

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 1 – Development Application Submission Details

Property:	26 Lentara Road, Bayview, NSW 2104
Legal description:	Lot 14 in DP 30599
Site area:	4,092m ² .
Type of development:	Local development
Development description:	Alterations and additions to the existing dwelling
Construction budget:	\$438,350 inc GST
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / email: james@jdesa.com.au)
Owners:	Austin R Bryan and Priscilla Bryan
Our reference:	2403

Documents comprising the development application:

1. A statement of environmental effects, this document, prepared by James de Soyres & Associates Pty Ltd
2. Northern Beaches Council's cost-summary report form prepared by James de Soyres and dated 07/05/25
3. Northern Beaches Council's Owners Consent Form signed by both owners
4. A BASIX certificate no A1794317 prepared by James de Soyres & Associates Pty Ltd and issued on 07/05/2025.
5. A Boundary Identification and Detail Level Survey prepared by Cooper & Richards Surveyors ref: 22211061.1 Rev: B dated 22/07/2024
6. A waste management plan prepared by James de Soyres and Associates and dated 14/03/25;
7. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 07/05/2025

Drawing Number	Drawing Title
2403 DA-01	Site Analysis and Sediment Control Plan
2403 DA-02	Demolition Plans
2403 DA-10	Basement Floor Plan
2403 DA-11	Ground Floor Plan
2403 DA-12	Roof Plan
2403 DA-20	East and North Elevations

2403 DA-21	South and West Elevations
2403 DA-22	Photomontage and Exterior Finishes
2403 DA-30	Section A-A
2403 DA-31	Sections U-U, V-V and W-W

Section 2 – Property Description

The site is a near-rectangular shaped property on the low side of Lentara Road between Narla Road and Clive Crescent. The terrain slopes steeply away from the road at about 40% grade in the western corner and eases off to a 15% grade towards the south-eastern boundary. Like many of its neighbours the property has numerous canopy trees of mixed native and exotic species. The largest of these trees are clustered towards the north-eastern end of the site where the land is undeveloped and given over to landscaping.

The neighbouring properties are similar in both landscape and built form. Properties are generally well-screened from each other by mature trees and landscaping. Views, where available, are filtered between trees.

The property is approached through large entrance gates, typical of the area, and down a concrete driveway of 1:4 grade which terminates in a large and almost level turning area with access to the garages. Underneath this turning area are rainwater storage tanks. The house is constructed of face bricks with timber framed floors and partitions. There are tiled concrete terraces over the garages on the eastern side and the roof is tiled. The basement contains a large double-garage and storage areas.

The house is serviced by a relatively new on-site wastewater treatment system which was approved under DA N0606 issued on 12 April 2017. This development application included extensive alterations to the house and the construction of a new swimming pool as well as the new wastewater system. The approved alterations to the house and the new swimming pool are proposed to be superseded by this application.

Section 3 – Development Proposal

The subject proposal relates to local development with the following components:

1. Demolish the existing external concrete stairs and balustrades on the eastern elevation and construct new approach stairs, landing slab and balustrades.
2. Demolish the existing polycarbonate covered pergola over the front door area and replace with a metal roofed verandah.
3. Demolish the laundry deck balustrade and verandah columns and replace with new ones.
4. Infill the basement windows on the eastern elevation.
5. Render the existing face brickwork
6. Replace the existing garage doors with new ones in widened openings
7. Reclad the existing gable ends
8. Replace the existing bay window in Bed 1 with a straight window and wall
9. Demolish the horizontal window in Bed 1 and replace with a new round window

Section 4 – Statutory Planning Framework

The site is subject to the following zoning in the Pittwater Local Environment Plan (LEP) 2014:

1. Acid Sulfate Soils Map - Class 5.
2. Biodiversity Map.
3. Height of Buildings Map - I Maximum 8.5m.
4. Land Application Map.
5. Lot Size Map – W1 minimum 4,000m².
6. Land Zoning Map – R5 – Large Lot Residential

The property is not subject to any potential hazards.

The site is also subject to the planning controls set out in Pittwater 21 Development Control Plan (Pittwater 21 DCP) adopted on 8 December 2003 and last amended with effect from 18 January 2021. The property lies within the Bayview Heights Locality (Section D2) of the Plan.

The development proposal is discussed within the context of the applicable and relevant development controls set out in LEP and Pittwater 21 DCP.

Control	Compliance with control / comments
LEP clause 4.3 Height of Buildings	Yes, the height of the existing building is less than 8.5m above existing ground level. No changes are proposed to the overall height.
LEP clause 7.1 Acid Sulfate soils	The site is designated Class 5 for Acid Sulfate soils.
LEP Clause 7.2 Earthworks	No earthworks are proposed
LEP clause 7.6 Biodiversity Protection	<p>The proposed development is for additions and alterations to an existing building which maintains the established footprint of those structures.</p> <p>No vegetation or tree removal is proposed.</p>
LEP clause 7.10 Essential Services	<p>The site is currently serviced with an approved on-site sewerage treatment system, electricity and water. It is linked to the Council's stormwater drainage system.</p> <p>Direct vehicular access is available from Lentara Road.</p>
B3.6 Contaminated Land and Potentially Contaminated Land	The site has been used for residential purposes for a significant period. No other use for the land has been identified.
B4.18 Heathland / Woodland Vegetation	No changes are proposed that affect the existing habitat or planting
B5.15 Stormwater	No changes are proposed to the existing stormwater collection and disposal systems
B6.1 Access driveways and Works on the Public Road Reserve	The existing driveway crossing is to be retained. No works are proposed in the road reserve.
B6.2 Internal Driveways	The existing internal driveway is to be retained

B6.3 Off-Street Parking Requirements	The existing 2 parking spaces in the garage will be retained.
B6.7 Transport and Traffic Management	No additional traffic will be generated by the proposed development.
B8.1 Construction and Demolition – Excavation and Landfill	There is no significant excavation required for the proposed works
B8.3 Construction and Demolition – Waste Minimisation	Waste minimization measures will be introduced in accordance with this control. Materials will be re-used on site where possible.
B8.4 Construction and Demolition – Site Fencing and Security	The existing fences will be retained and appropriate fencing will be erected and maintained for the duration of the construction period.
B8.5 Construction and Demolition – Works in the Public Domain	N/A.
B8.6 Construction and Demolition – Traffic Management Plan	N/A, a plan will not be required since the quantity of excavated material is negligible.
C1.1 Landscaping	No changes are proposed to the existing established landscaping
C1.2 Safety and Security	Yes, the design allows opportunities for casual surveillance and adequate lighting.
C1.3 View Sharing	Yes, the development proposal will have no effect on the views enjoyed by adjacent properties.
C1.4 Solar Access	Yes, the development proposal will have no impact on the solar access enjoyed by the principal living areas of the adjoining dwellings.
C1.5 Visual Privacy	Visual privacy will not be affected.
C1.6 Acoustic Privacy	Acoustic privacy will not be affected
C1.7 Private Open Space	More than the required minimum 80m ² area of open space will be provided.
C1.12 Waste and Recycling Facilities	Yes, as existing
C1.13 Pollution Control	Yes, this control is noted.
C1.14 Separately Accessible Structures	N/A, none are proposed.

C1.19 Incline Passenger Lifts and Stairways	N/A, none are proposed.
C1.23 Eaves	The development proposal incorporates eaves of 450mm or more on each new elevation.
C1.24 Public Road Reserve – Landscaping and Infrastructure	There are existing street trees and planting within the public road reserve.
C1.25 Plant, Equipment Boxes and Lift Over-run	N/A, none are proposed.
D2.1 Character as Viewed from a Public Place	Yes, as existing. The building is well screened from the street by the existing landscaping.
D2.2 Scenic Protection - General	Yes, the appearance of the development will have no impact on the natural environment when viewed from Lentara Road.
D2.3 Building Colours and Materials	Yes, the exterior finishes and materials of the renovated home will comprise dark, earthy tones; please refer to architectural drawing number 2403 DA-22.
D2.5 Front Building Line	Yes, as existing. A corner of the existing building sits forward of the front building line, however there will be no additions or alterations that will increase this intrusion.
D2.6 Side and Rear Building Line	Yes, as existing. A corner of the existing building sits forward of the eastern side building line, however there will be no additions or alterations that will increase this intrusion. The building is set well behind the rear building line.
D2.7 Building Envelope	Yes, the building is well within the envelope control.
D2.9 Landscaped Area – Non Urban Land	No change is proposed to the existing landscaped area which exceeds 80% of the site area.
D2.11 Fences – Flora and Fauna Conservation Areas	No new fences are proposed as part of this development.
D2.12 Construction, Retaining Walls, Terracing and Undercroft Areas	N/A, none are proposed

Section 5 – Conclusion

This proposal is for additions and alterations to a dwelling that generally maintain the footprint and volume of the existing structures and the established landscaping. The proposal achieves the desired future character of the area of low-density dwellings in a landscaped setting. The additions and alterations are of a minor scale.

The works comply with the applicable planning controls and are sympathetic to the local natural environment.

It is trusted that Northern Beaches Council will grant development consent in the near future.