

STATEMENT OF ENVIRONMENTAL EFFECTS

In support of
Alterations and Additions
At
14a Government Road
BEACON HILL



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STATEMENT OF ENVIRONMENT EFFECTS

1. PRE-AMBLE

The following documentation is provided in accordance with the outlined deliverables relating to the request for a Statement of Environmental Effects in support of the alterations and additions to the existing dwelling at 14a Government Road Beacon Hill. Advice has been provided with a focus on the existing planning controls and consideration for past, present, and future planning regimes.

1.1. Preliminaries

Request for Statement of Environmental Effects	Emily Allen
Site Street Address	14a Government Road Beacon Hill
Legal Identifier	Lot 2 DP 843445
Total site area	540m ²
Zone	R2 Low Density Residential
Local Government Area	Northern Beaches Council

1.2. Executive Summary

This advice has been prepared by Project Flow on behalf of Emily Allen in relation to the reconfiguration of the garage entry of the development at 14a Government Road Beacon Hill. This advice addresses the relevant planning controls, planning proposals and other relevant planning data. The advice also reviews impacts and opportunities relating to State and Local EPI's and Draft EPI's in addition to the relevant DCP information and guidance.

Additionally, relevant strategic documents have been reviewed and their potential impacts and opportunities have been analysed. Finally, relevant recent planning approvals in a reasonable proximity to the site have also been reviewed and their impacts on the subject site have been identified. Project Flow has also made the following assumptions:

- This advice has been prepared without the benefit of viewing Council's physical DA files and property files as they relate to the site.

The bulk of this analysis has focused on the site controls and their relationships with a residential land uses and subdivision pattern. This statement does not seek to anticipate input from local or state authorities nor does it guarantee success of any application. The proposal is subject to Council assessment and referrals to other stakeholders, together with issues that may arise that are not anticipated by the review. Notwithstanding, it is the intent of this document to create a possible road map and way forward for the development of the subject site.

2. THE PROPOSAL IN DETAIL

The applicant seeks approval for the alterations and additions to existing dwelling. The proposal entails demolition of external wall elements associated with the existing garage openings and fitting of a new door entry.

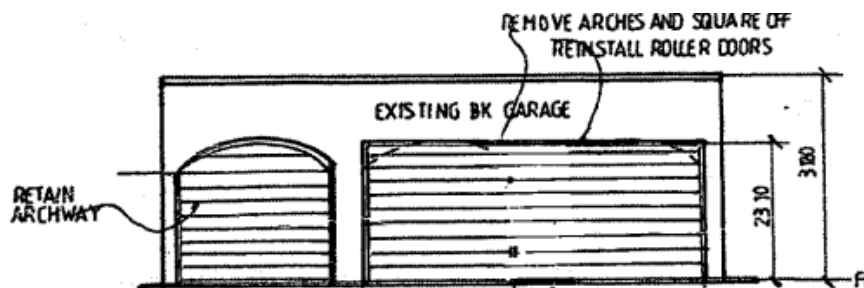
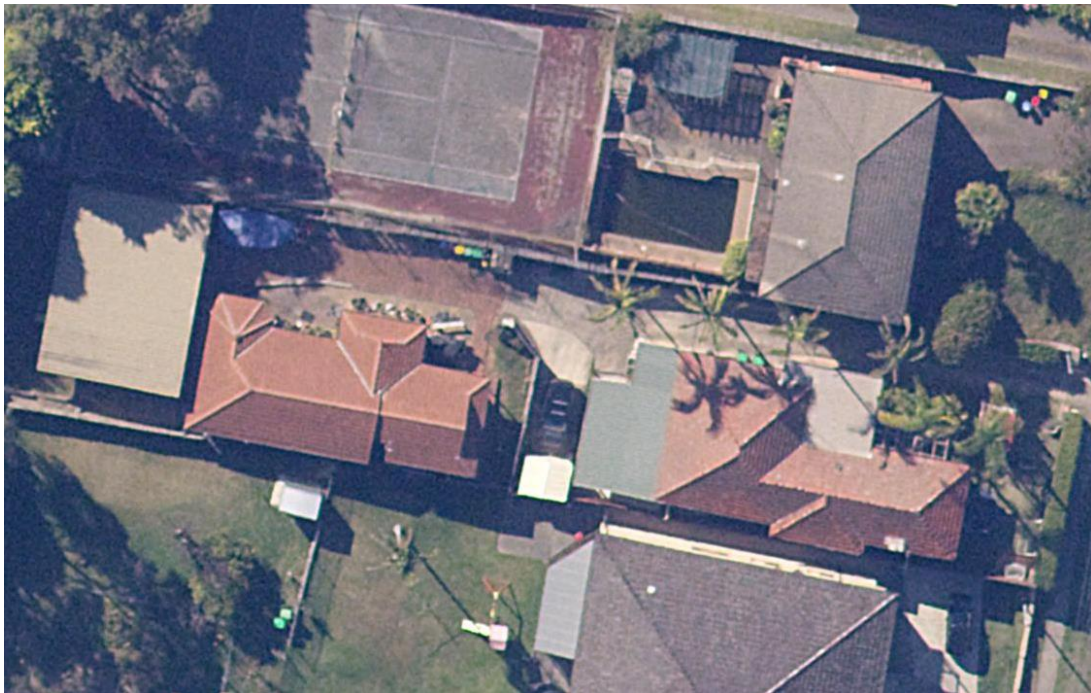


Figure 1 Site Front Elevation Showing "squared off" double garage entry

3. THE SUBJECT SITE

The subject site is legally known as Lot 2 DP 843445 and commonly referred to as 14a Government Road Beacon Hill. The configuration of the allotment is, irregular in shape and is the rear element of a battle-axe allotment, featuring equating to a site area of 540m².



Current improvements to the allotment include a single detached dwelling with parking and landscaping. The access handle servicing the site connects to Government Road and runs east west.

4. SITE HISTORY

A review of Council records indicates that there are no past works or applications relevant to the subject proposal. No further investigation is required in this regard.

5. CLAUSE 4.15 THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1. The Provisions of any Environmental Planning Instrument (EPI)

5.1.1. State Environmental Planning Policy No.55 - Remediation of Land

The aim of the policy is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 7(1) of State Environmental Planning Policy No. 55 – Remediation of Land, is relevant to the assessment of this Development Application.

Clause 7(1) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject site has historically been used as a residential allotment for a significant period. No evidence of contamination was observed during inspection of the site.

5.1.2. State Environmental Planning Policy Infrastructure

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists)
- immediately adjacent to an electricity substation.

- within 5.0m of an overhead power line
- includes installation of a swimming pool any part of which is in proximity of Infrastructure

This element of the assessment will be subject to referral to the relevant State bodies for comment. Any recommendations forthwith are requested to be included within any conditions of consent.

5.1.3. Warringah Local Environmental Plan 2011

The following elements of the LEP are applicable to the proposal:

PART 1 - PRELIMINARY

1.2 Aims of the Plan

The proposal is consistent with the relevant aims of the plan as follows:

in relation to residential development, to

Aims	Response
Protect and enhance the residential use and amenity of existing residential environments, and	Complies
Promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and	Complies
Increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah,	Complies

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Clause 2.6. Demolition Requires Consent

The proposal is located within the R2 Low Density Residential Zone of the LGA. The demolition that requires development consent is sought as part of this subject application.

LAND USE TABLE

Objectives of zone

The relevant objective of the zone is responded to as follows:

- *To provide for the housing needs of the community within a low density residential environment.*

The dwelling is maintained as an addition to the housing needs of the community.

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The landscaped areas are maintained in their current form.

PERMITTED WITH CONSENT

The proposal is identified as permissible with consent in the R2 Low Density Residential Area.

PART 4 – PRINCIPAL DEVELOPMENT STANDARDS

There are no changes to the built form controls as existing.

6.3. The provisions of any Draft Environmental Planning Instrument (EPI)

There are no Draft Environmental Planning controls relevant to the proposal.

6.4. The provisions of any Development Control Plan (DCP)

The following development control plan is applicable to the development.

6.4.1. Warringah Development Control Plan

The Warringah Development Control Plan (DCP) applies to the land with the following chapters of particular relevance to the proposal:

AIMS OF THIS DCP

- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome
- To inspire design innovation for residential, commercial and industrial development
- To provide a high level of access to and within development.
- To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained
- To achieve environmentally, economically and socially sustainable development for the community of Warringah

NOTE: The minor nature of the proposal ensures that the building wholistically, will continue to respond as approved, to the relevant elements of the DCP. No Further investigation is required in this regard.

6.5. Planning agreements or draft planning agreements

There are no planning agreements or draft planning agreements submitted under Section 93F that are relevant to this proposal.

6.6. The Likely Impacts

Environmental

The assessment of the proposal has shown that any environmental impacts resulting from the proposal will be negligible. Regard is shown for the natural environment in terms of scenic protection and view maintenance, with appropriate measures incorporated into the overall design that operate in concert with the extensive areas of landscaping provided by the site layout.

The built environment will be enhanced by the upgrade and its more economical use of the available resource, without impacting or dominating the area in terms of built form. The proposal satisfies the requirements of both the natural and built environments.

Social

The proposal maintains housing stock, allowing for a more diverse accommodation typology within the appropriate R2 Zone. This allows a more diverse population cross section to “settle and stay” within the Northern beaches LGA.

The maintaining of choice of housing in this area provided by the proposal increases the longevity of the site whilst allowing residents an affordable alternative. The maintaining of accommodation options adds to the available housing stock within the area and provide opportunities for more dwelling ownership. The proposal is consistent with the social requirements in these regards.

Economic

The provision of the upgraded housing opportunity within this appropriately zoned locality, will allow a contribution to the easing of housing pressure on potential homeowners whilst showing regard for the requirements of this R2 Zone.

6.7. Site Suitability

The site suitability is indicated by the appropriate land use being located within the appropriate R2 Zone. The proposal has demonstrated compliance with the vast majority of the standards and controls together with a consistency of all underlying objectives of both State and Local policies.

The subject site is serviced by existing infrastructure, is easily accessible and is within a gentrified residential area. The proposal is an appropriate fit to the naturally developed character of the locality and will add a further unique land use and housing opportunity within this residential area. The application is considered acceptable with regards to suitability of the site.

6.8. Submissions

There have been no submissions received from any public person, private or Government Authorities at the time of the preparation of this report.

6.9. The Public Interest

The public interest is served by the provision of the appropriate land use that is consistent with Local and State planning objectives. The land use responds at a strategic level to desired planning outcomes together with increased affordable housing opportunities within the Sydney region and the Northern Beaches LGA specifically. The proposal is consistent with the underlying objectives of the EP&A Act in that it is an appropriate and economical use of the available resource.

7. CONCLUSIONS

This Statement of Environmental Effects has provided an assessment of the proposed dwelling against the relevant provisions of the Warringah Local Environmental Plan (WLEP) 2011, the subject site is located within the R2 zone thus the proposal is therefore considered to satisfy the zone objectives at a strategic level. The project, located within suburban Beacon Hill, offers a contemporary apartment set which will provide for and contribute to the housing diversity in this residential precinct. The proposal has demonstrated consistency with the underlying objectives of the controls and general compliance with the numerical standards contained within both State and Local policies

Overall, it is considered that will not have any adverse impact on the subject site and surrounding streetscape or harbour. The proposal provides for a high degree of amenity with no unreasonable view or privacy impacts. We submit that the proposal is consistent with Councils expectations upon the site and there is no planning reason why this proposal should not be approved.