

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION FOR:
10 COURTLEY ROAD BEACON HILL

**PROPOSED STRUCTURE ANCILARY FOR DWELLING,
RETAINING WALLS & EXCAVATION**

R2 - Low Density Residential
Northern Beaches Council

Prepare for:

Mr Frederick Nile
Mrs Silvana Nile

Prepared by:

ALLURA HOMES PTY LTD

Issue A: May 2020

CONTENTS

1.0	DETAILS	04
1.1	INTRODUCTION	05
2.0	SITE ANALYSIS & DESCRIPTION	06
2.1	LOCATION	06
2.2	PROPERTY	06
2.3	SITE AREA & SHAPE	06
2.4	EXISTING IMPROVEMENTS	06
2.5	SITE CONTEXT	06
2.6	ZONING	06
2.7	NEIGHBOURING DEVELOPMENTS	06
2.8	ENVIRONMENT	06
2.9	COMMUNICATION & HOUSEHOLD SERVICES	07
3.0	PROPOSED DEVELOPMENT	07
3.1	SITE PLAN	08
3.2	ELEVATIONS	09
4.0	COMPLIANCE WITH PLANNING CONTROLS	10
4.1	STATE ENVIRONMENTAL PLANNING POLICIES	10
4.2	REGIONAL ENVIRONMENTAL PLANS	10
4.3	LOCAL ENVIRONMENTAL PLANS	10
4.4	DEVELOPMENT CONTROL PLANS	10

5.0 ENVIRONMENTAL ASSESSMENT	10
5.1 FRONT SETBACK	10
5.2 SIDE & REAR SETBACKS	10
5.3 BUILDING HEIGHTS	10
5.4 WALL BREAKS	10
5.5 DESIGN & STREETScape	11
5.6 PRIVACY & SOLAR ACCESS AMENITY	11
5.7 ACCESS & PARKING	11
5.8 HERITAGE	11
5.9 CRITICAL HABITAT	11
5.10 CONSERVATION AREA	11
5.11 COASTAL PROTECTION	11
5.12 MINES SUBSIDENCE	11
5.13 ROAD WIDENING	11
5.14 BUSH FIRE PRONE LAND	11
5.15 BUILDING SUSTAINABILITY - BAISX	11
5.16 EARTHWORKS & SEDIMENT CONTROL MEASURES	12
5.17 SEWERAGE & STORMWATER DISPOSAL	12
5.18 UTILITIES	12
5.19 HOURS OF OPERATION	12
5.20 NOISE	12
5.21 VEHICLE MOVEMENT	13
5.22 WASTE	13

6.0 CONCLUSION

13

1.0 DETAILS

Site:

10 Courtley Road, Beacon Hill 2100 NSW

Lot 7 / DP 238 331

Council: Northern Beaches Council

Owner:

Mr Frederick Nile

Mrs Silvana Nile

Builder & Designer:

Allura Homes Pty Ltd

Locality Plan - Site Location:



1.1 INTRODUCTION

This Statement of Environmental Effects has been prepared by Allura Homes to accompany a Development Application (DA) submitted to Northern Beach Council.

This document will feature the development proposal and the overview of development at 10 Courtley Road, Beacon Hill, where it will comply with the environmental planning standards and will have very little impact to the neighbourhood.

This statement should be read in conjunction with:

Architectural drawings: by Allura Homes

- Cover Sheet
- Contour Survey
- Demolition Plan
- Site Plan
- Site Analysis Plan
- Elevations 01 - 04
- 3d Perspective
- Sediment Control Plan
- Concept Landscape plan

2.0 SITE ANALYSIS & DESCRIPTION

2.1 LOCATION

This site is located at 10 Courtley Road, Beacon Hill within Northern Beaches Council.

2.2 PROPERTY

The site is described as Lot 7 / DP 238 331

2.3 SITE AREA & SHAPE

The site has an area of 556 m² which is a vacant block of land. The site is an odd shaped block with a street frontage of 15m along Courtley Road on the Northern Boundary. Eastern Boundary is 33m, Southern Boundary is 30m & Western Boundary is 19m. There is a slight gradient of 1.8m from the rear South Western corner to the front boundary.

2.4 EXISTING IMPROVEMENTS

The site is a vacant block of land

2.5 SITE CONTEXT

The site is located within a residential area characterised by a mix of old and new one- & two-story dwellings. A variety of architectural facade styles in the vicinity.

2.6 ZONING

The site is zoned R2 - Low Density Residential: (pub. 09-12-2011)

2.7 NEIGHBOURING DEVELOPMENTS

This site is located at 10 Courtley Road, Beacon Hill within Northern Beaches Council.

Within the neighbourhood of Beacon Hill, residential properties can be found to be mostly freestanding houses & two-story homes. Most of the surrounding properties are residential blocks of 500-800m². Along Courtley Road, most of the properties are old homes 20 years or older. Most of the properties have had renovation to them since their original build date.

2.8 ENVIRONMENT

The proposed retaining walls & excavation to the existing block of land is not expected to have a significant adverse environmental impact on:

- Any significant vegetation community
- Habitat of threatened species, population, or ecological communities
- Rare species of flora
- Watercourse
- Or any significant natural features.

(Please refer to the drawings that indicate which trees are required to be removed as part of this development along with the tree's that will remain. The site does not contain any significant constraints that would affect the proposal such as slope, instability or threatened species and is not located with direct proximity to any watercourse).

2.9 COMMUNICATION & HOUSEHOLD SERVICE

The site is currently serviced with water, sewer connection, electricity and telecommunications and is located within close proximity to a wide range of community services including health, schools, and shopping facilities.

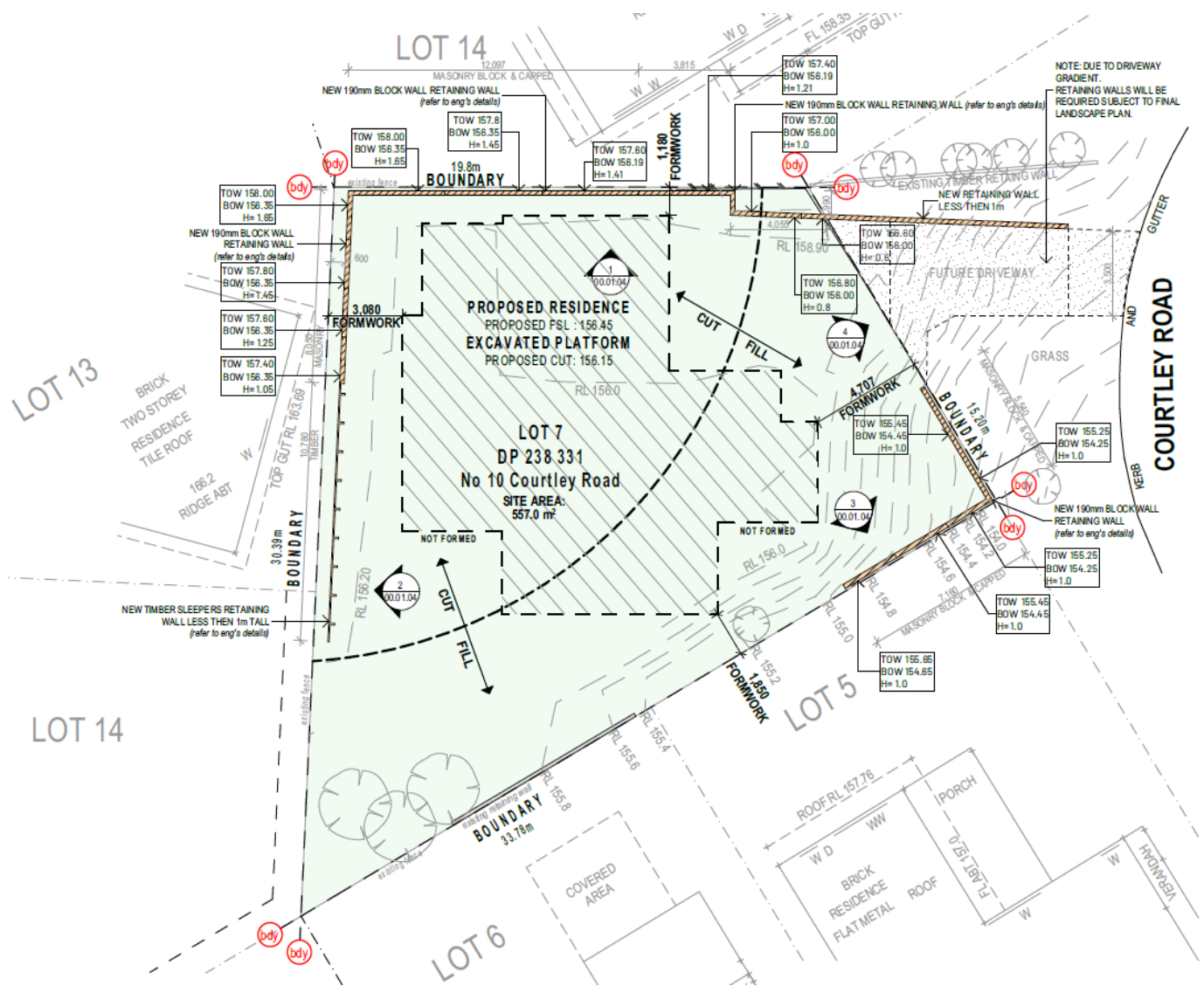
3.0 PROPOSED DEVELOPMENT

The existing site has an area of 556 m². The proposed works are a combination of masonry block & timber sleeper retaining walls along all boundaries. The retaining wall heights vary from 1.65m to 0.4m. The retaining walls will be core filled with concrete and fitted with ag pipe, drainage rock & geo-fab to allow drainage to take its natural course / flow. The proposed excavation RL level is approximately 156.100, which will provide a good flat level base for a future dwelling.

Full details of the proposed development are provided on the architectural plans and elevations prepared by Allura Homes and submitted with this Development Application.

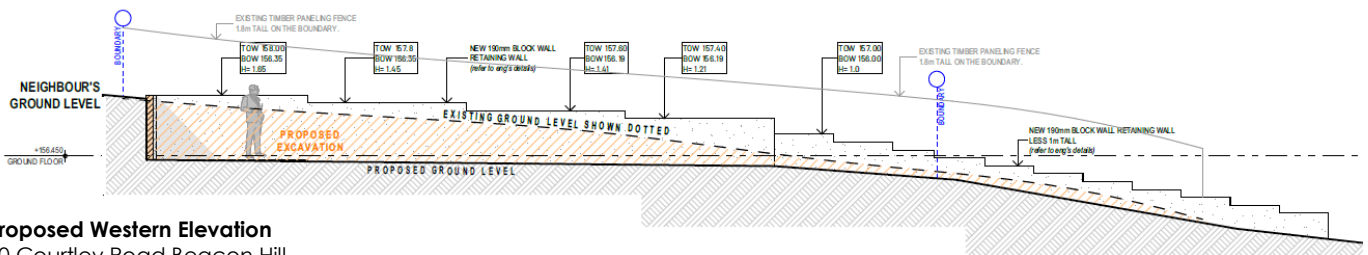
Please refer to the architectural drawings for further details.

3.1 SITE PLAN

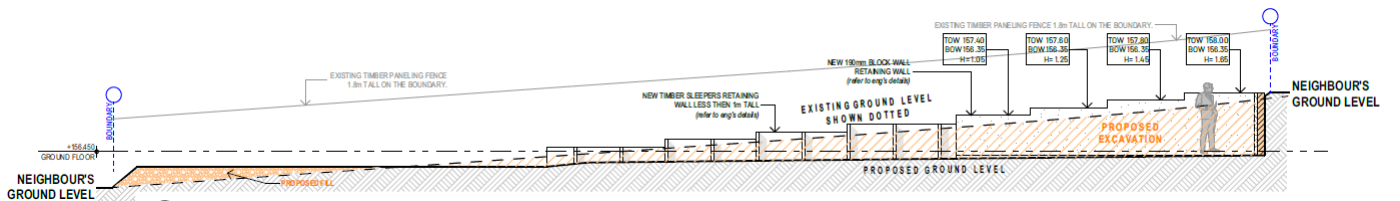


Proposed Site Plan
10 Courtley Road Beacon Hill
(note to scale)

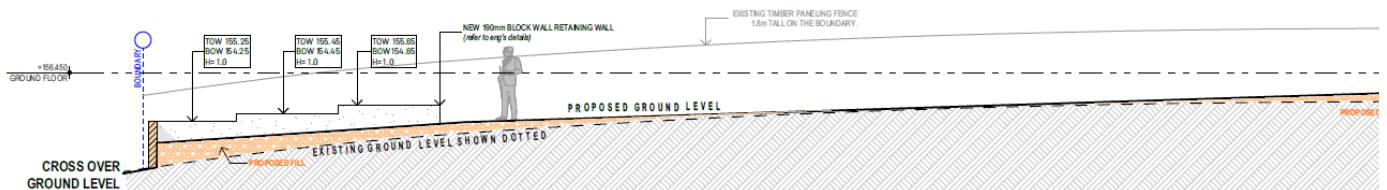
3.2 ELEVATIONS



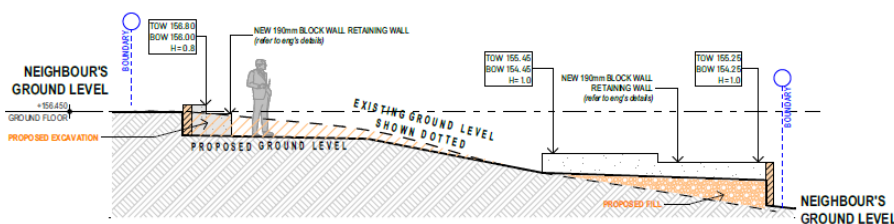
Proposed Western Elevation
10 Courtley Road Beacon Hill
(note to scale)



Proposed Southern Elevation
10 Courtley Road Beacon Hill
(note to scale)



Proposed Eastern Elevation
10 Courtley Road Beacon Hill
(note to scale)



Proposed Northern Elevation
10 Courtley Road Beacon Hill
(note to scale)

4.0 COMPLIANCE WITH PLANNING CONTROLS

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 as amended applies to the proposed development. The proposal complies with BASIX requirements. A BASIX Certificate is not needed for the proposed works.

4.2 REGIONAL ENVIRONMENTAL PLANS

There are no relevant regional environmental planning policies that apply to the proposed development.

4.3 LOCAL ENVIRONMENTAL PLANS

The proposal is permissible use within the R2 - Low Density Residential under Warringah Local Environmental Plan 2011 (pub 14.2.2020)

The proposal complies with the relevant controls set out with the relevant Local Environmental Plans.

4.4 DEVELOPMENT CONTROL PLANS

The proposal development is permissible under the relevant instruments and has been completed with consideration to the total area of the site, dwelling, streetscape in conformity with Warringah DCP 2011

5.0 ENVIRONMENTAL ASSESSMENT

5.1 FRONT SETBACK

The existing front setback will remain the same as there is no proposed dwelling within this development.

5.2 SIDE AND REAR SETBACKS

The existing side & rear boundary setbacks will remain the same as there is no proposed dwelling on the existing site. The existing setbacks still comply with The Warringah DCP 2011.

5.3 BUILDING HEIGHT

There are no known building height issues associated with this proposal.

5.4 WALL BREAKS

There are no known wall breaks issues associated with this proposal.

5.5 DESIGN & STREET SCAPE

The design of the proposed retaining walls is considered to be compliment and enhance to this existing development suburb. The proposed retaining walls will have no impact on the street as there are neighbouring properties with retaining walls on their front boundaries.

5.6 PRIVACY & SOLAR ACCESS AMENDITY

The privacy & solar access amenity will not be affecting this development.

The existing 1.8m high timber fence on all the boundaries will remain in the same location. The proposed retaining walls will have no impact that effects over shadowing to any neighbours. The property owner will provide landscaping and fencing which will assist with privacy.

5.7 ACCESS & PARKING

The site has direct vehicle access from Courtley Road to a large driveway which has plenty of room to park trucks and vehicles when needed.

There will be no significant increases in traffic movement along Courtley Road from the proposed development.

5.8 HERITAGE

There are no known heritage issues associated with this proposal.

5.9 CRITICAL HABITAT

There are no known critical habitat issues associated with this proposal.

5.10 CONSERVATION AREA

There are no known conservation area's issues associated with this proposal.

5.11 COASTAL PROTECTION

The land is not affected by coastal protection issues.

5.12 MINES SUBSIDENCE

The land has not been proclaimed to be a mines subsidence district.

5.13 ROAD WIDENING

The land is not affected by road widening or road realignment.

5.14 BUSH FIRE PRONE LAND

There is no bushfire risk to this property as per the property report (NSW Government)

5.15 BUILDING SUSTAINABILITY – BASIX

The proposal does not require a Basix Certificate for Development Application.

5.16 EARTHWORKS & SEDIMENT CONTROL MEASURES

The site will require approximately 1.6m Cut to the rear South Western Corner & approximately 0.6m Fill to the North Eastern Corner of the site. There will be usual excavation needed for the concrete footings.

To protect adjoining properties, Council roadway & the council stormwater system from soil erosion and sediment run-off, it is intended to provide suitable soil & sediment control fencing to the down slope side of all excavation. Sediment control barriers of geotextile fabric will be installed and maintained until completion of construction to ensure any sediment is contained within the property boundaries.

5.17 SEWERAGE & STORMWATER DISPOSAL

The proposal will not affect the existing water supply and sewage disposal.

There are no known sewerage & stormwater disposal issues associated with this proposal. The site is not affected by flooring.

5.18 UTILITIES

The site is connected to the standard range of services. These have sufficient capacity for the proposed development.

5.19 HOURS OF OPERATION

There are no changes to hours of operation. Proposed hours of operation are:

- 7am – 5pm Monday to Friday
- 9am – 1pm Saturday

There will only be a few tradesmen working here every day till the project is completed. There will be no customers and sales representatives visiting the site.

5.20 NOISE

The dwelling is intended for residential purposes and such it is envisaged noise will be within normal domestic limits and there will be no adverse effect on air quality during or after construction.

There will be general construction noise by the workers from using power tools & etc. There will be noise from filling up waste bins with construction materials & trucks deliveries. This proposal will not have any impact on the surrounding natural and built environment.

5.21 VEHICLE MOVEMENT

There are no changes to access & traffic. Vehicular access to the site is provided as follows:

- Access from the front of 10 Courtley Road, Beacon Hill.
- Access straight into the front of the property.
- Delivery vehicles will park on the driveway and unload their materials.
- Delivery's would be done during the general hours of operation above, once a day when necessary.
- The largest type of delivery truck would be a Heavy rigid tray truck.
- The proposal will not generate any traffic towards the street.

5.22 WASTE

During construction, the waste will be separated on site and contained as indicated on the attached sediment control plan. Hard waste will be removed by appropriate subcontractors for recycling.

Soft waste will be disposed of through appropriate waste management facilities.

After occupation it is proposed that the domestic household waste will be stored in councils provided bins and collected as part of councils weekly and fortnightly waste removal collection services. Pending collection, the bins will be stored on site away from public view.

6.0 CONCLUSION

The proposed development for retaining walls & excavation at 10 Courtley Road Beacon Hill has been designed to comply with the standard and objectives of council development control plan and all other relevant controls that apply to this subject site, the design, character, scale, materials & details of this development will match the existing surround environment, so as to ensure maximum cohesion.

The proposed development will have no negative outcome towards the direct neighbours and will enhance the rear of the property and will have no impact on the streetscape elevation of the property & the general neighbourhood area. The proposal is suitable in size, style, and design for the local area, therefore considered to be an appropriate and acceptable development of the site and it is required that council consider this application favourably.