and no alteration in existing ground levels or vegetation coverage.

#### **4. Environmental Planning Assessment:**

This SEE addresses key matters for consideration under section 4.15 of the Act as detailed following:

##### **a. Warringah LEP 2011**

The Property is zoned R2 Low Density Residential under Warringah LEP 2011 ('LEP'). See excerpt following, the Property highlighted in red.



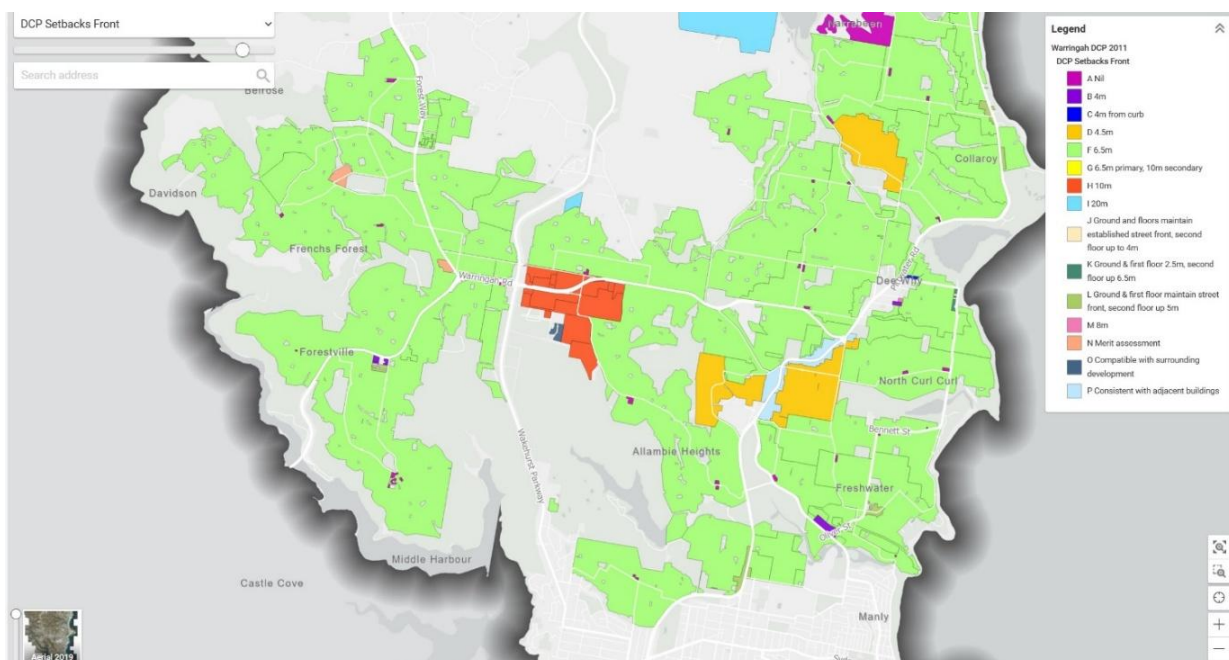
The Property not located within or adjacent any item of heritage significance or conservation area nominated in the LEP.

##### **b. Warringah DCP 2011**

Relevant provisions of the Warringah DCP 2011 ('DCP') are discussed as follows:

###### B7 Front Boundary Setbacks

The Property is located within the 6.5 metre front setback zone of the DCP (refer excerpt following).



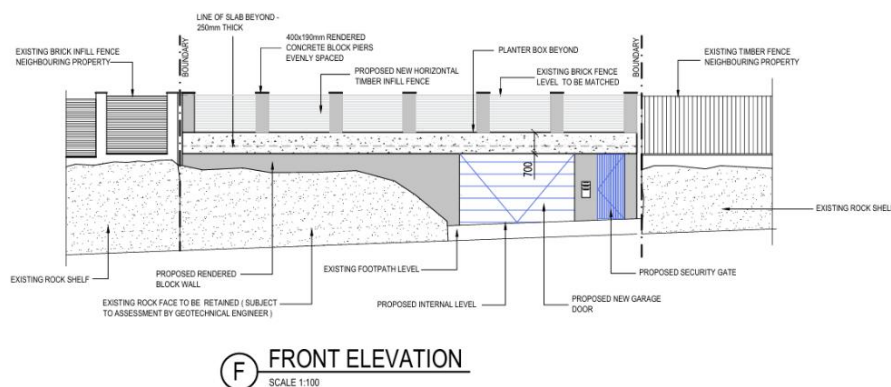
Key requirements within the setback zone include that it be *‘landscaped and generally free of structures, basements, carparking or site facilities other than driveways...’*. The Objectives underwriting these requirements include:

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of streetscapes and public spaces.
- To achieve reasonable view sharing

Whilst the Proposal does not comply with the stated DCP Front Setback requirements, we note that in establishing the requirement the DCP prioritises front setback landscaping. Not only does the Proposal achieve this objective, it increases landscaping area courtesy of removal of the existing driveway.

In the use of the word ‘generally’ with regard to basements, we believe it opens the opportunity for non-compliance in the event the Objectives are met. A performance analysis of achievement of the Objectives is therefore as follows:

Objective	Discussion	Compliance
To create a sense of openness	As shown in the graphic comparison following, the Proposal does not alter the existing streetscape, sandstone cutting, vehicular access location or fence height.	<b>Complies.</b> The Proposal does not alter the existing streetscape or sense of openness to Warringah Rd.

[illegible]

In summary, we submit that all Objectives of B7 Front Boundary Setbacks are achieved via a Proposal that substantively improves both resident and public safety. We consider that the DCP Requirements foresee the potential for non-conformance on demonstrable merit.

## 7

The property is located within the DCP requirement for a minimum 40% area of landscaped open space. Calculations on available landscaped area are as per the following table:

Front courtyard landscaped area	110.8sqm
Side landscaped area	15sqm
Rear courtyard landscaped area	71sqm
Total landscaped area	196.8sqm
Total site area	396.9sqm
% landscaped area	49.6%
DCP minimum requirement	40%
<b>DCP compliance</b>	<b>Complies</b>

Note the Proposal increases total landscape area courtesy of replacement of the existing steep driveway with a level landscaped courtyard.

#### D2 Private Open Space

In replacing the existing steep driveway with a landscaped courtyard, the Proposal both increases and makes more accessible the amount of private open space available to both occupancies. The total private open space available under the Proposal to each occupancy within their respective front courtyards is as follows:

	<b>Ground floor granny flat</b>	<b>1<sup>st</sup> floor 3br dwelling</b>
Front courtyard	55.4sqm	69.6sqm
Rear courtyard (shared, 85sqm total)	42.5sqm	42.5sqm
Total	97.9sqm	112.1sqm
DCP minimum requirement	35sqm	60sqm
<b>DCP compliance</b>	<b>Yes</b>	<b>Yes</b>

Note that in both cases, the minimum DCP dimension of 3 metres and 5 metres respectively is achieved, and the Proposal delivers an improved outcome on the existing situation.

### **5. Environmental Impacts:**

The proposal creates no change of use or removal of substantive existing vegetation. It substantially improves the amenity of the Property and the safety of its occupants, visitors and the general public. It does so with no impact on the amenity of its neighbours. It is assessed against a range of environmental factors as follows:

- Access: The Proposal substantially improves the means of access to the Property, in addition to provision of one safe, all weather parking space for each residence.
- Orderly Development: The Proposal has no impact on orderly development.
- Adjoining Properties: The proposal creates no change in existing site use or conditions, and creates no adverse impact on any adjoining properties.
- Built Form Impact: The Proposal has no impact on built form of the Property and its environs.
- Natural Environment Impacts: The proposal creates no impact on the natural environment. It does not require the removal of any existing substantive vegetation.
- Social and Economic Impact: The proposal has no detrimental social or economic impact, creating no increase in demand on any local or regional infrastructure, community facilities or resources. It has a positive impact in reducing the risk of damage, injury or death arising from the means of access to the Property.



## 6. Conclusion:

The following Table summarises the proposal with regard to the matters for consideration as set out in s4.15 of the Environmental Planning & Assessment Act, 1979.

<b>S4.15 EPA ACT</b>		
<b>Clause</b>	<b>Provision</b>	<b>Assessment</b>
<b>1</b>	Matters for consideration – General In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
<b>(a)</b>	The provision of:	
<b>(i)</b>	Any environmental planning instrument, and	The Proposal has been assessed with regard to the relevant environmental planning instruments. It is compliant with relevant provisions.
<b>(ii)</b>	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 Director General has notified that consent authority that the making of the proposed instrument has been deferred or has not been approved), and	Not applicable
<b>(iii)</b>	Any development control plan, and	With one exception, the Proposal has been assessed as being compliant with all relevant provisions. In the case of the exception, the Proposal achieves all stated Objectives
<b>(iv)</b>	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	No planning agreement has been entered into.
<b>(v)</b>	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	There are no prescribed matters that would relate to this application.
<b>(b)</b>	The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The Proposal creates no impact on substantive existing vegetation, no change to existing situation or landuse, no additional impact on the natural or built environment and a potentially beneficial social / economic impact. In assessing the Proposal against the range of considerations contained in the applicable planning instruments, it is considered to create an overall beneficial impact.
<b>(c)</b>	The suitability of the site for the development.	The Property is considered ideally suited to the Proposal.
<b>(d)</b>	Any submissions made in accordance with this Act or regulations.	The Applicant is not aware of any submissions made, and will address such when and if they arise during public exhibition.

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(e)	The public interest.	The proposal is in the public interest in that it improves safety for residents and the general public with no detrimental impact on the environment.
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As a result of the above assessment, it is our view that the proposal is substantively compliant with all relevant planning instruments and controls, and creates no adverse environmental impact. Accordingly we welcome Councils prompt and favourable determination.

Please do not hesitate to contact the undersigned should additional information be required.

Yours Sincerely,



David Whitting  
Managing Director