



ANS Design

ESTABLISHED IN 2002

STATEMENT OF ENVIRONMENTAL EFFECTS

Site Address: 11 Kadigal Place Beakon Hill N.S.W. 2100

Date: March 2024

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INTRODUCTION

This planning report has been prepared for a development application for alterations and additions to the existing dwelling house at 11 Kadigal Place Beakon Hill N.S.W. 2100.

The purpose of this report is to describe the proposed development and bearing in mind the site opportunities and constraints, to review the relevant planning requirements relating to the proposal.

In the preparation of this Statement of Environmental Effects, the site and the locality have been inspected. The merits of the proposal in terms of the design and the particular context of the site have been considered with reference to the relevant State, Regional and Northern beaches Council planning instruments, codes and policies.

THE LOCALITY

The locality is characterized by detached dwelling houses exhibiting a mix of styles and designs, mostly one and two stories with pitched and hipped tile roofs and metal clad roofs.

SITE DESCRIPTION:

The proposed lightweight addition is to be erected over the existing dwelling, with a proposed lift located to side of the dwelling for access to the first floor

The site also occupies an inground pool and shed that are proposed to remain. There are three trees on the site and street frontage, all trees are to remain.

The site frontage has an orientation due South/west. The front of the existing dwelling faces Kadigal Place Beakon Hill. The site has a total area of 594.4 Sqm, with a frontage of approximately. 12 metres.

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DETAILS OF PROPOSAL:

In summary the proposal involves a proposed lightweight addition to be erected over the existing dwelling, with a proposed lift to be located to the side of the existing dwelling.

The front setback of the front facade of the existing dwelling is to remain as per the existing. The right-hand setback from the south/east boundary to the proposed addition is 1.85 meters.

Due to the depth of the site, this allows for a large front setback. The proposed also allows for sufficient landscaping area to the front of the site. It also reduces the impact of bulk and scale.

Existing under cover parking has been provided with the existing garage, to provide a covered area within the allotment that will help protect the family cars from natural hazards (i.e. hail storms and the sun).

DEVELOPMENT CONTROLS AND POLICIES

The Warringah Local Environmental Plan (LEP) 2011 is the main Planning instrument for the Beaken Hill area, And the Warringah Development Control Plan (DCP) 2011

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX)

BASIX, the Building Sustainability Index, ensures residential developments are designed to use less potable water and are responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

A BASIX assessment has been carried out and a BASIX certificate has been obtained confirming that the targets for thermal and energy efficiency and water conservation have been met.

IMPACT OF NOISE, TRAFFIC AND PARKING:

As the proposal is for a family residence the noise impact will only be for approximately 2 vehicles coming and going for work and weekend recreations.

Under cover parking has been provided, with the existing garage to provide a covered area within the allotment for two cars. and room enough to fit at least 3 vehicles behind the boundary.

The effects of traffic will be normal for a residential area with little impact being created. The effects of traffic will be normal for a residential area with little impact being created.



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COMPLIANCE WITH RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

(i.e. Local Environmental Plans [LEP]). This information was obtained from Council and by reviewing the zoning/LEP maps.

- Is the land zone residential? Yes
- Are any landscaping works proposed on the land? No
Proposed landscape works shall take in to account the existing Flora species, which are currently present in the area.
- The proposed number of trees proposed to be removed from the site 0

Proposed excavation of the site.

- The proposed will require minor excavation of the site for the lift of 150mm

Utility services available to the site

- All utilities are available to the site and will be connected during the construction of the proposed dwelling. Which include water, Sewerage, Electricity & Telephone.

DEVELOPMENT CONTROL PLAN & LOCAL ENVIRONMENTAL PLAN CONTROLS

B1 Wall Heights

1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
7.2m	2.65	Yes	

B2 Number of Storeys

1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
Max 2	2	Yes	

B3 Side Boundary Envelope

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes 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, or
- 5 metres

as identified on the map.

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
4m @ 45°	N/A	Yes	

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B4 Site Coverage

1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as:

- 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and
- 20% = 3,500m² or 30% <3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.

Requirements	Proposed	Complies	Comments
Max 60%	88.5%	Variation	Please see below variation request

As the proposal does not achieve the maximum 60% site coverage requirements under Part B4 of The Warringah DCP 2011.

OBJECTIVES B4 SITE COVERAGE

- To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.
- To minimize the bulk and scale of development.
- To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.
- To limit impervious areas and encourage natural drainage into the sub-surface.

We seek councils support in the following variations for B4 SITE COVERAGE. We seek the support of an exemption to the maximum site coverage, The existing site coverage of 88.5% is proposed to remain as per the existing.

No additional hard surfaces will be created other than those covering an existing hard surface area.

All existing landscaping on the site will remain including any existing native vegetation.

The proposed development will not negatively affect the bulk and scale of the existing dwelling.

Proposed stormwater runoff will have no additional impact on soil erosion or siltation of the natural drainage network. Stormwater details to engineer's details and specifications.

B5 Side Boundary Setbacks

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

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3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.

<i>South / Eastern Requirements</i>	<i>Boundary Proposed</i>	<i>Complies</i>	<i>Comments</i>
0.9m	2.55m	Yes	

B5 SIDE BOUNDARY SETBACKS

As the proposal does not achieve the minimum side setback of 0.9m requirement under Part B5 of The Warringah DCP 2011.

B6 Merit Assessment of Side Boundary Setbacks

1. Side boundary setbacks will be determined on a merit basis and will have regard to:

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development

2. Generally, side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
See Above	N/A	Yes	

B7 Front Boundary Setbacks

1. Development is to maintain a minimum setback to road frontages.
2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.
3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.
4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
6.5m	12.2m	Yes	

B8 Merit assessment of front boundary setbacks

1. The appropriate alignment of buildings to road frontages will be determined on a merit basis and will have regard to the:

- streetscape;
- amenity of surrounding properties; and
- setbacks of neighbouring development.



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Requirements	Proposed	Complies	Comments
See Above	N/A	Yes	

B9 Rear Boundary Setbacks

1. Development is to maintain a minimum setback to rear boundaries.
2. The rear setback area is to be landscaped and free of any above or below ground structures.
3. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback.
4. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access.
5. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access

Rear Requirements	Boundary Proposed	Complies	Comments
6.0m	Existing	Yes	

B10 Merit assessment of rear boundary setbacks

1. Rear boundary setbacks will be determined on a merit basis and will have regard to:
 - streetscape;
 - amenity of surrounding properties; and
 - setbacks of neighbouring development
2. Development adjacent to Narrabeen Lagoon in the B2 Local Centre zone is to address the water and parkland. Buildings are not to dominate the parkland setting and will incorporate generous setbacks where necessary to achieve this.

Requirements	Proposed	Complies	Comments
See Above	N/A	Yes	

C4 Stormwater

Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.

The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

Exceptions

Refer to Council's Water Management for Development Policy for exceptions.

Requirements	Proposed	Complies	Comments
See above	N/A	Yes	As per engineers' details and specifications



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7 Excavation and Landfill

1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.
2. Excavation and landfill works must not result in any adverse impact on adjoining land.
3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.
4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.
5. Rehabilitation and revegetation techniques shall be applied to the fill.
6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.

Requirements	Proposed	Complies	Comments
See Above	N/A	Yes	No excavation or landfill required

C8 Demolition and Construction

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

Requirements	Proposed	Complies	Comments
See Above	N/A	Yes	As per A.N.S. Design waste management plan

C9 Waste Management

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

Requirements	Proposed	Complies	Comments
See Above	N/A	Yes	As per A.N.S. Design waste management plan



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D1 Landscaped Open Space and Bushland Setting

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- c) Landscaped open space must be at ground level (finished); and
- d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as "Bushland Setting", a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species.

3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.

Requirements	Proposed	Complies	Comments
Min 40%	11.5%	Variation	Please see below variation request

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

As the proposal does not achieve the minimum 40% site coverage requirements under Part D1 of The Warringah DCP 2011.

OBJECTIVES D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

We seek councils support in the following variations for D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING. We seek the support of an exemption to the minimum landscaped area, The existing landscape area of 11.5% is proposed to remain as per the existing.



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No additional hard surfaces will be created other than those covering an existing hard surface area.

All existing landscaping on the site will remain including any existing native vegetation.

The proposed development will not negatively affect the bulk and scale of the existing dwelling.

Proposed stormwater runoff will have no additional impact on soil erosion or siltation of the natural drainage network. Stormwater details to engineer's details and specifications.

D2 Private Open Space

1. Residential development is to include private open space for each dwelling.

2. The minimum area and dimensions of private open space are as follows:

DWELLING Type	Area and Minimum Dimensions per dwelling
Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms	A total of 35m ² with minimum dimensions of 3 metres
Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres
Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing	A total of 10m ² with minimum dimensions of 2.5 metres

3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.

4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.

5. Private open space shall not be located in the primary front building setback.

6. Private open space is to be located to maximise solar access.

Requirements	Proposed	Complies	Comments
As above		Yes	Use of existing P.O.S. at rear of dwelling

D6 Access to Sunlight

1. Development should avoid unreasonable overshadowing any public open space.

2. 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.

Requirements	Proposed	Complies	Comments
Sunlight of 50% of POS Between 9am – 3pm		Yes	



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D8 Privacy

1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.
2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.
3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.
4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.
5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private open space of a lower apartment from overlooking from an upper apartment.

Requirements	Proposed	Complies	Comments
As above		Yes	

D9 Building Bulk

1. Side and rear setbacks are to be progressively increased as wall height increases.
2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.
3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:
 - The amount of fill is not to exceed one metre in depth.
 - Fill is not to spread beyond the footprint of the building.
 - Excavation of the landform is to be minimised.
4. Building height and scale needs to relate to topography and site conditions.
5. Orientate development to address the street.
6. Use colour, materials and surface treatment to reduce building bulk.
7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.
8. Articulate walls to reduce building mass.

Requirements	Proposed	Complies	Comments
As above		Yes	

D10 Building Colours and Materials

1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.



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2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.
3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.

Requirements	Proposed	Complies	Comments
See above		Yes	As per A.N.S. Design's schedule of external colours and materials

D11 Roofs

1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.
2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.
3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.
4. Roofs shall incorporate eaves for shading.
5. Roofing materials should not cause excessive glare and reflection.
6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.

Requirements	Proposed	Complies	Comments
As above		Yes	

D12 Glare and Reflection

1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;
 - Minimising the lit area of signage;
 - Locating the light source away from adjoining properties or boundaries; and
 - Directing light spill within the site.
2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:
 - Indirect lighting;
 - Controlling the level of illumination; and
 - Directing the light source away from view lines.
3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:
 - Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to



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dark roof tones;

- Orienting reflective materials away from properties that may be impacted;
- Recessing glass into the façade;
- Utilising shading devices;
- Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and
- Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.

Requirements	Proposed	Complies	Comments
As above		Yes	

D14 Site Facilities

1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:

- Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;
- All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;
- Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;
- Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and
- Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.

Requirements	Proposed	Complies	Comments
As above		Yes	

D20 Safety and Security

1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.
2. Service areas and access ways are to be either secured or designed to allow casual surveillance.
3. There is to be adequate lighting of entrances and pedestrian areas.
4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.
5. Entrances to buildings are to be from public streets wherever possible.
6. For larger developments, a site management plan and formal risk assessment, including the consideration of the 'Crime Prevention through Environmental Design' principles may be required. This is relevant where, in Council's opinion, the proposed development would present a crime, safety or security risk. See *Crime Prevention and Assessment of Development Applications – Guidelines under*

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Section 79C of the Environmental Planning and Assessment Act 1979 prepared by the Department of Urban Affairs and Planning (now Department of Planning).

7. Buildings are to be designed to allow casual surveillance of the street, for example by:
- a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved;
 - b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance;
 - c) Locating high use rooms to maximise casual surveillance;
 - d) Clearly displaying the street number on the front of the building in pedestrian view; and
 - e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters.
8. Casual surveillance of loading areas is to be improved by:
- a) Providing side and rear openings from adjacent buildings that overlook service areas and clear sight lines; and
 - b) Providing adequate day and night lighting which will reduce the risk of undesirable activity.
9. Design entrances to buildings from public streets so that:
- a) Building entrances are clearly identifiable, defined, lit and visible;
 - b) The residential component of a shop top housing development has a separate secure pedestrian entrance from the commercial component of the development;
 - c) Main entrances are clearly identifiable;
 - d) Pavement surfaces and signage direct pedestrian movements; and
 - e) Potential conflict between pedestrians and vehicles is avoided.

Requirements	Proposed	Complies	Comments
As above		Yes	

D22 Conservation of Energy and Water

1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.
2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.
3. Buildings are to be designed to minimize energy and water consumption.
4. Landscape design is to assist in the conservation of energy and water.
5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.
6. All development must comply with Council's Water Management Policy.

Requirements	Proposed	Complies	Comments
As above		Yes	

4.3 Height of buildings

Requirements	Proposed	Complies	Comments
Max 8.5m	6.2m	Yes	To proposed roof



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4.4 Floor space ratio

<i>Requirements</i>	<i>Proposed</i>	<i>Complies</i>	<i>Comments</i>
As LEP	42.8%	Yes	

THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT ON BOTH THE NATURAL AND BUILT ENVIRONMENT, AND THE SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.

There will be no adverse impacts on the natural and built environment arising from the proposed development.

The proposal represents an appropriate design for a first floor addition to the existing house that is similar in height and scale to the surrounding dwelling houses in this part of Beakon Hill.

The form and design of the house and the roof will be compatible with the varied character of the dwelling houses in the locality.

The proposal will not involve any adverse social or economic impacts in the locality.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The site has a long history of residential use. The continued use of the land for residential purposes is an appropriate use of the land consistent with the housing characteristics of the locality.

THE PUBLIC INTEREST

The public interest is considered in terms of compliance and consistency with the relevant planning controls applicable to the proposed development.

The continued use of the land for residential purposes for a dwelling house is consistent with the desired future character for the Beakon Hill Locality.

The proposal represents an appropriate form, siting and design for alterations and additions to the existing dwelling house that will be compatible with the varied housing scale and character of the locality.

In the circumstances there are no discernible issues relating to the proposal that would be contrary to the public interest.



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