

STATEMENT OF ENVIRONMENTAL EFFECTS

for

SECTION 96 APPLICATION

**16 STEPHEN STREET
BEACON HILL**

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1.0 INTRODUCTION

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Section 96 Application to Warringah Council. The applicant is seeking Modification consent for minor changes to an approved Development Application.

The Original Development Application is DA2012/1038, and was submitted on September 6, 2012, and was approved on November 13, 2012

The proposal has been designed in accordance with the provisions of Warringah local Environmental Plan 2011 and Warringah development Control Plan 2011.

The Statement of Environmental Effects, being a requirement of the Development Application, and Section 96 process, has been prepared to include;

- A description of the site and locality
- A description of the proposed development
- A description of the statutory framework which the application will be assessed including the provisions of the Environmental Planning and Assessment Act 1979
- How the proposal addresses the Tenacity Issues in relation to view sharing

2.0 SITE ANALYSIS

2.1 Subject Site

The subject site is known as Lot 22, No.16 Stephen Street, Beacon Hill and is situated on the northern side of Stephen Street amongst other residential dwellings. Stephen Street is a cul-de-sac, and the subject site is at the end of the cul-de-sac.

The subject site is legally identified as Lot 22 in DP 19657. The site is rectangular in shape. In total the site has an area of 464.5m².

Presently the site has a 1 storey dwelling on it with a swimming pool.

The site is not identified as being flood prone, however it is identified as being bush fire prone, and due to the fact that there is actually less glazing, and no additional floor space or footprint, there is no impact on the bushfire report.

2.2 Site Context

The subject site is located in a precinct, which contains mainly single detached residential dwellings:

The adjoining property to the west is located approximately 3500mm from the subject site, and to the east is a bush reserve.

2.3 Easements for Drainage

There is no change to storm water as a result of this modification.

2.4 Soil Types

There is no unusual or untoward soil type evident.

2.5 Heritage Items

There is no heritage or archaeological items evident on site.

2.6 Location of Buildings, etc

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and detail survey.

2.7 Visual Character

The visual character will not be affected much as a result of this modification.

2.8 Views

There will be almost no effect on views as a result of the modification, as the raised roof will not change in height

2.9 Open Space

The location of the open spaces does not change as a result of the modification.

3.0 PROPOSED MODIFICATION

The applicant seeks modification consent to undertake the following:

- Slightly amended roof form.
- Amended front door position.
- Amended windows

4.0 BUILDING FORM

4.1 Visual Character

The modification has no impact on the visual character. It is within the guidelines of the Warringah Council LEP 2011, as well as the Warringah Council DCP 2011 guidelines, and is in context with the streetscape.

4.2 Building Setbacks

The proposed modification will not change the building setbacks.

4.3 Footprint

The proposed footprint will not change as a result of the proposed modification.

4.4 Roof Line

The top roof line will not change as a result of the proposal, and is well below the 8500mm height restriction.

4.5 Built Upon Area

The Built Upon area does not increase as a result of the proposed modification.

4.6 Solar Access

There will be very little impact on Solar Access as a result of the modification.

4.7 Cut and Fill

There is no cut and fill as a result of the proposed modification.

4.8 Privacy

The proposal will have no impact on the privacy of the neighbours. The proposed decks are minimal and look at over the ocean and adjoining crown land, and the windows looking towards neighbours are mainly bathroom windows.

4.9 Landscaping

The landscaped area is not affected by the proposed modification.

5.0 ZONING AND PLANNING INSTRUMENTS

5.1 Warringah Local Environmental Plan 2011

The subject land is Zoned R2 Low Density Residential pursuant to Warringah Council LEP 2011

The proposed Alterations and Additions complies and is permissible in the zone with development consent

6.0 DEVELOPMENT CONTROL PLAN 2011

Warringah Council DCP 2011 was adopted by Council on May 12, 2010 and came in effect on November 9, 2011

The DCP applies to all land with the Warringah Council Local Government Area.

6.1 Wall Heights

Wall Heights are not to exceed 7.2 metres, and the proposal complies with this control.

6.2 Number of Storeys

The number of storeys proposed is 2 and this is compliant with the DCP

6.3 Side Boundary Envelope

The proposal is consistent with the 4 metre and 45 degree control and is demonstrated on the accompanying elevations.

6.4 Site Coverage

The proposal does not change the existing site coverage, but remains consistent with the control.

6.5 Side Boundary Setbacks

The proposal maintains the minimum 900mm side boundary setbacks.

6.6 Front Boundary Setback

The proposal exceeds the minimum 6500mm front boundary setback for the proposed upper floor addition.

6.7 Rear Boundary setback

The rear boundary setback remains unchanged.

6.8 Waterways and Riparian Land

The site is identified as being near a waterway or Riparian Zone, however it should be noted that the proposed upper floor addition is entirely over an existing dwelling, and the modification does not change this as far as the approved DA goes.

The proposal falls in Land Slip Area B, and a Geotechnical Report was provided. It should be noted that there is no impact on the structural nature of the Development Application.

The proposal is also Bushfire Prone Land, and a Bushfire Risk assessment was provided, however the proposed modification does not change the Bushfire Report, and in fact there is less glazed area proposed.

7.0 CONCLUSION

The proposed modification is extremely minor, and changes the approved DA in a very minor way.

The proposal meets the objectives of the Warringah Council LEP 2011, and DCP 2011.

Council's support of the development is sought.