

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and  
Additions to Dwelling  
& New Carport

6 Illalong Avenue,  
North Balgowlah

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## Statement of Environmental Effects

### Alterations and Additions to Dwelling & New Carport

6 Illalong Avenue, North Balgowlah

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*April 2024*

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## 1 Introduction

This Statement has been prepared as part of the documentation associated with a Development Application proposing alterations and additions to the existing dwelling and a new carport at the subject site.

The architect has responded to the client brief to provide a site specific design which appropriately acknowledges and responds to the constraints and opportunities associated with the environmental characteristics of the site. The outcome of the proposed works is of exceptional design quality which will not give rise to any significant adverse amenity or environmental impacts and is consistent with established development within the streetscape.

In addition to the Statement of Environmental Effects the application is also accompanied by the following:

- Survey Plan
- Architectural plans prepared by Harriet Weir Architectural Designs
- BASIX Certificate
- Waste Management Plan

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

- Environmental Planning and Assessment Act, 1979.
- Warringah Local Environmental Plan 2011, and
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed alterations and additions are compatible with the zone and streetscape characteristics.
- The proposed alterations and additions will have a negligible impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

## 2 Site Analysis

### 2.1 Site Description and Location

The application relates to Lot 116 in DP 12315, 6 Illalong Avenue, North Balgowlah. A location map is included as **Figure 1**.



**Figure 1:** Site Location (Source: Six Maps)

The subject site is a generally rectangular shaped allotment with an angled frontage and address to Illalong Avenue. The site has a front boundary measured at 17.16m, varying side boundaries of between 49.53m and 57.63m and rear boundary of 15.24m. The lot has a total site area of 815.7m<sup>2</sup>.

The topography of the site slopes is relatively level. A significant tree straddles the boundary with the adjoining property to the south adjacent to the front boundary. Another tree is located on the adjoining property adjacent to the southern side boundary. The subject site is generally free from constraints.

The existing development on the site contains a 2 storey with a swimming pool at the rear. Driveway is located along the southern boundary. Development in the vicinity generally consists of singles residential dwellings in informal landscaped settings. Manly Dam is located to the north east of the subject site in close proximity.





***Image 1: Streetscape View***

### 3 Description of Proposed Development

#### 3.1 Details of the Proposed Development

This application proposes alterations and additions to the existing dwelling and a new carport. Specifically, the works include:

**Ground Floor:**

- New front deck and entryway
- Extension of the existing office/guest bedroom
- New carport adjacent to the southern boundary. New bin enclosure.
- Rear deck addition
- New laundry door to the northern elevation to a landing and stairs

**First floor:**

- Rear addition to create new bedrooms, bathroom and separate W/C.
- Extension to existing bedroom at the front of the first floor.
- New windows throughout first floor

The application is supported by a BASIX certificate confirming it meets the requirements for efficiency. Sediment and erosion and a waste management plan are provided within the architectural set.

## 4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

### 4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

#### 4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011.

- *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 application relates to alterations and additions to a dwelling and a new carport which is permissible with consent in the zone.

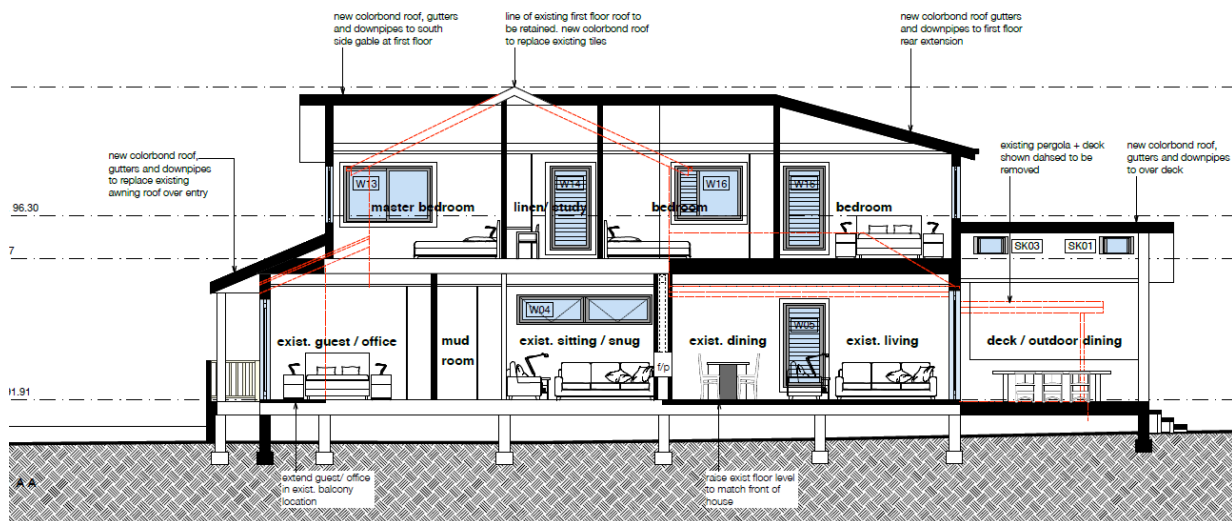
#### 4.1.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The existing pitched roof to be retained reaches a height of 8.5m with all new works to be below the 8.5m development standard. This is demonstrated on the elevations and sections provided within the architectural set and shown below on section AA.





**Image 2: Section AA demonstrating compliance with the 8.5m development standard**

## 4.2 Warringah Development Control Plan 2011

The proposal relates to alterations and additions to the existing dwelling and the following relevant DCP controls have been addressed with respect to consideration of the proposed subdivision application.

### 4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Warringah DCP 2011 is detailed as follows:

Control	Requirement	Proposed	Compliance
<b>Wall Height</b> <b>DCP Control B1</b>	7.2 metres from ground level (existing) to the underside of the ceiling to the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The new extensions to the first floor level comply with the 7.2m wall height control.	Yes

Control	Requirement	Proposed	Compliance
<b>Side Boundary Envelope</b>  <b>DCP Control B3</b>	<p>Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres.</p>	<p>The new rear addition to the first floor level will minorly encroach outside the building envelope along the northern elevation. The existing dwelling is situated closer to the northern boundary as previously there was a driveway along the southern boundary that extended to the rear of the property. This is demonstrated by the substantial side setback from the southern boundary to the dwelling.</p> <p>The addition to the first floor is restricted by the existing development and makes strict compliance challenging while trying to provide a dwelling of high amenity. The proposal provides for 1.5m side setbacks to the northern boundary and is stepped in further than the existing first floor setback of 1.1m. The articulation of the northern façade minimises any unreasonable visual bulk. The encroachment does not raise any unreasonable amenity impacts with regard to privacy with the new spaces being bedrooms and bathrooms. With the site running east to west there is no overshadowing impacts to the northern neighbour.</p>	<p>No – worthy on merit</p>

Control	Requirement	Proposed	Compliance
		The proposal is considered worthy on merit despite the non-compliance.	
<b>Side Boundary Setback</b> <b>DCP Control B5</b>	Development is to maintain a 900mm minimum setback from side boundaries.	Complies	Yes
<b>Front Boundary Setback</b> <b>DCP Control B7</b>	Development is to maintain a front setback of 6.5 metres.	Complies	Yes
<b>Rear Boundary Setback</b> <b>DCP Control B9</b>	Development is to maintain a minimum rear boundary setback of 6 metres.	Complies	Yes
<b>Parking Facilities</b> <b>DCP Control C3</b>	2 off street parking spaces must be located behind the front building alignment.	New carport is proposed along the southern boundary and will utilise the existing driveway. The carport can accommodate 2 cars in tandem.	Yes
<b>Stormwater</b> <b>DCP Control C4</b>	To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and	The alterations and additions will connect to the existing stormwater drainage system for the dwelling.	Yes

Control	Requirement	Proposed	Compliance
	<p>surrounding bushland;</p> <p>to minimise the risk to public health and safety;</p>		
<b>Excavation and Landfill</b>  <b>DCP Control C7</b>	Excavation and landfill works must not result in any adverse impact on adjoining land.	No significant excavation proposed.	Yes
<b>Demolition &amp; Construction</b>  <b>DCP Control C8</b>	A demolition and waste management plan must be satisfactorily completed and submitted.	Some demolition is proposed with the development. Demolished materials will be disposed of appropriately.	Yes
<b>Landscaped Open Space</b>  <b>DCP Control D1</b>	A minimum 40% landscaped open space is to be provided.	345.01m <sup>2</sup> or 42.3% of landscape area is provided.	Yes
<b>Private Open Space</b>  <b>DCP Control D2</b>	Dwelling houses with 3 or more bedrooms are to provide a minimum area of 60sqm of private open space.	>60m <sup>2</sup> achieved	Yes
<b>Access to Sunlight</b>	Pursuant to these provisions development is not to unreasonably	Additional shadows will be cast to the adjoining neighbours to the south. Compliant levels of solar	Yes

Control	Requirement	Proposed	Compliance
<b>DCP Control D6</b>	<p>reduce sunlight to surrounding properties. In the case of housing:</p> <p>At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p>access will be afforded to the dwelling at No. 4's rear private open space.</p> <p>Shadow diagrams have been provided.</p>	
<b>Views</b> <b>DCP Control D7</b>	<p>To allow for the reasonable sharing of views.</p> <p>To encourage innovative design solutions to improve the urban environment.</p> <p>To ensure existing canopy trees have priority over views.</p>	<p>The proposed works will not result in any unreasonable view loss for neighbouring dwellings. The works are consistent with the principals of view sharing pursuant to the planning principal <i>Tenacity vs Warringah Council</i>.</p>	Yes
<b>Privacy</b> <b>DCP Control D8</b>	<p>Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for</p>	<p>The works to the dwelling and the carport do not raise any adverse visual or acoustic privacy impacts.</p> <p>We note that significant spatial separation is provided</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>occupants and neighbours.</p> <p>To encourage innovative design solutions to improve the urban environment.</p> <p>To provide personal and property security for occupants and visitors.</p>	<p>to the southern neighbour. New windows at the first floor level are associated with bedrooms and bathrooms which do not give rise to significant privacy impacts due to their intended use.</p>	
<p><b>Building Bulk</b></p> <p><b>DCP Control D9</b></p>	<p>Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>	<p>The alterations and additions do not result in an any unreasonable visual bulk. The dwelling will continue to incorporate a highly articulated facades which assist in mitigating visual bulk coupled with the range of materials and finishes to be used to break up the massing.</p>	Yes
<p><b>Building Colours and Materials</b></p> <p><b>DCP Control D10</b></p>	<p>Ensure the colours and materials of new or altered buildings and structures are sympathetic to the</p>	<p>A range of materials and finishes is proposed and detailed on the architectural plans provided.</p>	Yes



Control	Requirement	Proposed	Compliance
	surrounding natural and built environment.		
<b>Roofs</b> <b>DCP Policy D11</b>	Roofs are to be designed to complement the local skyline.	The new additions will incorporate a pitch roof design to complement the existing roof form.	Yes

#### 4.3 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

##### (i) The provision of any Planning Instrument

The proposed alterations and additions are permissible and consistent with the intent of the Warringah Councils Local Environmental Plan and Development Control Plan as they are reasonably applied to the proposed works given the constraints imposed by the sites location, environmental and topographical constraints.

(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

##### (iii) Any development control plan

Warringah DCP applies

(iiiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

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

#### *Context and Setting*

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed alterations and additions to the existing dwelling are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

*Access, transport and traffic:*

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The proposal provides for 2 off-street car spaces.

*Public Domain*

The proposed development will have no adverse impact on the public domain.

*Utilities*

Existing utility services will continue to service the dwelling house.

*Flora and Fauna*

N/A

*Waste Collection*

Normal domestic waste collection applies to the existing dwelling house.

*Natural hazards*

No known hazards

*Economic Impact in the locality*

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

*Site Design and Internal Design*

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
  - *size, shape and design of allotments*

- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

#### *Construction*

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

#### *(c) The suitability of the site for the development*

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*

■ *Are the site attributes conducive to development*

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed alterations and additions. The development would not be contrary to the public interest.

## 5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. The works proposed are in general conformity with the LEP and DCP controls as they reasonably apply. The minor variation to the side boundary envelope control with the DCP are well justified and will not result in any unreasonable amenity impacts to the adjoining property.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.