

STATEMENT OF ENVIRONMENTAL EFFECTS

Seniors Living Development

87 – 89 Iris Street, Beacon Hill



1 April 2020

Prepared by Chapman Planning



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1.0 INTRODUCTION and SUMMARY

This statement has been prepared for Playoust Churcher Architects as part of the supporting documentation for a development application in relation to 87 – 89 Iris Street, Beacon Hill.

The development proposal is for demolition of the existing dwelling houses and structures on each property and construction of a *Seniors Living* development including 10 x self-contained dwellings with basement parking.

The development proposal includes the following:

- Construction of separate building elements in three rows accommodating 5 x 2 bedroom plus study dwellings 5 x 3 bedroom dwellings.
- Basement car parking with 13 x accessible carparking spaces accessed from Iris Street. The basement includes storage areas for the dwellings and the garbage room. There are 2 lifts providing access to the front and middle/rear building rows.

The subject site is zoned R2 – Low Density Residential under the Warringah Local Environmental Plan (LEP) 2011. The proposed *Seniors Living Development* is a permissible land use pursuant to clause 4(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors Living).

The subject site is located on the southern site of Iris Street, and is 30m east of the intersection of Iris Street and Jones Street, Beacon Hill. There is a bus stop at the front of the subject site on the northern and southern side of Iris Street serviced by bus route 136. The bus route operates from Manly wharf to Chatswood Station.

The subject site comprises 2 x residential allotments each containing a single dwelling house with associated structures.

The subject site adjoins 1 – 2 storey dwelling houses fronting Iris Street and the rear boundary adjoins dwelling houses fronting Dareen Street, Beacon Hill.

The locality is a low density residential area containing 1 – 2 storey dwelling houses. The subject site is approximately 1.8m east of the Northern Beaches Hospital and north-east of the commercial premises and Warringah Industrial area on Warringah Road.

The application is accompanied by:

- *Survey Plan reference 16040 dated 12 July 2019, prepared by A.B. Stephens and Associates,*
- *Architectural Plans A100 – A104, A105 and A200 Issue A dated 18 March 2020 prepared by Playoust Churcher Architects,*

- *Shadow Diagrams numbered SD01 – SD07 dated 25 March 2020 and Shadow Diagram Certification dated 12 March 2020 prepared by Deneb Design,*
- *Solar Access Plans numbered SD01 – SD21 dated 12 March 2020 prepared by Deneb Design,*
- *Landscape Plans numbers 20/2140 Issue B Sheets 1 – 3 dated 12 March 2020 prepared by Paul Scrivener Landscape,*
- *Stormwater Management Plans numbered CC190048, sheets C1 – C4 Issue B dated 27 March 2020 prepared by Acor Consultants,*
- *Disability Access Report dated 27 March 2020 prepared by Lindsay Perry Access,*
- *BCA Summary Compliance Assessment dated 5 February 2020 prepared by BCA Vision,*
- *Arboricultural Impact Assessment and Tree Management Plan dated 9 April 2019 prepared by Horticultural Management Services,*
- *Traffic and Parking Assessment report dated 28 February 2020 prepared by Terraflow,*
- *Preliminary Geotechnical Investigation dated 25 February 2020 prepared by Douglas Partners,*
- *and*
- *BASIX Certificate No. 1086782M.*

In this report, the proposal is presented and assessed in relation to the relevant planning controls, being:

- *State Environmental Planning Policy (Building Sustainability Index: Basix) 2004;*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;*
- *Warringah Local Environmental Plan 2012;*
- *Warringah Development Control Plan; and*
- *Section 4.15 Environmental Planning and Assessment Act 1979.*

In summary the development proposal is an appropriate form of development on the subject site being serviced by a regular bus service and the proposed built form is compliant with the relevant planning controls, including the key controls contained within the State Environmental Planning Policy (Seniors Living) and the relevant controls within Warringah Development Control Plan (DCP).

1.1 Predevelopment Application

A Predevelopment Application Meeting was held with Northern Beaches Council on 24 September 2019. The following table contains a summary of Council's written pre-development application with planning comments addressing the relevant issues raised:

Pre-DA Comment	Response
<i>Zoning and Permissibility</i>	The proposed <i>Seniors Living Development</i> is a permissible land use pursuant to clause 4(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors Living).
<i>Principal Development Standards</i>	The development proposal has a maximum height of 7m to the underside of the ceiling meeting the 8m height of building development standard under the SEPP – Seniors Living which prevails over the height development standard within the Warringah LEP 2011. Additionally, the development proposal meets the 8.5m height standard at clause 4.3 of the Warringah LEP 2011.
<i>Part 3 Design Requirements</i>	The development proposal meets the development standards of the SEPP – Seniors Living and these items are addressed at part 4.3 of this Statement of Environmental Effects.
<i>Warringah Development Control</i>	The development proposal meets the built form controls expressed within the Warringah DCP as noted in the Pre DA advice. The built form controls are addressed at part 4.5 of this Statement of Environmental Effects.
<i>Coast and Catchments</i>	The development application is supported by Stormwater Plans prepared by Acor Consultants and a geotechnical report prepared by Douglas Partners.
<i>Landscaping</i>	The application is supported by a landscape plan prepared by Paul Scrivener Landscape that shows the retention of the existing tree within the front setback of the subject site and the planting of a range of canopy trees, screen planting, shrubs and groundcovers within the side setback and internal areas of the proposal. The canopy tree plantings include Sydney Red Gum, Lilly Pilly, Grey Myrtle, Blueberry Ash and Water Gum trees.
<i>Development Engineer</i>	The development application is supported by a geotechnical report prepared by Douglas Partners.
<i>Urban Design</i>	<p>The subject site is formed by 2 x residential allotments that currently contains 1 x residential dwelling on each allotment with associated landscape works.</p> <p>The development proposal is a Seniors Living development, a separate building typology to the prevailing built form in the locality.</p> <p>The proposal has been designed with 3 distinct sections with pitched roofs within a landscape setting to ensure that, although a separate building typology, the proposal is consistent with the overarching design of dwellings in the locality.</p> <p>The development proposal includes a total of 5 x 2-bedroom self-contained dwellings and 5 x 3-bedroom dwellings. Each</p>

	<p>dwelling is dual aspect and has access to a private terrace access directly from the living areas of the dwelling.</p> <p>The private open space associated with the dwellings has been orientated to the north and south, and not to side boundaries. The private open space located upon elevated balconies has been located centrally to the site to mitigate overlooking impacts to adjoining properties.</p> <p>The building will be finished in a variety of materials and finishes including paint and render in neutral colours, weather boards, timber and sandstone cladding, a variety of aluminum framed windows, door and sunshades and a tiled roof.</p>
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2.0 SITE and CONTEXT

2.1 Locality Description

The subject site is located on the southern site of Iris Street, and is 30m east of the intersection of Iris Street and Jones Street, Beacon Hill. There is a bus stop at the front of the subject site on the northern and southern side of Iris Street serviced by bus route 136. The bus route operates from Manly wharf to Chatswood Station.

The subject site adjoins 1 – 2 storey dwelling houses fronting Iris Street and the rear boundary adjoins dwelling houses fronting Dareen Street, Beacon Hill.

The locality is a low density residential area containing 1 – 2 storey dwelling houses. The subject site is approximately 1.8m east of the Northern Beaches Hospital and north-east of the commercial premises and Warringah Industrial area on Warringah Road.

The location of the subject site and land uses within the locality are shown in the following aerial photograph.



Source: SIX Maps Viewer

The context of the subject site and general setting is shown in the following photographs.

Photograph 1 shows the streetscape of Iris Street to the east.



Source: Chapman Planning Pty Ltd

Photograph 2 shows the intersection of Iris Street and Jones Street, Beacon Hill.



Source: *Chapman Planning Pty Ltd*

Photograph 3 shows the recent development at 67 Iris Street, Beacon Hill.



Source: *Chapman Planning Pty Ltd*

Photograph 4 shows the recent development at 71 Iris Street, Beacon Hill.



Source: Chapman Planning Pty Ltd

2.2 Site Description

The legal description of the subject site is Lot A and B in Deposited Plan 415552, known as 87 and 89 Iris Street, Beacon Hill.

The subject site comprises 2 x allotments each containing a single dwelling house with associated structures.

The lots are rectangular in shape with a 16.74m site width and a depth of 65.14m. The consolidated site has a frontage of 33.48m and a site area of 2180m².

87 Iris Street, Beacon Hill contains a residential dwelling house located at the rear portion of the site and a detached car stand area at the front portion of the site. The site has a number of mature trees located within the front setback area and 1 x mature tree adjoining the rear boundary of the allotment.

89 Iris Street contains a dwelling house on the front portion of the site and expansive lawn area towards the rear. There is an exposed rock outcrop within the rear setback area of the dwelling which has been integrated into the landscape treatment of the house serving to separate the terrace area of the house from the lawn.

The consolidated site has a fall of approximately 10m from the south western corner of the site to the north eastern corner of the site at Iris Street. The south-west corner of the site is AHD – 145.75 and the front north-east corner is AHD – 135.22.

An aerial photograph depicting the arrangement of structures on the site and existing vegetation is provided below.



Source: SIX Maps Viewer

Photograph 5 shows the subject site - 89 Iris Street, Beacon Hill.



Source: Chapman Planning Pty Ltd

Photograph 6 shows the subject site 87 Iris Street, Beacon Hill.



Source: *Chapman Planning Pty Ltd*

Photograph 7 shows the rear setback of 89-91 Iris Street, Beacon Hill.



Source: *Chapman Planning Pty Ltd*

Photograph 8 and 9 shows the street frontage of 87-89 Iris Street, Beacon Hill.



Source: *Chapman Planning Pty Ltd*

3.0 DEVELOPMENT PROPOSAL

The development proposal is for demolition of the existing dwellings and associated structures and construction of a *Seniors Living* development including 10 x self-contained dwellings with basement parking.

The development proposal is described as:

- **Lower Ground**

The lower ground floor level includes 1 x 2 bedroom unit sized 119m² and basement carparking.

The Residential unit has been designed with an open plan kitchen, living and dining area, study orientated to Iris Street, laundry, bathroom and 2 x bedrooms. The master bedroom includes an ensuite.

The living areas open out to a private terrace sized 31.8m² oriented towards Iris Street.

The basement is accessed from a central driveway to Iris Street. The basement includes 13 x accessible car spaces, bicycle parking spaces, garbage room, bathroom and residential storage areas.

The basement includes 2 x lifts and stairs providing access to the residential dwellings at the upper levels.

- **Ground Level**

The ground level contains 3 x 2 bedroom dwellings sized 105m² – 119m² and 1 x 3 bedroom dwelling sized 105m². Each dwelling opens out to a private terrace sized 15m² – 22.3m².

The two bedroom dwellings contain open plan kitchen, living and dining area, study, laundry, bathroom and 2 x bedrooms. The master bedroom includes an ensuite.

The three bedroom dwelling includes open plan kitchen, living and dining area, laundry, bathroom and 3 x bedrooms. The master bedroom includes an ensuite.

The dwellings are accessed by 2 x lifts from basement and a central set of stairs providing street access from Iris Street. There is a central path that connects all 4 dwellings and provides access to the rear of the site.

- **First floor plan**

The first floor plan includes 1 x 2 bedroom dwelling sized 105m² and 4 x 3 bedroom dwellings sized 105m². Each dwelling opens out to a private terrace sized 19.3m² – 29.3m².

The two-bedroom dwelling contains an open plan kitchen, living and dining area, study, laundry, bathroom and 2 x bedrooms. The master bedroom includes an ensuite.

The three bedroom dwellings include open plan kitchen, living and dining area, laundry, bathroom and 3 x bedrooms. The master bedroom includes an ensuite.

The dwellings at the first-floor level are located above Unit 4 and Unit 5 and at the rear of the site. The dwellings are accessed by a lift at the rear of the basement.

All dwellings will receive 3 hours solar access to living areas and private open space. All dwellings are cross ventilated.

The development includes communal landscape walkways with side setbacks and internal building setbacks providing alternative entry points to the development and opportunity for residents to explore the garden areas of the proposal.

The application is supported by a landscape plan prepared by Paul Scrivener Landscape that shows the retention of the existing *Angophora Costata* trees within the front setback and at the rear south-west corner of the subject site, and the planting of a range of canopy trees, screen planting, shrubs and groundcovers within the side setback and internal areas of the proposal. The canopy tree plantings include:

- Sydney Red Gum,
- Lilly Pilly,
- Grey Myrtle,
- Blueberry Ash and
- Water Gum trees.

The landscape works will ensure the proposal will, in time, be viewed within a landscape setting consistent with the established streetscape.

The building will be finished in a variety of materials and finishes including;

- paint and render in neutral colours,
- weather boards and timber,
- sandstone cladding, a variety of aluminum framed windows, door and sunshades and a tiled roof.

The materials and finishes are identified on plan A200 prepared by Playoust Churcher Architects.

4.0 PLANNING LEGISLATION AND CONTROLS

4.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been prepared for the development and found that the proposed seniors living development complies with the State Government's water and energy reduction targets.

4.2 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development application is supported by an Arboricultural Impact Assessment prepared by Horticultural Management Services which includes a detailed assessment of the trees impacted by the development proposal.

The development proposal has been designed to retain the significant trees – Angophora Costata trees at the front and rear south-west corner of the site.

The Arboricultural Impact Assessment provides the following conclusions:

Site and adjoining trees numbered 1, 3, 9 and 10 are sufficiently distanced to be retained with no adverse impacts anticipated to this tree based upon the proposed development layout and best practice arboricultural techniques tabled.

Subject to Council process, approval is recommended for the removal of Four-(4) trees numbered 2, 4, 6 and 8 based on their location to the proposed development and scope of works from the proposed basement excavation works, new residential unit buildings,

Tree Numbered 2 and 4, whilst mature Eucalypts, appeared to be in Good to Fair visual condition and density, however several bracket fungi were noted within both trees various scaffold branches and trunk indicating possible structural weakness as this fungus digests the trees cell wall components resulting in a hazardous structure.

Bracket fungi decay is known to invade large sections of the tree's heartwood for large vertical distances and is general unseen except for the large fruiting body of the fungi, therefore approval is recommended for the removal of this tree due to its poor internal structural condition and potential WH&S concerns.

Site trees numbered 5 and 7 have been previously removed prior to the inspection.

Based on the building layout, access requirements and considered construction requirements within the trees present locations and site modifications would result in the long term modifications to these trees natural environment through but not limited to; surface root and soil compaction to the natural water table including redirection through the required excavation and cut and fill levels would result in the decline of the tree's health and overall stability in the long term, hence full removal is warranted.

No objections to these trees' removal are raised, subject to appropriate environmental safeguards and relevant replacement plantings where appropriate within the proposed landscape master plan.

The trees proposed to be removed will be offset by a variety of canopy trees, shrubs and groundcovers detailed on landscape plan prepared by Paul Scrivener Landscape.

4.3 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The development application will be made under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP – Seniors Living) and the following subheadings address the relevant clauses.

Clause 4 Land to which this Policy Applies

Clause 4(1) states:

This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

- (a) development for the purpose of any of the following is permitted on the land:*
 - (i) dwelling-houses,*
 - (ii) residential flat buildings,*
 - (iii) hospitals,*
 - (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or*
- (b) the land is being used for the purposes of an existing registered club.*

The subject site is zoned R2 – Low Density Residential under Warringah Local Environmental Plan 2011 and dwelling houses are a permissible land use. In this case SEPP – Seniors Living applies to the subject site.

Reference is made to clause 4(6)(a) which refers to land to which the policy does not apply including land listed in Schedule 1 (Environmentally Sensitive Land). The subject site does not contain land identified as environmentally sensitive under Schedule 1.

Therefore, in accordance with clause 4(6) of SEPP – Seniors Living the site is not excluded from the operation of SEPP – Seniors Living.

Clause 13 Self Contained Dwellings

The proposed Seniors Living development includes self-contained dwellings defined under clause 13 of the SEPP as in-fill self-care housing as follows:

*In this Policy, **in-fill self-care housing** is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.*

The proposal is located within R2 – Low Density Residential zoned land and includes 10 x individual dwellings including bedrooms, kitchen, laundry and living area designed to accommodate seniors. The proposed development does not include meal, cleaning personal or nursing care services and as such meets the definition of in-fill self-care housing.

Clause 26 Location and Access to Facilities

The subject site meets the requirements regarding access to facilities in accordance with the provisions of clause 26(2)(b) which states.

(2) Access complies with this clause if:

- (b) in the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development—*
- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and*
- (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or*

Bus stop 136 adjoins the front boundary of the subject site. Bus stop 136 meets the criteria of clause 26(2)(b)(iii) providing access to services referred to in 26(1).

The access to the bus stop meets the provisions of subclause 26(3) with the development application supported by a Disability Access Report prepared by Lindsay Perry Access.

The access to the bus stop is shown below.



Source: Google Maps

Photograph 10 and 11 shows the bus stop located on the subject site street frontage.





Source: Chapman Planning Pty Ltd

28 Water and sewer

The subject site contains an existing dwelling house with connections to water and sewer. Existing connections shall be utilised to support the proposed seniors living development.

31 Design of in-fill self-care housing

Clause 31 of the SEPP (Housing for Seniors or People with a Disability) 2004 states the following:

“ In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the Seniors Living Policy: Urban Design Guideline for Infill Development published by the Department of Infrastructure, Planning and Natural Resources in March 2004.”

The following table addresses the design provisions contained with the seniors living policy.

Design Provision	Comment
Responding to context	<p>The development proposal has been designed in response to a site analysis undertaken by <i>Playoust Churcher</i>.</p> <p>The subject site is located on a collector road within a residential area, that runs parallel to Warringah Road.</p> <p>The immediate locality is typically defined by single – two storey residential dwelling houses within a landscaped setting. There are Seniors Living developments in the vicinity of the site including 254 Warringah Road, Beacon Hill</p> <p>The development proposal has been designed in accordance with the applicable planning controls and presents 6 x separate built forms on the subject site within a landscape setting.</p> <p>The overall density on the allotment is consistent with the envisaged by the planning controls and has been designed to be in sympathy with the form and character of housing in the locality.</p> <p>The development proposal maintains the existing front setback facilitating the retention of the existing Angophora Costata tree within the front setback.</p> <p>The proposal includes 1.6m – 3m side and 6m rear setbacks accommodating a range of mature tree plantings which will ensure, in time, the proposal will be viewed within a landscaped setting.</p>
Site planning and design	<p>The subject site falls from the rear boundary to the street front – Iris Street. The development proposal has been designed with 3 distinct sections which are tiered up the slope away from the street. The site slope accommodates a basement level central to the site underneath the building footprint.</p> <p>The front two building elements containing Unit 1 – Unit 3 and Unit 4 – Unit 7 have a maximum height of two storeys. The rear dwellings Unit 8 – Unit 10 has been designed with a single storey form noting they are located within the rear 25% of the site.</p> <p>The built form presents a two storey form consistent with that of 2 x dwelling houses when viewed from the street frontage. The built form is commensurate with the size of the land to be developed noting the subject site</p>

	<p>historically contains 2 x residential allotments and 2 x dwelling houses.</p> <p>The development proposal includes a total of 5 x 2-bedroom self-contained dwellings and 5 x 3-bedroom dwellings. Each dwelling is dual aspect and has access to a private terrace access directly from the living areas of the dwelling.</p>
Impacts on streetscape	<p>The subject site is 2 x residential allotments that contains 1 x residential dwelling on each allotment with associated landscape works.</p> <p>The development proposal is a Seniors Living development, a separate building typology to the prevailing built form in the locality. It is noted that the design includes 2 buildings fronting the street consistent with the low-density residential character and the scale/form of development that is anticipated for 2 allotments.</p> <p>The proposal has been designed with 3 distinct elements with pitched roofs within a landscape setting to ensure that, although a separate building typology, the proposal is consistent with the overarching design of dwellings in the vicinity of the site. The built form, presentation of development to Iris Street and landscape setting is in sympathy with the form of development in the locality.</p> <p>The proposal includes basement carparking that is recessed into the design which aids in minimizing hardstand area and allows the provision of additional landscape area on the site.</p> <p>The materials and finishes are consistent with the prevailing building materials in the locality and will ensure the proposal is consistent with the theme of buildings in the locality.</p> <p>The application is supported by a landscape plan prepared by Paul Scrivener Landscape that shows the retention of the existing Angophora Costata trees within the front setback and rear of the subject site and the planting of a range of canopy trees, screen planting, shrubs and groundcovers within the side setback and internal areas of the proposal. The canopy tree plantings include Sydney Red Gum, Lilly Pilly, Grey Myrtle, Blueberry Ash and Water Gum trees.</p>

Impacts on neighbours	<p>The development proposal has been designed with 1.6m – 3m side setbacks and a 6m rear setback to mitigate privacy impacts to neighbours and prevent bulk and scale impacts when viewed from the adjoining properties private open space.</p> <p>The development proposal appears as a 1 – 2 storey form when viewed from adjoining properties to the east and west of the subject site.</p> <p>The private open space associated with the dwellings has been orientated to the north and south and not to side boundaries. The private open space located upon elevated balconies has been located centrally to the site to mitigate overlooking impacts to adjoining properties.</p> <p>The development application is supported by a landscape plan prepared by Paul Scrivener Landscape that includes the planting of a range of canopy trees and screen planting within the side and rear setbacks.</p> <p>Overshadowing from the proposal is largely mitigated through the site orientation and slope, noting the significant up slope from the street front. The development application is supported by shadow diagrams prepared by Deneb Design that show the proposal will not unreasonable overshadow the adjoining residential properties.</p>
Internal site amenity	<p>The development proposal includes 10 units. Due to site orientation and site slope, all units will achieve greater than 3 hours solar access to both living room and POS. All units are cross ventilated.</p> <p>The development has been designed with two lift cores providing access from the basement parking area to the communal pathways within the development. The development includes an accessible path of travel from the basement garage to the units.</p> <p>Each unit has been designed with generous private open space in the form of a private terrace sized 15m² – 31.8m². In addition to the private open space the development includes communal landscape walkways with side setbacks and internal building setbacks providing alternative entry points to the development and opportunity for residents to explore the garden areas of the proposal.</p>

33 Neighbourhood amenity and streetscape

The development proposal has been designed to present as a two storey form on the site within the 8m height control.

The building will be finished in a variety of materials and finishes including paint and render in neutral colours, weather boards, timber and sandstone cladding, a variety of aluminum framed windows, door and sunshades and a tiled roof. The colour palette of the development proposal is consistent with the established dwellings in the vicinity of the site.

The setbacks of the development allow the retention of the canopy tree within front setback and the planting of a range of new canopy trees, shrubs and groundcovers.

34 Visual and acoustic privacy

The development proposal has been designed in three separate forms, with the built form tiered up the site. The dwellings have been oriented north/south and not to the side boundaries.

The dwellings at the rear of the site have been designed as single storey in accordance with the SEPP – Seniors Living and privacy impacts from windows of these dwellings is largely mitigated through the site boundary fencing.

Units 6 and 7 located centrally to the site with the living areas and open space setback from the side boundary, noting the living and open space of Unit 6 is orientated away from the side boundary. The bedroom window of Unit 7 and highlight window of Unit 6 are located above ground however are not primary windows and as such are not likely to generate significant privacy impacts to neighbours.

Furthermore the central component of the development includes 3m side setbacks which will accommodate a variety of landscape treatments including screen planting. The landscape works are identified on the landscape plan prepared by Paul Scrivener Landscape.

35 Solar access and design for climate

The development proposal is supported by solar modelling completed by Deneb Design that confirms all units will receive greater than 3 hours solar access to private open space and living areas.

All units, 100% will be cross ventilated.

A BASIX certificate has been prepared for each dwelling and found that the proposed seniors living development complies with the State Government's water and energy reduction targets.

36 Stormwater

The development proposal is supported by stormwater plans prepared by *Acor Consultants*.

37 Crime prevention

The proposal has been designed to address the Crime Prevention Through Environmental Design principles based on the following assessment:

- The development proposal has clearly defined entry points from Iris Street that provide access to all dwellings and the car parking area.
- The internal pathways and basement will be appropriately illuminated.
- The individual entries to the dwellings are oriented towards to common pathway, reducing opportunities for concealment.
- All entrances to the development will be access controlled and each dwelling will have separate access;
- The residential dwellings provide passive surveillance of the driveway access , communal areas and the pedestrian entry to the buildings;

38 Accessibility

Bus stop 136 adjoins the front boundary of the subject site. Bus stop 136 meets the criteria of clause 26(2)(b)(iii) providing access to services referred to in 26(1).

The development proposal is supported by a Disability Access Report prepared by Lindsay Perry Access that confirms the access to the bus stop meets the provisions of subclause 26(3) of the SEPP – Seniors Living and Schedule 3 of the SEPP.

39 Waste management

The development proposal includes waste storage area in basement suitable of accommodating recycling and waste bins. The waste bins will be transported from the basement to Iris Street for collection.

The development application is supported by a Waste Management Plan prepared by Playoust Churcher Architects.

40 Development standards – minimum sizes and building height

The following table contains a summary of the applicable development standards under clause 40 SEPP (Seniors Living) 2004 relevant to the proposal.

Development Standards	Proposed	Standard	Compliance/Comments
Site Area	2180m ²	1000m ²	Yes
Site Frontage	33.48m	20m	Yes
Height	3m – 7m	8m	Yes
Storeys	2 storeys	2 storeys adjacent to boundary	Yes
Rear 25% of the site	Unit 8 – 10 single storey	Building located in rear 25% - 1 storey	Yes

Note: Compliance with the 2 storey height control is depicted in the figure below.



50 Standards that cannot be used to refuse development consent for self-contained dwellings

The following table contains a summary of the applicable standards under clause 50 SEPP (Seniors Living) 2004 that cannot be used to refuse development consent.

Development Standards	Proposed	Standard	Compliance
Building height	3m – 7m	8m to ceiling	Yes
Density and scale	0.49.5:1 and 1080m ²	FSR 0.5:1	Yes
Landscaped area	47.9% and 1045m ²	30% site area 654m ²	Yes
Deep soil zones	22.7% and 496m ²	15% site area 327.12m ² 66% to be located at rear of site, minimum dimension 3m	Yes
Solar access	10 dwellings 100%	70%, 7 dwellings minimum 3 hours	Yes
Private open space	Ground >15m ² First Floor >10m ²	Ground floor 15m ² 3m x 3m First floor 10m ² >2m in length-depth	Yes
Parking	13 spaces (Spaces are accessible)	0.5 spaces per bedroom. 5 x 2-bedroom dwellings = 5 spaces 5 x 3-bedroom dwellings = 7.5 spaces Total: 12.5 (13 spaces)	Yes

Schedule 3

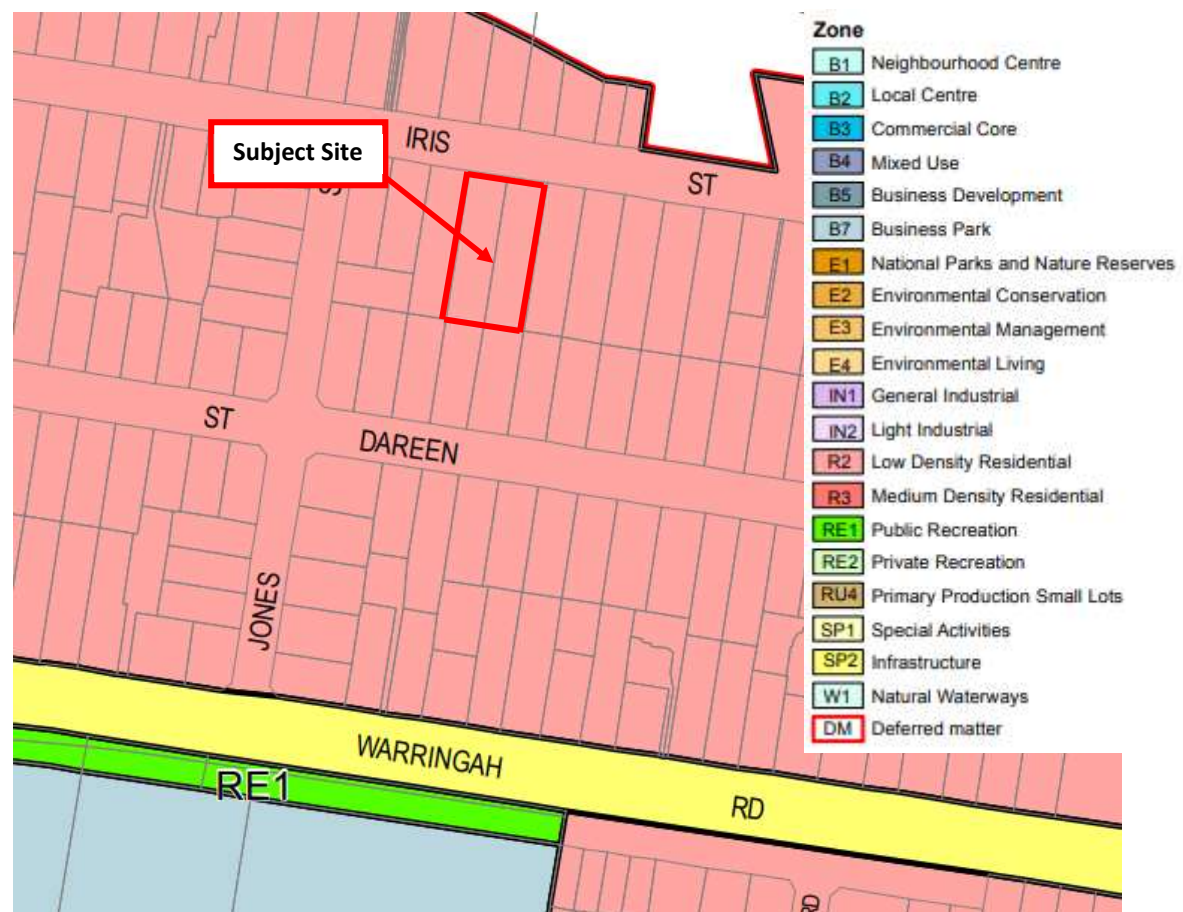
Schedule 3 includes standards concerning accessibility and use ability for hostels and self-contained dwellings. These standards are addressed within Disability Access Report prepared by Lindsay Perry Access that includes an assessment of the applicable provisions of the BCA and the accessibility provisions contained within the SEPP (seniors living).

4.4 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan (Local Centres) 2011 applies to the subject site and this development proposal. The subject site is zoned R2 – Low Density Residential under the Warringah LEP 2011.

The development proposal is made under SEPP (Housing for Seniors or People with a Disability) 2004 noting Seniors Housing is permissible pursuant to clause 4(1) of the SEPP.

The following plan depicts the zoning of the subject site.



Source: Warringah LEP 2011

The objectives of the R2 – Low density residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

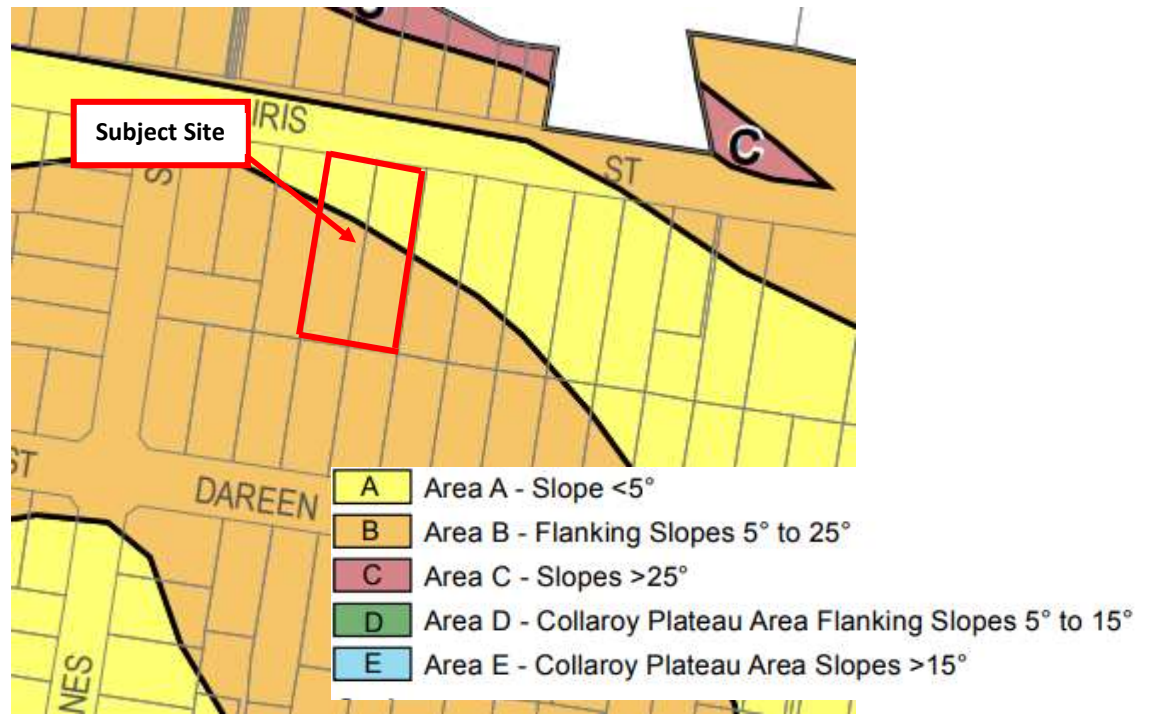
The proposed Seniors Living development on this in-fill site meets the objectives of the zone based on the following assessment:

- The seniors living development contributes to the variety of accommodation within the low-density residential zone, noting the development will provide housing for people over 55 or people with a disability.
- In accordance with the requirements of the SEPP (Seniors Living) and supporting Urban Design Guidelines the proposal has been designed as a two storey form consistent with the architectural character of recent development in the vicinity of the site. The proposal will present as a two storey form within a landscape setting being a design/form that is sympathetic with the existing housing in the locality.

It is noted the development standards contained in part 4 of the LEP include height and FSR and in this instance do not apply to the proposal noting the SEPP (Seniors Living) 2004 prevails. The remaining provisions of the LEP are addressed below.

Clause 6.2 Earthworks: contains specific provisions regarding earthworks. The development application is supported by a geotechnical report prepared by Douglas Partners and stormwater plans prepared by Acor Consultants.

Clause 6.4 Development on sloping land applies specific controls to sloping land. The provisions of this clause apply to the development proposal noting the subject site is identified as containing Class A and Class B sloping land as shown in the below figure.



Source: Warringah LEP 2011

The development application is supported by a geotechnical report prepared by Douglas Partners and stormwater plans prepared by Acor Consultants.

4.5 Warringah Development Control Plan (DCP) 2011

The Warringah DCP identifies the desired future character and design principles and controls for development within areas covered by the Warringah LEP 2011. The application is made under SEPP (Seniors Living) 2004. The applicable controls of the Warringah DCP which apply to the development proposal are addressed below. The amenity provisions including solar access, traffic generation, visual and acoustic privacy are addressed at section 5.0 of this statement of environmental effects.

It is noted that the SEPP (Seniors Living) prevails over the DCP with regard to building height, density, landscaped area, deep soil, solar access, private open space and parking.

Part B Built Form Controls

The numerical built form controls of Part B of the Warringah DCP are addressed in the below table noting the SEPP prevails in the case of any inconsistency.

	Proposed	Control	Compliance
Warringah Development Control Plan			
Part B Built Form Controls			
B1 Wall height	6.2m front elevation	7.2m from existing ground level	Yes
B3 Side Boundary Envelope	Complies	4m and 45 degrees from side boundary	Yes
B5 Side Boundary Setbacks	1.6m – 3m	0.9m	Yes
B7 Front Boundary Setbacks	7.6m – 8.8m	6.5m	Yes
B9 Rear Boundary Setbacks	6m	6m	Yes

Note: Compliance with the building envelope control is depicted in the figure below.



Part C Siting Factors

C4 Stormwater

The development application is supported by Stormwater Plans prepared by Acor Consultants.

C5 Erosion and Sedimentation

The development application is supported by a Management Plan A105 prepared by Playoust Churcher Architects.

C7 Excavation and Landfill

The development proposal includes excavation to facilitate the basement carpark. The development application is supported by a Management Plan,

including a cut and fill plan prepared by Playoust Churcher Architects and a Geotechnical Report prepared by Douglas Partners.

C8 Demolition and Construction

The development application is supported by a Waste Management Plan considering the opportunities for retaining, recycling, and reuse of building materials, whilst considering compliant storage and disposal methods of building material waste in a safe and appropriate manner throughout the construction process.

C9 Waste Management

As addressed the development application is supported by a Waste Management Plan. The basement parking area includes a bin storage area.

Part D Design

D9 Building Bulk

The subject site falls from the rear boundary to the street front – Iris Street. The development proposal has been designed with 3 distinct sections which are tiered up the slope away from the street. The site slope accommodates a basement level central to the site underneath the building footprint.

The rear of the development, which is situated on the highest part of the site has been designed as single storey in accordance with the SEPP – Seniors Living. The single storey form minimizes the bulk when viewed from adjoining properties and Iris Street.

The built form presents a two storey form consistent with that of 2 x dwelling houses when viewed from the street frontage. The build form is commensurate with the size of the land to be developed noting the subject site historically contains 2 x residential allotments and 2 x dwelling houses.

The development proposal includes 1.6m – 3m side setbacks, with the greater side setbacks provided central to the built form over the two storey portion of the development containing Units 4 – 7.

D10 Building Colours and Materials

The building will be finished in a variety of materials and finishes including paint and render in neutral colours, weather boards, timber and sandstone cladding, a variety of aluminum framed windows, door and sunshades and a tiled roof.

The materials and finishes are identified on plan A200 prepared by Playoust Churcher Architects.

D11 Roofs

The Seniors Living development includes 6 x separate 1 – 2 storey buildings on site. each separate building includes a pitched roof.

The lift overrun has been located central to the site and features a lower height than the top of ridge of the dwellings. The lift overrun will not be dominant when viewed from the public domain.

D12 Glare and Reflection

The roof form shall be finished in medium colour tile consistent with the prevailing colour palette in the locality. The roof colour can be addressed by condition of consent.

D13 Front Fences Front Walls

The development application includes a new 1m front fence and entry gate incorporating letter boxes.

The front fence is constructed out of vertical timber battens with a maximum height of 1m. The entry gate and letter box will be constructed from stone and will have a maximum height of 1.5m.

The fence is consistent with fencing styles in the vicinity of the site notably recently constructed fences at 71 and 74 Iris Street, Beacon Hill.

D14 Site Facilities

Site facilities have been incorporated into the design of the basement parking area. Each dwelling includes a private open space area which includes adequate space to accommodate individual clothes dry facilities.

D15 Side and rear fences

The side and rear fences will be constructed from lapped and capped timber and be constructed to a height of 1.8m from ground level.

D18 Accessibility and Adaptability

The development application is made pursuant to SEPP – Seniors Living. The development application is supported by a Disability Access Report prepared by Lindsay Perry Access that includes an assessment of the applicable provisions of the BCA and the accessibility provisions contained within the SEPP (seniors living).

D20 Safety and Security

The proposal has been designed to address the Crime Prevention Through Environmental Design principles based on the following assessment:

- The development proposal has clearly defined entry points from Iris Street that provide access to all dwellings and the car parking area.
- The internal pathways and basement will be appropriately illuminated.
- The individual entries to the dwellings are oriented towards to common pathway, reducing opportunities for concealment.
- All entrances to the development will be access controlled and each dwelling will have separate access;
- The residential dwellings provide passive surveillance of the driveway access , communal areas and the pedestrian entry to the buildings;

D22 Conservation of Energy and Water

A BASIX certificate has been prepared for each dwelling ensuring the self-contained dwellings comply with State Government water and energy reduction targets.

Part E The Natural Environment

E1 Preservation of Trees or Bushland vegetation

The development application is supported by an Arboricultural Impact Assessment prepared by Horticultural Management Services which includes a detailed assessment of the trees impacted by the development proposal.

The trees proposed to be removed will be offset by a variety of canopy trees, shrubs and groundcovers detailed on landscape plan prepared by Paul Scrivener Landscape.

E6 Retaining Unique Environmental Features

There is a rock formation located centrally within the rear yard of 89 Iris Street, behind the existing dwelling house. The rock formation is located central to the proposed building and basement footprint and is required to be removed to accommodate the development proposal. The rock formation is not visible from the adjoining properties or the public domain.

The rock formation is not unique or significant within the locality, the formation is located behind the existing dwelling house and has been partially altered through previous landscape works.

E10 Landslip Risk

Applies specific controls to sloping land. The provisions of this clause apply to the development proposal noting the subject site is identified as containing Class A and Class B sloping land.

The development application includes excavation for a basement and is supported by a geotechnical report prepared by Douglas Partners

5.0 ENVIRONMENTAL ASSESSMENT

5.1 Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous section of this report.

The subject site is zoned R2 – Low Density Residential under the Warringah LEP 2011.

The development proposal is made under SEPP (Seniors Living) noting Seniors Housing is permissible pursuant to clause 4(1) of the SEPP.

The development proposal has been designed consistent with the dwelling houses provisions contained within Part B of the Warringah Development Control Plan.

5.2 Streetscape and Context

The subject site is located on a collector road within a residential area, that runs parallel to Warringah Road.

The immediate locality is typically defined by single – two storey residential dwelling houses within a landscaped setting. There are Seniors Living developments in the vicinity of the site including 254 Warringah Road, Beacon Hill.

The development proposal is a Seniors Living development, a separate building typology to the prevailing built form in the locality.

The proposal has been designed to present 2 buildings to the street frontage consistent with the residential character and the 3 building elements are designed with pitched roofs to ensure that, although a separate building typology, the proposal is not inconsistent with the overarching design of dwellings in the vicinity of the site. The built form presentation to Iris Street, and the form of development is in sympathy with development in the locality.

The development proposal has been designed in accordance with the applicable planning controls and presents 6 x separate built forms on the subject site within a landscape setting.

The proposal includes basement carparking that is recessed into the design which aids in minimizing hardstand area and allows the provision of additional landscape area on the site.

The overall density on the allotment is consistent with the envisaged by the planning controls.

The below photomontage shows the development within in the site context as viewed from Iris Street.



5.3 Site Suitability

The development proposal is a suitable form of development on the subject site that responds to the context of the subject site and site characteristics.

Reference is made to clause 4(6)(a) which refers to land to which the policy does not apply including land listed in Schedule 1 (Environmentally Sensitive Land). The site does not contain land identified as being environmental sensitive land and therefore the site is not excluded from the operation of SEPP – Seniors Living.

Bus stop 136 adjoins the front boundary of the subject site. Bus stop 136 meets the criteria of clause 26(2)(b)(iii) providing access to services referred to in 26(1).

The access to the bus stop meets the provisions of subclause 26(3) with the development application supported by a Disability Access Report prepared by Lindsay Perry Access.

5.4 Solar Access and Overshadowing

The development proposal is supported by solar modelling completed by Deneb Design that confirms all units within the development proposal will receive 3 hours solar access to living areas and private open space.

Overshadowing impacts from the proposal are largely mitigated through the site orientation and slope, noting the significant up slope from the street front. The development application is supported by shadow diagrams prepared by Deneb Design that show the proposal will not unreasonable overshadow the adjoining residential properties.

The overshadowing impacts of the proposal at mid-winter are detailed below:

9:00AM: The shadow cast by the development proposal is largely contained within the subject site and the existing shadow from the existing structures on site. There is minor additional overshadowing upon the side setback area of 85 Iris Street, Beacon Hill. The additional shadow does not impact on the dwelling or main private open space – rear yard of this property.

12:00PM: The shadow cast by the development proposal is contained wholly within the subject site.

3:00PM: The shadow cast by the development proposal falls upon the side and rear setback area of 91 Iris Street, Beacon Hill. Greater than 50% of the private open space of 91 Iris Street will retain greater than 3 hours solar access at mid-winter.

Based on the above assessment, the development proposal will not unreasonably impact the solar access of adjoining residential dwellings and meets the objectives and requirements of part D6 of the Warringah DCP and the controls within Clause 35 and 50 of SEPP – Seniors Living.

5.5 Privacy

The potential visual privacy impacts resulting from the development proposal are mitigated noting the orientation of the dwellings, site topography screening to the side boundaries and adjoining properties through vegetation within setback areas.

The development proposal has been designed with 1.6m – 3m side setbacks and a 6m rear setback to mitigate privacy impacts to neighbours and prevent bulk and scale impacts when viewed from the adjoining properties private open space.

The private open space associated with the dwellings has been orientated to the north and south and not to side boundaries. The private open space located upon elevated balconies has been located centrally to the site to mitigate overlooking impacts to adjoining properties.

The development application is supported by a landscape plan prepared by Paul Scrivener Landscape that includes the planting of a range of canopy trees and screen planting within the side and rear setbacks.

The development proposal is a residential development and will not generate acoustic impacts that are inconsistent with the development form envisaged for the Low density residential zone.

In summary, the development proposal has been designed to meet the design objectives and requirements contained in Part D8 Privacy of the Warringah Development Control Plan.

5.6 Traffic and Car Parking

The development application is supported by a Traffic and Parking Assessment prepared by *Terraffic*. The report confirms that the proposed seniors living development (10 units) results in approximately 4 vehicle movements during the weekday peak hours. The Traffic and Parking Assessment provides the following:

*The traffic generation of the proposed development should be discounted by the traffic generation of the existing dwellings on the site. Based on the RMS's traffic generation rate of 0.99 vehicle trips per dwelling, the **existing site development** would generate in the order of 2vtph during the peak periods. To that end, the proposed development will only generate 2 additional vehicle trips during peak periods.*

It will be readily appreciated that the additional traffic generated by the proposed development is relatively minor (2vtph) which will not have any noticeable or unacceptable effect on the road network serving the site in terms of road network capacity or traffic-related environmental effect.

In the circumstances, it can be concluded that the proposed development has no unacceptable traffic implications

The proposal contains a total of 13 x accessible car spaces, consistent with the requirements of the SEPP (seniors living) 2004. While the SEPP only requires 5% of spaces to have a width of 3.8m, the proposal will exceed this requirement where each car space has a standard width of 2.4m with an adjoining 2.4m wide shared zone in compliance with AS2890.6:2009. In addition, each car space and shared zone will be provided with a headroom clearance of 2.5m.

In summary, the proposed development will not generate unacceptable traffic implications and meets the parking requirements contained in the relevant parking codes and the Australian Standard.

6.0 CONCLUSION

In conclusion it is considered that the proposed development is acceptable under the considerations of Section 4.15 of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The development is permissible under the SEPP (Seniors Living) 2004, noting the subject site is located within land zoned R2 – Low Density Residential,*
- *The development proposal is located within an accessible area. Bus stop 136 adjoins the front boundary of the subject site. Bus stop 136 meets the criteria of clause 26(2)(b)(iii) providing access to services referred to in 26(1),*

- *The development proposal has been designed to present 2 buildings to Iris Street consistent with the residential setting and the form and scale of development at the middle and rear of the site is in sympathy with the form of housing in the locality. The proposal meets the neighbourhood amenity and streetscape provisions at clause 33 of SEPP (Seniors Living) 2004, and contained in the Seniors Living Policy: Urban Design Guideline for Infill Development,*
- *The development proposal meets the development standards and controls contained in clause 40 and 50 of SEPP (Seniors Living) 2004 including, building height, floor space ratio, landscaped area deep soil landscape area and private open space,*
- *The proposal contains a total of 13 x accessible car spaces meeting the parking requirements at clause 50(h) of SEPP (Seniors Living) 2004,*
- *The self-contained dwellings are cross ventilated and will receive greater than 3 hours of solar access meeting clause 50(e) of SEPP (Seniors Living) 2004,*
- *The development proposal has been designed to be consistent with the Dwelling House provisions contained with the Warringah DCP, noting the proposal meets the 8.5m height standard, building envelope and setback controls for development in a low-density area,*
- *The development proposal includes the retention of the significant Angophora Costata trees within the front setback and rear south-west corner of the site,*
- *The development proposal does not result in unreasonable overshadowing to the adjoining properties,*
- *The development proposal has been designed to mitigate privacy impacts to the adjoining properties by orientation of living areas and private open space and landscape setbacks ensuring the design is consistent with clause 34 of SEPP (Seniors Living) 2004,*
- *The design of the building ensures environmental sustainable measures are achieved and residential amenity is maximized.*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for the Seniors Living development at 87- 89 Iris Street, Beacon Hill, is a suitable form of development at the subject site and should be granted development consent.

Chapman Planning Pty Ltd
Certified Practising Planners

