

STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS 166 PARR PARADE, BEACON HILL

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INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Beecraft P/L, Drawing Reference No.04-23-PARR sheets 1 – 11 dated April 2023.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of the council.

PROPERTY DESCRIPTION

The subject property is described as 166 Parr Parade, Beacon Hill being Lot 101 in DP1201308. The property is not identified on Council mapping as being bushfire prone or flood affected. The property is not heritage listed or located in a conservation area.

SITE DESCRIPTION

The site is a 668.9m² residential block located on the northern side of Parr Parade towards its western end.

The site is rectangular in shape with a road frontage of 21.945 metres and depth of 30.48 metres. Natural surface falls from front to rear. Over the existing building footprint the land falls at approximately 20%.

The existing residence is located 9 metres from the street boundary and is a one and part two storey brick structure with a pitched tile roof. A detached double carport with a cantilevered metal roof is located along the eastern side of the residence. At the front of the residence there is an open concrete entry patio at the eastern end which is accessed by a path off the driveway.

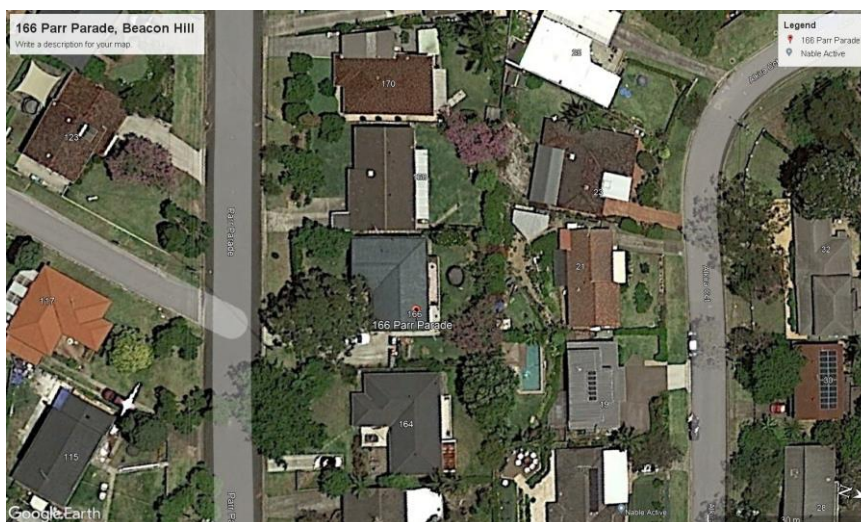
The main upper level of the house contains 3 bedrooms, bathroom with separate WC, lounge room and kitchen / dining area. Off the lounge room at the rear there is a suspended open concrete patio.

At lower ground floor level there is a small bathroom, laundry, rumpus room and gym that was previously a garage. At the rear there is a timber deck under the concrete patio over.

The rear yard is established with lawn and mature gardens including numerous trees along the fence lines. The front yard also contains lawn areas and mature gardens with an established privacy hedge along the front boundary and a large Eucalypt tree.

The adjoining properties to the east and west contain similar one and part two storey brick houses with pitched tiled roofs and are located in the same general building zone as the subject residence.

Details of the site and surrounding area is detailed on the Survey Plan prepared by C & A Surveyors Ref. 24858-23 and accompanies this application.



Looking at subject property and surrounding area



Looking at No.166 from Parr Parade



Looking residence from front yard



Looking at rear of residence



Looking at vegetation along rear boundary

PROPOSED WORKS

Ground Floor

- Install new staircase to proposed first floor addition over the existing staircase to lower ground floor level.

First Floor

- Construct new addition comprising of a master bedroom with walk in robe and ensuite, and an open study area at top of stairs.

LEP 2011 Controls

The following principles are relevant to the consideration of the application:

2.1 Landuse

The subject allotment is zoned Residential R2 which allows for the type of development proposed under this application.

4.3 Height of Buildings

Due to the moderate fall in natural surface the proposed first floor addition will exceed the 8.5 metre maximum building height requirement. Refer to the Section 4.6 Variation accompanying this application for discussion in relation to this non-compliance.

6.1 Acid Sulfate Soils

The site is not identified on Council's mapping map as being acid sulfate affected.

6.4 Development on Sloping land

The subject allotment is located within Area B of the relevant Landslip Risk Map. A Geotechnical Risk Assessment by White Geotechnical Group Ref. J5101 accompanies this application and supports the proposed development.

WARRINGAH DCP

The following development controls are relevant to the consideration of the application:

Part B Built Form Controls

B1 Wall Heights

The first floor addition proposes maximum wall heights of 8.2 metres and 8.1 metres along the east and west side walls respectively. The maximum wall height requirement for this site is 7.2 metres. The breach of the maximum wall height by new walling is a result of the moderate fall in natural surface across the site. We submit that the generous side setbacks proposed to new walling (Refer to B5 below) will compensate for those portions of walling breaching the height limit and that any impacts on adjoining properties will be maintained within acceptable levels.

B3 Side Boundary Envelope

Apart from a minor breach (350mm) of the building envelope at the rear of the new study all other structure is contained comfortably within applicable building envelopes. The generous side setbacks to new first floor structure described below will ensure the existing spatial amenity between adjoining properties is maintained.

B5 Side Boundary Setback

The first floor addition proposes setbacks of 10.185 metres to the east boundary and varying setbacks of 3.4 – 6.2 metres to the west boundary. All proposed setbacks are well in excess of the 900mm minimum requirement for this site and will ensure any impact on adjoining properties in terms of visual bulk and shadowing are comfortably within acceptable limits.

B7 Front Boundary Setback

The closest new structure (ensuite) will be 9.8 metres from the front boundary.
The minimum requirement for this site is 6.5 metres.

B9 Rear Boundary Setback

The closest new structure (bedroom and stair) will be 12.15 metres from the rear boundary.
The minimum requirement for this site is 6 metres.

Part C Siting Factors

C3 Parking Facilities

The existing car parking arrangement on site will not alter with two vehicle spaces available within the existing carport.

C4 Stormwater

Refer to stormwater management details by Northern Beaches Consulting Engineers P/L Job No. 2306050 which accompanies this application.

C5 Erosion and Sedimentation

The works do not require any excavation.

C8 Demolition and Construction

There is adequate room on site to store building materials and waste until it is removed.

C9 Waste Management

The properties existing waste management facilities will not change. The property is serviced by Council's normal waste and recycling services.

Part D Design

D1 Landscaped Open Space

The proposed works will not result in any loss or change to existing landscaping.
The property has a landscaped open space of $344.2\text{m}^2 > 2\text{m}$ or 51.5% of site area.
The requirement for this site is 40%.

Private Open Space

This controls requires dwellings with 2 or more bedrooms to have a minimum total open space of $35\text{m}^2 > 3\text{metres}$ in width.
The property currently provides over 200m^2 of private open space within the rear yard alone.

D5 Orientation and Energy Efficiency

Commitments to ensure minimisation of energy and water usage are outlined in the accompanying Basix Certificate.

D6 Access to Sunlight (Refer to Shadow Details on Sheets 9 - 11)

The only property that will be affected by additional shadow is No.168 to the west. During the morning period this properties residence will sustain additional shadow to the top of its east facing roof gable and the front yard beyond its own residence's shadow. The properties primary indoor and outdoor living areas at the rear will be unaffected by additional shadow.

D7 Views

The proposed works will not result in any loss of views or outlook from surrounding properties.

D8 Privacy

We propose that existing mature trees and thick vegetation along the fence lines at the rear of the property will maintain acceptable levels of privacy to adjoining properties. There are no living areas proposed at first floor level therefore limiting the frequency of any potential overlooking opportunities.

D9 Building Bulk

The proposed first floor addition will be located in the same building zone as adjoining development therefore limiting the exposure of new structure when viewed from the primary indoor and outdoor living areas of adjoining properties. Combined with the generous separation to adjoining residences we propose that the visual impact of new structure will not be significant and within acceptable limits.

D10 Building Colours and Materials

New weatherboard cladding will be painted in an earthy recessive tone that compliments the existing face brickwork. New roofing will be clad with cement tiles to match existing roofing.
Refer to accompanying Schedule of Materials and Finishes for details.

D11 Roofs

New pitched tiled roofing will match the existing remaining roofing.

D12 Glare and Reflection

The proposed finishes will not be highly reflective or result in significant glare.
Refer to Schedule of Finishes for details.

Part E The Natural Environment

E10 Landslip Risk

Refer to Item 6.4 under LEP 2011 above for comment.

CONCLUSION

The primary objective of this development is to provide the existing modest residence with additional bedroom accommodation including a new study area separated from the dwellings primary living spaces for what is now a typical work from home scenario.

We submit that the development as detailed in the accompanying drawings and described above will meet the stated objectives of Council's development controls and will maintain an acceptable level of amenity to the neighbouring properties.