

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

14 WAREKILA RD BEACON HILL

LOT 7 SEC 96 DP 244645

Prepared By *JJDrafting Aust.P/L*

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1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1315/24, drawing numbers DA.01 to DA.22 dated Nov/24 to detail proposed alterations and additions to an existing dwelling at 14 Warekila Rd Beacon Hill

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Warringah Local Environmental Plan 2011
- # Warringah Development Control Plan 2011
- # Warringah Development Control Plan Map 2011

2. SITE CHARACTERISTICS AND DESCRIPTION

- The site area is 570.7m²
- The site is in R2 Low-Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is located in a bushfire buffer zone area – Bushfire report attached with this application
- The site is in area B of landslip risk zone. The geotechnical assessment report is attached with this application.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The property addresses Warekila Rd to the east.
- The site is a rectangular in shape allotment
- The site is currently developed with a one and two storey brick dwelling with a tile roof and deck to the rear.
- The site has a fall from the east front boundary down to the rear boundary of approx. 5.5m.
- Vegetation consists of variety of mixed plants and large areas of lawn to the front and rear of the dwelling.
- Driveway access is provide off the Warekila Road to tandem parking along the southern side boundary.



Figure 1: THE AERIAL VIEW OF THE SUBJECT SITE (Source: SIXMAPS)



Figure 2: DRIVEWAY ON THE LEFT OF SUBJECT SITE, ACCESS FROM WAREKILA STREET

3. THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and a first floor addition to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and the Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

- It is proposed to add a first floor addition above the existing dwelling. The addition will consist of a master bedroom, study, bathroom, stair connecting the levels and a second living area
- Existing ground floor stair to be reconfigured

4. Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low-Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions to the existing dwelling are permissible with the consent of the council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

Majority of the proposed first floor addition COMPLIES with the building height however only a small portion of the new first floor roof contravenes the 8.5m building height.

REFER TO CLAUSE 4.6- Exceptions to a development standard

4.3 General Principals of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

5. BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed first floor addition is below the wall height requirement as shown on the drawings **COMPLIES** with this control.

Side Boundary Envelope (DCP B3)

The side building envelope control includes a height plane of 4 metres along the side boundary with a projection inward of 45 degrees.

Majority of the proposed first floor addition **COMPLIES** with this control.

However only a very small portion as seen in shown on the west elevation contravenes side building envelope. Due to the topography of the site it is difficult to strongly adhere to the side building envelope to the rear of the proposed new first floor addition. As the land slopes up towards the front the wall of the proposed first floor addition becomes compliant. It will only a very small triangular portion that will be above the side building envelope. It is therefore requested that this very slight

non compliance be supported as it will not affect adjoining properties in view sharing, overshadowing or privacy loss

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 0.9m side setback.

The proposed first floor addition **COMPLIES** with this control, with the relevant setbacks below;

North side setback to proposed first floor addition	2.18m - COMPLIES
South side setback to proposed first floor addition	3.245m - COMPLIES

Front Boundary Setbacks (DCP B7) - **NO CHANGES TO FRONT SETBACK**

Warringah DCP control is a min. of 6.5m front boundary setback.

There will be no changes to the existing front setback

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6m. - **NO CHANGE TO REAR SETBACK**

There will be no changes to the rear setback

6. DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area 570.7m ²	40%	228.3m ²
Existing Landscaped open-space area (area more than 2m in any direction note included)	52%	297m ²
New Landscaped open space area	52%	297m ²

THERE WILL BE NO DECREASE IN LANDSCAPING ARE - **COMPLIES**

Private Open Space (DCP D2)

The requirement is a total of 60sqm with a minimum dimension of 5m.

DCP requires POS to be at the rear of the dwelling.

There will be no changes to the existing private open space

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. - **COMPLIES**

Views (DCP D7)

Neighbours views will not be affected by the proposed first addition.

Privacy (DCP D8)

There will be no loss of privacy due to the proposed additions.

Traffic , Access and safety - C2

There are no changes to the existing crossover and layback.

Parking Facilities – C3

2 spaces per dwelling house are required. Parking in accordance with AS/NZS 2890.1.

There will be no changes to the off-site parking.

Stormwater – C4

To be provided in accordance with council stormwater drainage design guidelines and designed by a hydraulic engineer at a later stage prior to CC.

7. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applied to the site.

7.2 Any development control plan

The development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

7.3 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development.

7.4 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and a first floor addition to an existing dwelling, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

7.5 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and a first floor addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.6 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.7 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8. Conclusion

The proposal which provides for alterations and a first floor addition to an existing dwelling will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with the Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of the Council is requested.

APPENDIX 1: PHOTOS OF EXISTING SITE



VIEW LOOKING TOWARDS THE REAR OF THE EXISTING DWELLING – PROPOSED FIRST FLOOR ADDITION ABOVE

APPENDIX 2: SCHEDULE OF EXTERIOR AND FINISHES

	MATERIAL	COLOUR
NEW ROOF	COLORBOND	LIGHT TO MEDIUM-GREY
NEW WALLS (EXISTING DWELLING)	WEATHERBOARD CLADDING	(TO MATCH EXISTING)
WINDOW FRAMING (EXISTING DWELLING)	ALUMINIUM	TO BE SELECTED



PROPOSED FIRST FLOOR ADDITION ABOVE THE EXING DWELLING