

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed alterations & additions to a dwelling
at

**50 RYAN PLACE
BEACON HILL NSW 2100**

Lot 126 DP 212124



Mcd.

MEREDITH CLARK DESIGN

1.0 Introduction

This document is a Statement of Environmental effects for alterations and additions to the property at 50 Ryan Place, Beacon Hill including an additional level and deck areas to the existing dwelling.

This statement describes the subject site and surrounding area and satisfies the objectives and standards of the following Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011.

The proposed development fulfils the objectives of the relevant council controls, is designed to be considerate of the neighbouring properties and landscape and results in an improved amenity for the residents of the site. As a result, it is concluded that the development of the site is considered to be worthy of the support of council.

2.0 Property Description

The site is 50 Ryan Place, Beacon Hill being Lot 126 within Deposited Plan 212124. The property is located on the high side of Ryan Place and access to the property is from the rear via a laneway off Beacon Ave. The site is on a steep slope and falls from rear to front (NE to SW) and is surrounded by detached residential dwellings in 3 directions. The site is currently occupied by a two-level dwelling with a tiled roof and a carport off the laneway.

The property is being Landslip Area B and accordingly a preliminary Geotechnical Assessment report has been prepared by White Geotechnical Group.

The site is not identified in being in either a Bushfire prone land, heritage or conservation area.

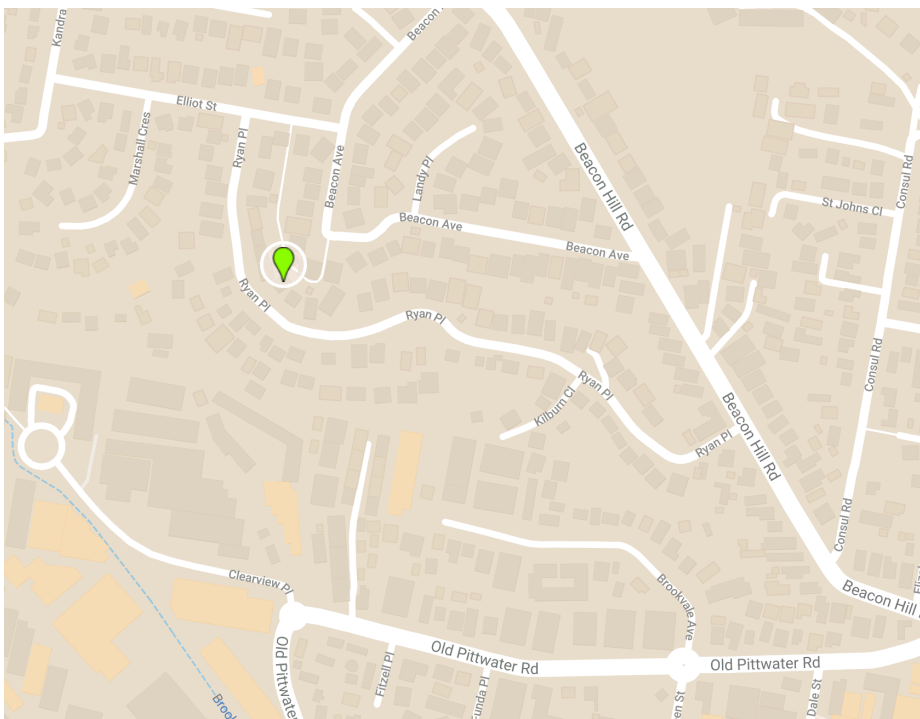


Figure 1. Location map



Figure 2. Aerial map

3.0 Site photos



Figure 3. Entrance & carport from laneway



Figure 4. Entrance from laneway



Figure 5. Side view from top laneway



Figure 6. SE side of existing dwelling



Figure 6. View from front yard



Figure 7. NW side of existing dwelling

4.0 Proposed Development

As detailed in the accompanying plans it is proposed to construct an additional level to the existing dwelling and deck areas to provide additional space for the residents whilst having minimal impact on the existing landscape and adjoining properties.

The works proposed are:

Lower ground floor

The lower ground floor will be altered internally to provide a new second living area with laundry and toilet. A new decked area is proposed from the front with stairs following down the slope of the land to the washing line. The existing study will be removed to create a stairwell that will continue up the 3 levels.

Ground Floor

The existing ground floor layout will be altered to provide a kitchen, dining and living area opening to new deck at the front and side. The existing bedrooms and bathroom will be retained to provide flexible study/guest spaces. A new carport will replace the existing in the same location.

First Floor

A new first floor level is proposed with 3 new bedrooms, 2 bathrooms, walk in robe and small balcony off the front.

External materials

The external finishes of the proposed new dwelling include painting the existing retained brick, cement render, fibre cement cladding, exposed timber beams and timber cladding to compliment the surrounding landscape. Details of the materials and colours are provided on the accompanying plans.

5.0 Warringah LEP 2011 controls

The land is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions to the residential dwelling are permissible in the R2 zone with consent.

Clause 4.1 – Minimum lot size

A minimum lot size of 600m² applies to this site – there is no sub-division or change proposed to this.

Clause 4.3 - Height of Building

The Warringah LEP height restriction limit for development in this area is 8.5m. The proposed dwelling will result in a maximum height of approximately 8.47m at its highest point and thus adhere to this control.

Clause 6.4 - Building on sloping land

The site is noted as being Landslip Area B on the Landslip Risk Map. Accordingly, a preliminary Geotechnical site assessment has been prepared by White Geotechnical Group dated 24th December 2020 – submitted with this application.

The report concludes that:

“Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.”

6.0 Warringah Development Control Plan

Part B – Built Form controls

B1- Wall Heights

The proposal will provide for a wall height of 7.97m at its highest on the southern corner of the development which does not comply with the max 7.2m of this control. The variation occurs as a result of the sloping site typography. The objective of this control is to *“minimise visual impact of the development when viewed adjoining properties”*

It is proposed that these objectives will still be met by development as by stepping back the balconies and softening with pergolas and planting this will minimise the bulk and scale of the building when viewed from adjoining properties and improve on the current imposing solid brick façade.

B2 – Number of Storeys

No requirements shown on map

B3 - Side Boundary Envelope

The side boundary envelope control for this property is 45 degrees at 4m. The proposed dwelling complies with this control at the East and West corners of the property. Due to the slope of the property the proposed dwelling does not comply with this control in a varied amount as the site slopes up from the south corner toward the north corner. This is due to the works proposed allowing for sufficient ceiling height to the additional level and will have a negligible impact on the neighbouring properties which are both orientated away from this property. The ceiling height was kept to a minimum for the dwelling to remain under the building height limit and minimize impact to the neighbours.

B4 – Site coverage

No requirements shown on map

B5 - Side boundary setbacks

The proposed addition will not change the current side setbacks which are 1.4m minimum. This complies with the control of 900mm minimum setbacks.

B6 – Merit assessment of side boundary setbacks

No requirement

B7 – Front boundary setbacks

The requirement for this property is 6.5m. The proposal stands within these setbacks, please see accompanying plans.

B8 – Merit assessment of front boundary setbacks

No requirement

B9 – Rear boundary setbacks

The requirement for this property is 6m. The proposal stands within these setbacks, please see accompanying plans.

Part C – Siting Factors

C2 – Traffic, Access & Safety

There will be no change to existing car and pedestrian access to the property via the laneway.

C3 – Parking facilities

There will be minimal change to the current carport size to remain within the side boundaries, parking location will remain the same.

C4 – Stormwater

Roof water from the development is to be connected to an on-site dispersal area under the deck area via 2000 litre rainwater tank. All additional stormwater drainage will be via existing drainage network on site.

C5 - Erosion & Sedimentation

Council controls will be complied with in the construction works. Appropriate measures will be used during construction to ensure no issues arise with regard to erosion and sedimentation. Further detail has been provided on the architectural plans.

C7 – Excavation and Landfill

Some small excavation is required to accommodate the new stormwater tank and is less than 2m of depth/height. All works carried out will be in accordance with the recommendations of the Structural and Geotechnical consultants and will satisfy the provisions of this clause

C8 – Demolition & Construction

The proposed development will comply with all council requirements with regards to demolition and construction.

C9 – Waste Management

Appropriate waste management practises will be undertaken during the construction process and a waste management plan has been provided. The existing waste storage areas will be retained.

Part D – Design

D1 - Landscaped Open space and bushland setting

The proposal will maintain a landscaped area of 235.3m². The total area of the property is 572m². Therefore, the landscaped open space equates to 41.1% of the site which complies with this control of 40% minimum.

D2 – Private Open space

This control requires a total of 60m² with a minimum of 5 metres. The private open space is provided by 3 decked areas accessible from the main living areas on all levels. These face the front yard which in this case is the most private due to its siting on a steep slope with street access from the rear. The total area of these amount to 77.2m² and thus comply with this control.

D3 – Noise

No acoustic issues are likely as a result of the development which will be retained as a residence.

D6 – Access to sunlight

Refer to submitted shadow diagrams for June 21. Neighbouring properties will have adequate access to sunlight. The main affected window at no. 48 shown below and on the 21st June 3pm shadow diagram has been boarded up by the current owners and has not been in use for years.



D7 – Views

Due to the orientation of this and neighbouring properties no restriction of views are anticipated.

D8 – Privacy

The proposed dwelling has been designed to preserve the privacy of the occupants and neighbours. Privacy screens will be constructed along the new NW façade windows and deck areas. Windows on the SE and SE elevations have been located as to direct away from neighbouring properties.

D9 – Building bulk

The building bulk will be consistent with the streetscape and its surrounds. The height of the additional level has been kept intentionally to a minimum. Windows and screens have been employed to provide visual relief when viewed from neighbouring properties. Planting will be employed to further soften hard balcony lines

D10 – Building colours and materials

The proposed development will be finished in colours that complement the existing location and environment.

D11 – Roofs

The proposed flat roof will not dominate the skyline.

D12 – Glare & Reflection

No reflective materials that give significant glare have been proposed.

D13 – Front fences & walls

There will be no change to the existing front fences or walls.

D14 – Site facilities

The existing site facilities will remain sufficient for the building

D15 – Side & Rear fences

There will be no change to the existing side and rear fencing.

D20 – Safety & security

The proposed works will not reduce the security of the neighbourhood in any way by blocking views to the street.

D22 – Conservation of Energy and water

A BASIX certificate is provided with the plans to support the proposed development.

E1 – Preservation of Trees or Bushland vegetation

The proposed works will not require the removal of any significant trees and existing bushland planting will be maintained.

E10 – Landslip Risk

This property is located on Landslip risk area B and accordingly a preliminary geotechnical assessment has been prepared by White Geotechnical Group.

Conclusion

The proposal will be consistent with the character of the locality and have no detrimental impact on the neighbouring properties. There will be no impact on local fauna and flora or the environment. The proposal has been designed with consideration of the controls outlined in the WLEP 2011 and the WDCP 2011. It is therefore considered to be worthy of Council's consent.