



## **Statement of Environmental Effects**

### **Proposed Garage, Driveway, Picket Fence and Associated Landscaping**

49 Tristram Road, Beacon Hill  
Lot 31 Section 2 DP 6854

**Prepared by Willowtree Planning Pty Ltd on behalf  
of Patrick Hill**

**February 2020**

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<b>2</b>	Architectural Plans	Paul Salvarinas
<b>3</b>	WDCP2011 Compliance Table	Willowtree Planning
<b>4</b>	Schedule of Colours and Finishes	Paul Salvarinas
<b>5</b>	Landscape Plans	Site Image
<b>6</b>	Civil Engineering Plans	Costin Roe Consulting
<b>7</b>	Erosion and Sediment Control Plan	
<b>8</b>	Site Classification Investigation	Alliance Geotechnical
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## PART A PRELIMINARY

### 1.1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Willowtree Planning on behalf of Patrick Hill, and is submitted to Norther Beaches Council (Council) to support a Development Application (DA) concerning the proposed garage, driveway and picket fence with associated landscaping, located at 49 Tristram Road, Beacon Hill (the Site), legally described as Lot 31 Section 2 DP 6854.

The proposed development entails the following key components:

- Demolition of existing driveway strips;
- Construction of double garage;
- Construction of new driveway crossover;
- Construction of new picket fence;
- Associated hardstand areas; and
- Associated landscaping.

The proposed development is consistent with the surrounding land uses, within to which *Warringah Local Environmental Plan 2011* (WLEP2011) applies. The proposed development is located on land zoned R2 Low Density Residential and formulates contextual elements derived from the existing residential character with respect to the immediate vicinity.

This SEE has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Clause 50 and Part 1 of Schedule 1 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out. The prevailing Environmental Planning Instrument (EPI) applicable to the proposed development includes WLEP2011.

Based on the assessment undertaken, it is recommended that favourable consideration to the approval of the Development Application be given.

### 1.2 DEVELOPMENT HISTORY

**Table 1** below is a summary of the DAs on Council's online DA tracker relating to the Site that have been determined.

Table 1. Previous Consents	
Application ID	Description
Mod2015/0130	Removal/Pruning of 3-5 Trees (Submitted: 25/06/2015)
DA2015/0293	Removal/Pruning of 3-5 Trees (Submitted: 15/04/2015)



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## PART B SITE ANALYSIS

### 2.1 SITE LOCATION AND CHARACTERISTICS

The Site subject to this proposal is identified as 49 Tristram Road, Beacon Hill (the Site), being legally described as Lot 31 Section 2 DP 6854.

The Site is an irregular shaped lot which exhibits a total area of approximately 772m<sup>2</sup> and is subject to the applicable provisions of the WLEP2011. The Site is situated within a well-established residential area and has a street frontage of 17.685m to Tristram Road to the north.

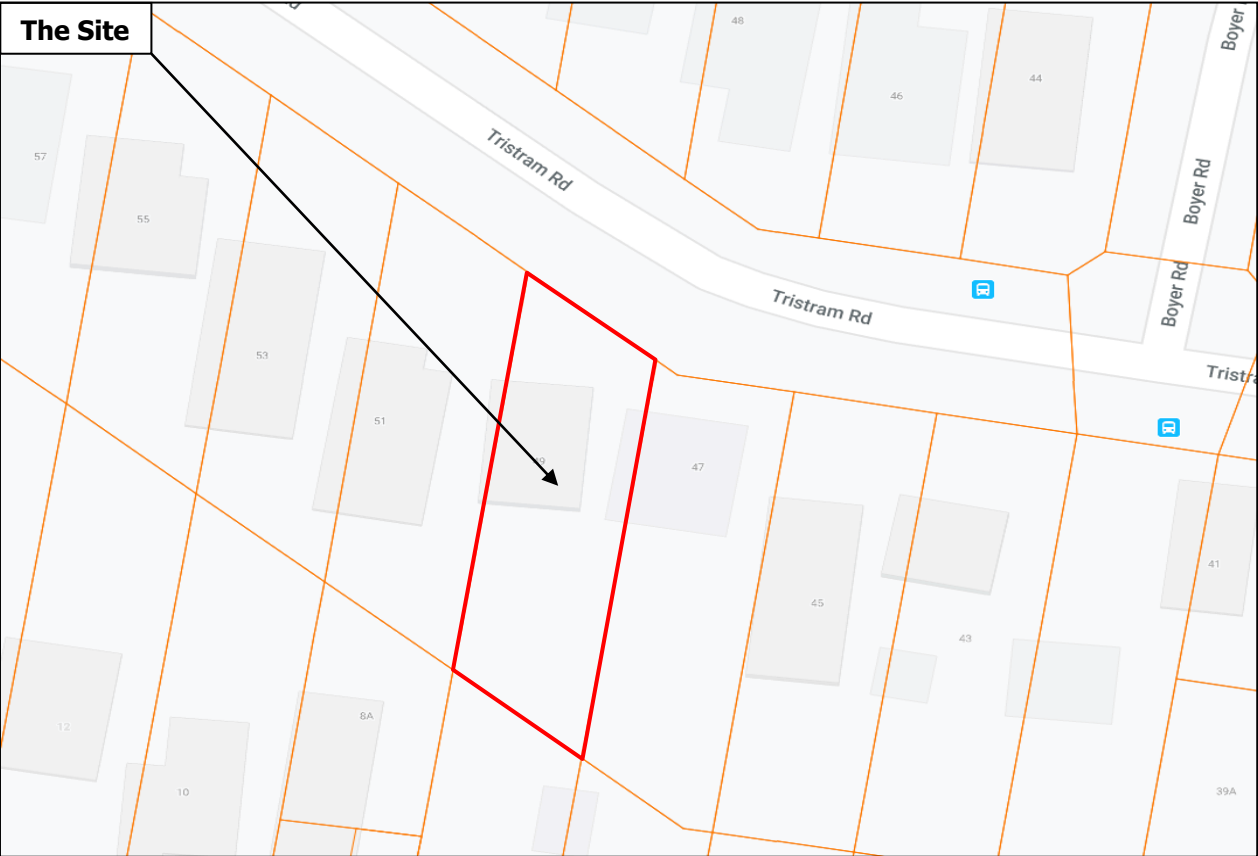
In its existing state, the Site comprises of an existing single storey whiteboard, brick and tiled roof residential dwelling with a garage located to the rear of the Site. Vehicular access to the Site is currently facilitated via a single driveway crossing from Tristram Road.

The existing Site characteristics are illustrated in **Figures 1-3** below.



**Figure 1. Aerial Map of the Site (Source: Nearmap, 2019)**





**Figure 2. Cadastral Map of the Site (Source: Nearmap, 2019)**



**Figure 3. Street View of Site from Tristram Road (Source: Alliance Geotechnical, 2019)**

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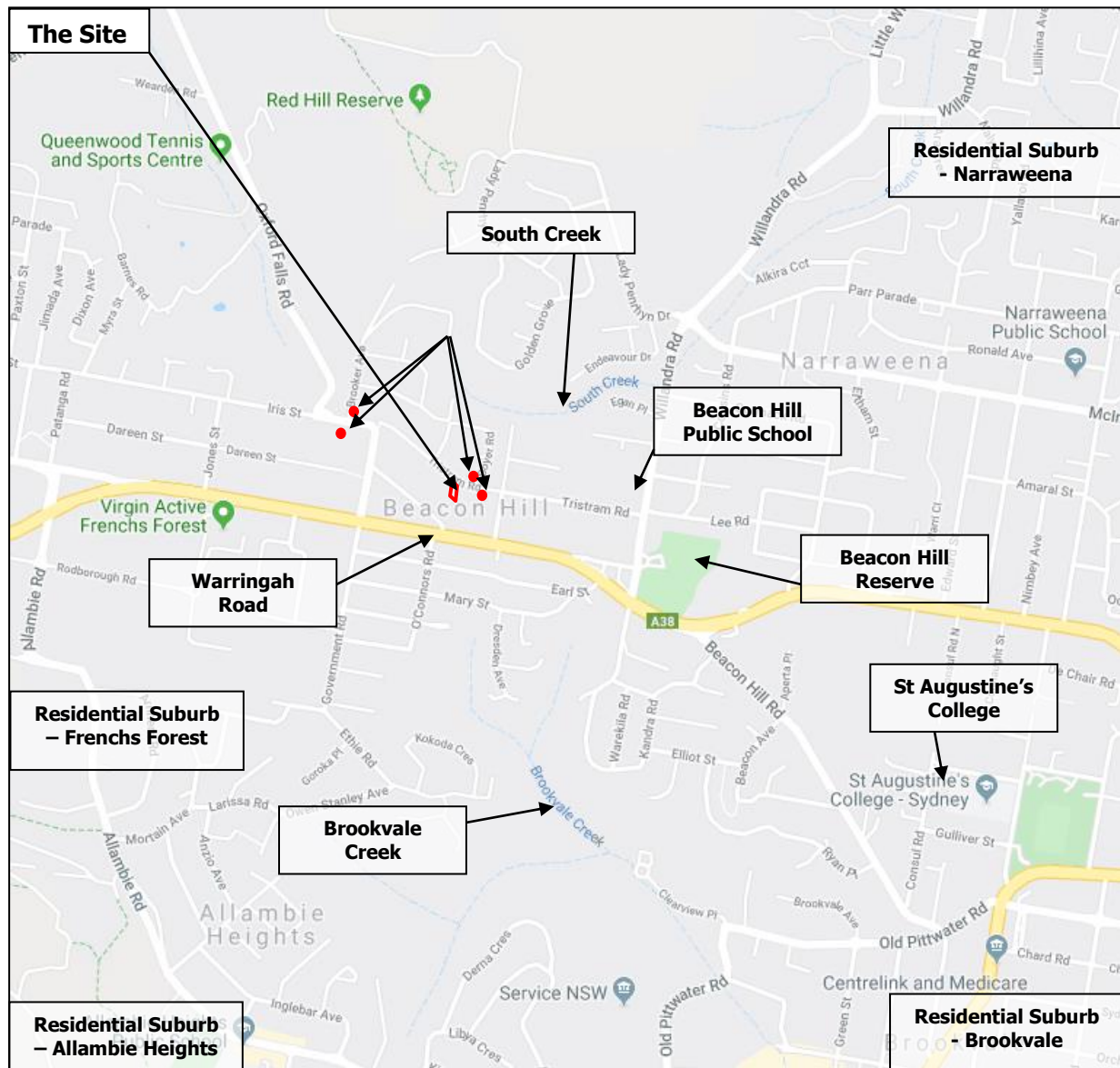
### 2.2 SITE CONTEXT

The Site is located in the suburb of Beacon Hill which forms part of the Northern Beaches Local Government Area (LGA) and is situated approximately 13.3km north of the Sydney Central Business District (CBD).

The Site is located within a well-established residential area predominantly characterised by low density residential development in the form of single and double storey dwelling houses and is located within close proximity to parks, schools and the Town Centre.

The Site is located approximately 190m south west of Tristram Road Reserve, 240m south of South Creek, 300m west of Beacon Hill Public School, 300m east of Warringah Christian Church and 500m west of Beacon Hill Reserve. The Site is directly accessible via a single driveway on Tristram Road. It is serviced by a regular bus network which are available along Tristram providing enhanced connectivity to the immediate locality, as well as the wider Sydney Metropolitan Area.

The local context is illustrated in **Figure 4** below.



**Figure 4. Site Context Map (Source: Nearmap, 2019)**



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## PART C PROPOSED DEVELOPMENT

### 3.1 OVERVIEW

Development consent is sought for the redevelopment of the Subject Site for the purpose of a garage, driveway and picket fence with associated landscaping.

The proposed development and indicative Site layout have been informed and prepared with regard to detailed opportunities and identified constraints through a comprehensive Site analysis. The Site context is considered to be the principle influence on the design, with the intent to respond to the Site's permissibility based on the low density residential zoning. Furthermore, the Site and proposed development would result in minimal impact on the surrounding environment and maintain the local character.

Specifically, the proposal includes the following:

- Demolition of existing driveway strips and stairs;
- Construction of double garage;
- Construction of new driveway crossover;
- Construction of new picket fence;
- Construction of a new deck over existing patio;
- Associated hardstand areas; and
- Associated landscaping.

### 3.2 DEVELOPMENT PARTICULARS

The proposed development includes those works as identified in **Table 2** below.

Table 2. Development Particulars	
Component	Proposed
Building Height	3.6m
Number of Storeys	1
Car Parking	2
Earthworks	Earthworks are proposed to be minor in nature and carried out to establish the footings required to facilitate the proposed development.

**Figures 5** below illustrates the proposed Site Layout. Comprehensive Architectural Plans have been prepared by Paul Salvarinas, which are located within **Appendix 2** of this SEE.

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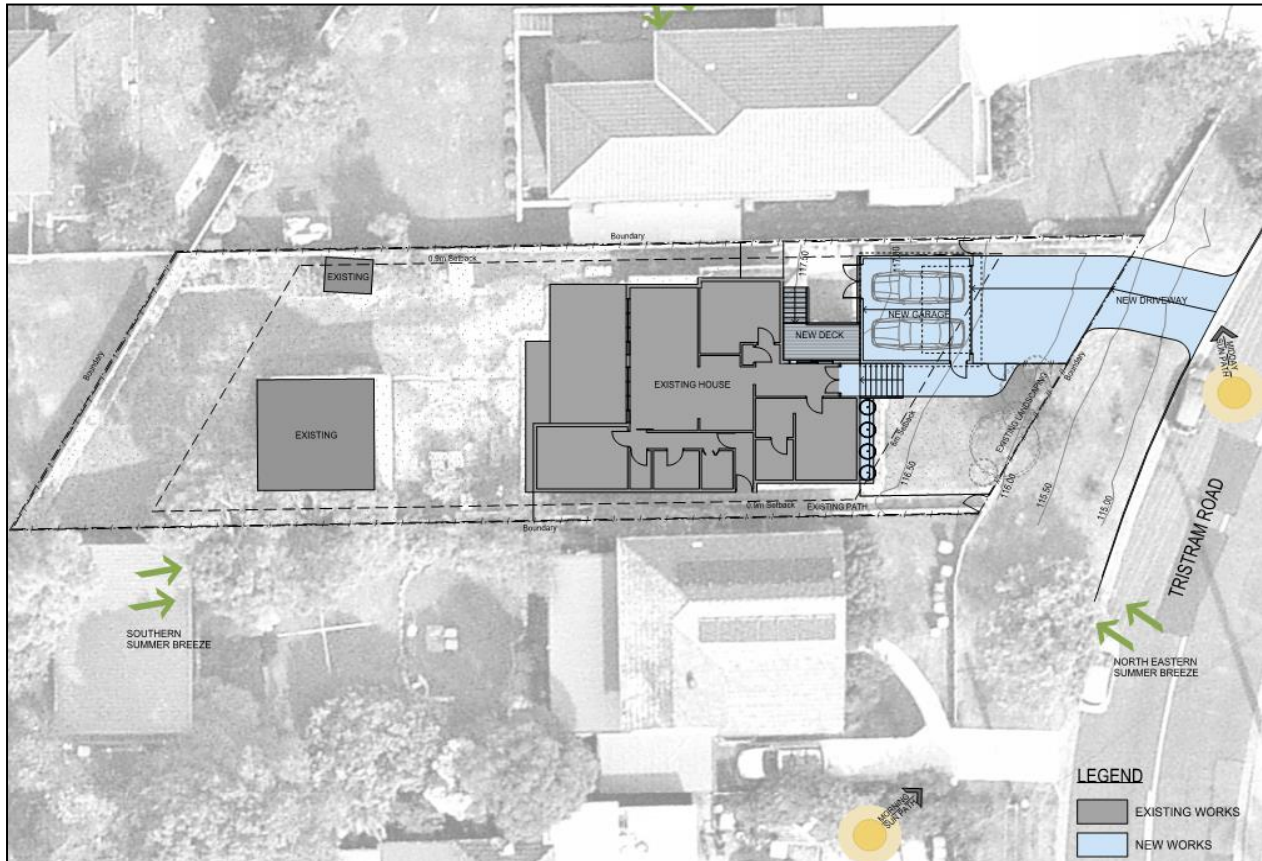


Figure 5. Proposed Site Layout (Source: Paul Salvarinas, 2019)

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## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 STATUTORY PLANNING FRAMEWORK OVERVIEW

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the EP&A Act. The statutory planning framework relevant to the preparation of the SEE includes:

#### State and Regional Planning Context

- *Environmental Planning and Assessment Act 1979;*
- *Environmental Planning and Assessment Regulation 2000;*
- *Water Management Act 2000;*
- *Biodiversity Conservation Act 2016;*
- *State Environmental Planning Policy (Infrastructure) 2007; and*
- *State Environmental Planning Policy No 55 – Remediation of Land.*

#### Local Planning Context

- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

This planning framework is considered in detail in the following sections.

### 4.2 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The EP&A Act is the principle planning and development legislation in New South Wales. Pursuant to Part 4, the proposal is local development.

#### 4.2.1 Section 4.15(1) of the EP&A Act

**Section 4.15(1)** of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15(1) of the EP&A Act are provided in **Table 3** below.

Table 3. Section 4.15(1)(A) Considerations	
Section	Response
Section 4.15(1)(a)(i) any environmental planning instrument, and	WLEP2011. This is addressed in <b>Part D</b> of this SEE.
Section 4.15(1)(a)(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	No draft instruments are applicable to this Application.
Section 4.15(1)(a)(iii) any development control plan, and	<i>Warringah Development Control Plan 2011</i> (WDCP2011). This is addressed in <b>Part D</b> of this SEE and <b>Appendix 3</b> .
Section 4.15(1)(a)(iiia) 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.
Section 4.15(1)(a)(iv) the regulations (to the	The EP&A Regulation is addressed in <b>Part D</b> of this

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extent that they prescribe matters for the purposes of this paragraph),	SEE.
Section 4.15(1)(b)-(c)	Refer to <b>Part E</b> of this SEE.

### 4.2.2 Section 4.46 of the EP&A Act – Integrated Development

Section 4.46 of the EP&A Act defines 'Integrated Development' as matters which require consent from Council and one or more authorities under related legislation. In these circumstances, prior to granting consent, Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development.

The proposed development is not deemed as Integrated Development.

### 4.3 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

The proposal has been prepared in accordance with the provisions of the EP&A Regulation. Clause 50 and Part 1 of Schedule 1 of the EP&A Regulation stipulates how a DA must be "made". This DA satisfies the relevant criteria of the Regulation as follows:

- Clause 50(1)(a) – This DA is accompanied by the necessary information and documentation as part of this DA Pursuant to Schedule 1 of the EP&A Regulation.

Further, the proposal does not trigger 'Designated Development' pursuant Schedule 3 of the EP&A Regulation.

### 4.4 WATER MANAGEMENT ACT 2000

The object of the WM Act is the sustainable and integrated management of the state's water for the benefit of both present and future generations. In accordance with Clause 91 of the WM Act, a controlled activity approval is required for certain development within 40m of a watercourse.

The Site is not located within 40m of a watercourse. Therefore, a controlled activity approval is not required.

### 4.5 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to "maintain a healthy, productive and resilient environment, for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development". The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Under Section 7.7 of the BC Act, a DA for Part activity is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the development is likely to significantly affect threatened species.

The proposed development seeks consent for the removal of one (1) tree located directly to the east of the proposed garage. The proposed removal of this tree does not significantly affect any threatened species and therefore a BDAR would not be required.

### 4.6 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Among other functions, *State Environmental Planning Policy (Infrastructure) 2007* (SEPP Infrastructure) repeals the former *State Environmental Planning Policy No. 11 – Traffic Generating Development* and provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) (formally the Roads and Traffic Authority) for concurrence.



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Under Clause 104 of SEPP Infrastructure, referral may be required for 'Traffic Generating Development'. Schedule 3 lists the types of development that are defined as 'Traffic Generating Development'. The thresholds for residential accommodation include:

- 300 or more dwellings to a Site area with access to a road (generally)
- 75 or more dwellings to a Site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)

The proposed development is for a garage, driveway and picket fence with associated landscaping. Therefore, referral to Roads and Maritime Services is not required as part of this Development Application.

### 4.7 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Clause 7(1) of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) requires that a consent authority must not grant development consent on land unless:

- a) it has considered whether the land is contaminated, and
- b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The Site comprised of a single storey residential dwelling and is located within a well-established residential area which has historically been used for such purpose. Furthermore, major earthworks are not proposed as part of this development, therefore, SEPP 55 is not applicable.

### 4.8 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

The WLEP2011 is the primary EPI applicable to the Site. The relevant provisions of the WLEP2011 as they relate to the Subject Site are considered below:

#### 4.10.1 Zoning and Permissibility

The Site is located within the R2 Low Density Residential pursuant to the WLEP2011. **Table 4** below outlines the objectives and land uses applicable to the Site, as stated within the WLEP2011.

Table 4. <i>Warringah Local Environmental Plan 2011</i> (WLEP2011)	
Requirement	Application to Proposed Development
Clause 2.3 – Zone objectives and Land Use Table	(2) <i>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i>
R2 Low Density Residential Zone	
R2 Low Density Residential zone – Objectives of the zone	<ul style="list-style-type: none"><li>▪ <i>To provide for the housing needs of the community within a low density residential environment.</i></li><li>▪ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i></li><li>▪ <i>To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.</i></li></ul>
Permitted without consent	<i>Home-based child care; Home occupations</i>
Permitted with consent	<i>Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; <b>Dwelling houses</b>; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home</i>

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	<p><i>businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals</i></p> <p><i>Dwelling houses are permitted with consent within the R2 Low Density Residential zone.</i></p>
Prohibited	<i>Any development not specified in item 2 or 3</i>

The proposed development is consistent with the objectives of the R2 zone as it will deliver a garage which is ancillary to a residential dwelling as well as a driveway and associated landscaping which assist in providing for the needs for people within a low density environment. The Site is surrounded by low density residential zoned land, used for similar low density dwellings and is therefore compatible with the surrounding context.

The proposed development will be constructed wholly within the Subject Site and will not exhibit any additional direct offsite impacts during construction phases. As such the proposed development will not adversely affect any other sites or land uses including road infrastructure and drainage infrastructure

The proposed use of the Site is continued to be defined under the *Standard instrument – Principle Local Environmental Plan* (Standard instrument) as *dwelling houses*, being:

*a building containing only one dwelling.*

**Note.** Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

Dwelling houses are permitted with consent within the R2 Low Density Residential Zone.

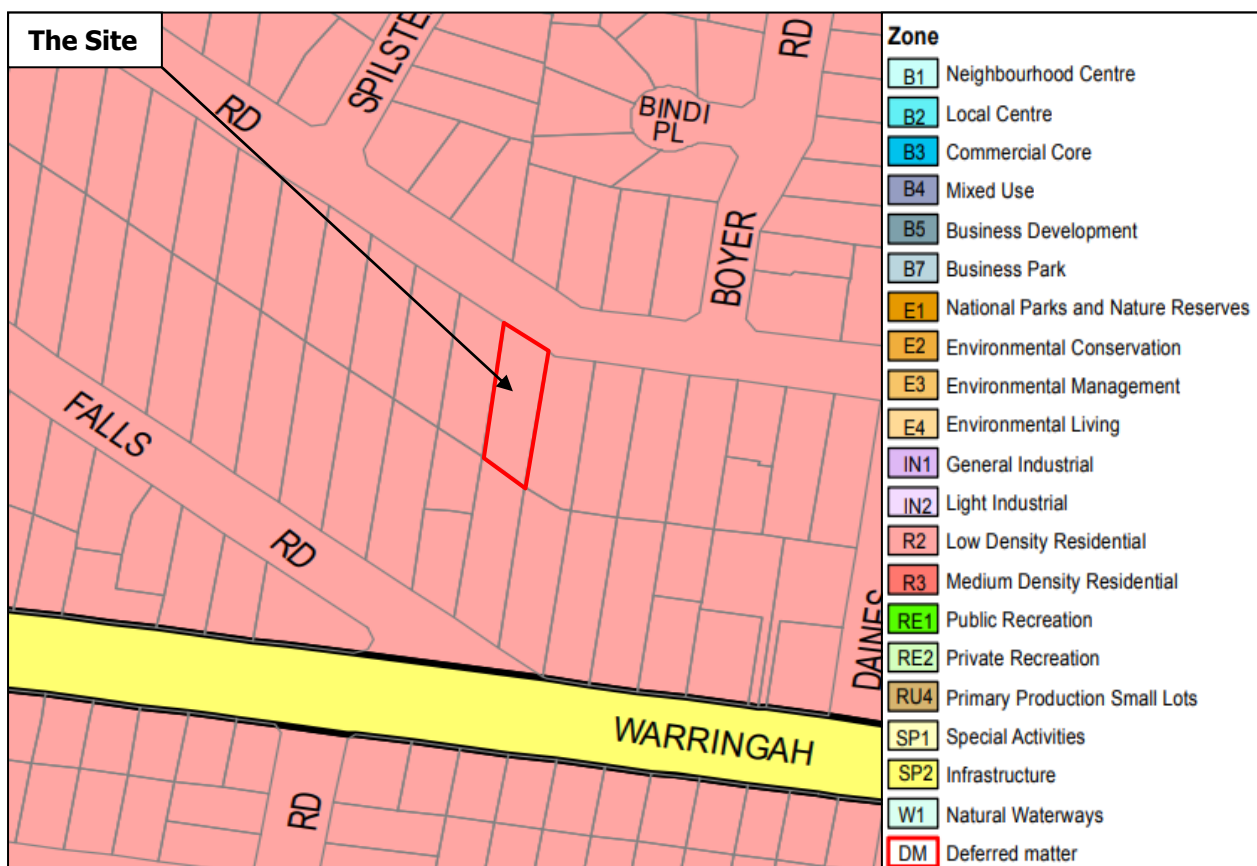


Figure 6. WLEP2011 Zoning Map LZN\_008A (Source: NSW Legislation, 2020)

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**Table 5** outlines the proposed development's consistency and compliance with the relevant Development Standards and provisions under WLEP2011.

Table 5. WLEP2011 Development Standards	
Clause	Comment
Clause 4.1 – Minimum lot size	The Site is subject to a minimum lot size of 600m <sup>2</sup> pursuant to the WLEP2011 (refer to <b>Figure 7</b> ). The proposed development does not seek consent for subdivision.
Clause 4.3 – Height of buildings	The Site is subject to a Height of Building (HOB) of 8.5m pursuant to the WLEP2011 (refer to <b>Figure 8</b> ). The proposed development seeks consent for a HOB of 3.6m which is compliant with the WLEP2011.
Clause 4.4 – Floor space ratio	The Site is not subject to a Floor Space Ratio (FSR) pursuant to the WLEP2011. The proposed development is for a garage, driveway, picket fence and associated landscaping which does not contribute to FSR. Therefore, Clause 4.4 does not apply in this scenario.
Clause 5.1 – Relevant acquisition authority	The Site is not identified for Land Reservation Acquisition under the WLEP2011. Therefore Clause 5.1 does not apply to the Subject Site.
Clause 5.10 – Heritage Conservation	The Site is not identified as containing any Heritage items of significance and is not within a Heritage Conservation Area pursuant to the WLEP2011. Therefore Clause 5.10 does not apply to the Subject Site.
Clause 6.1 – Acid Sulfate Soils	The Site is not identified as being located within Acid Sulfate Soils (ASS) pursuant to the BBLEP2013. Therefore Clause 6.1 does not apply to the Subject Site.
Clause 6.2 – Earthworks	Earthworks are proposed to be carried out to establish the footings required to facilitate the proposed development.
Clause 6.9 – Development on Sloping Land	The Site is identified as being located on Sloping Land being Area B – Flanking Slopes 5° to 15° pursuant to the WLEP2011 (refer to <b>Figure 9</b> ). The proposed development includes earthworks in order to establish the footings required. Footing design and earthworks recommendations are further outlined within the Civil Engineering Plans and Site Classification Investigation attached within <b>Appendix 6</b> and <b>8</b> respectively.

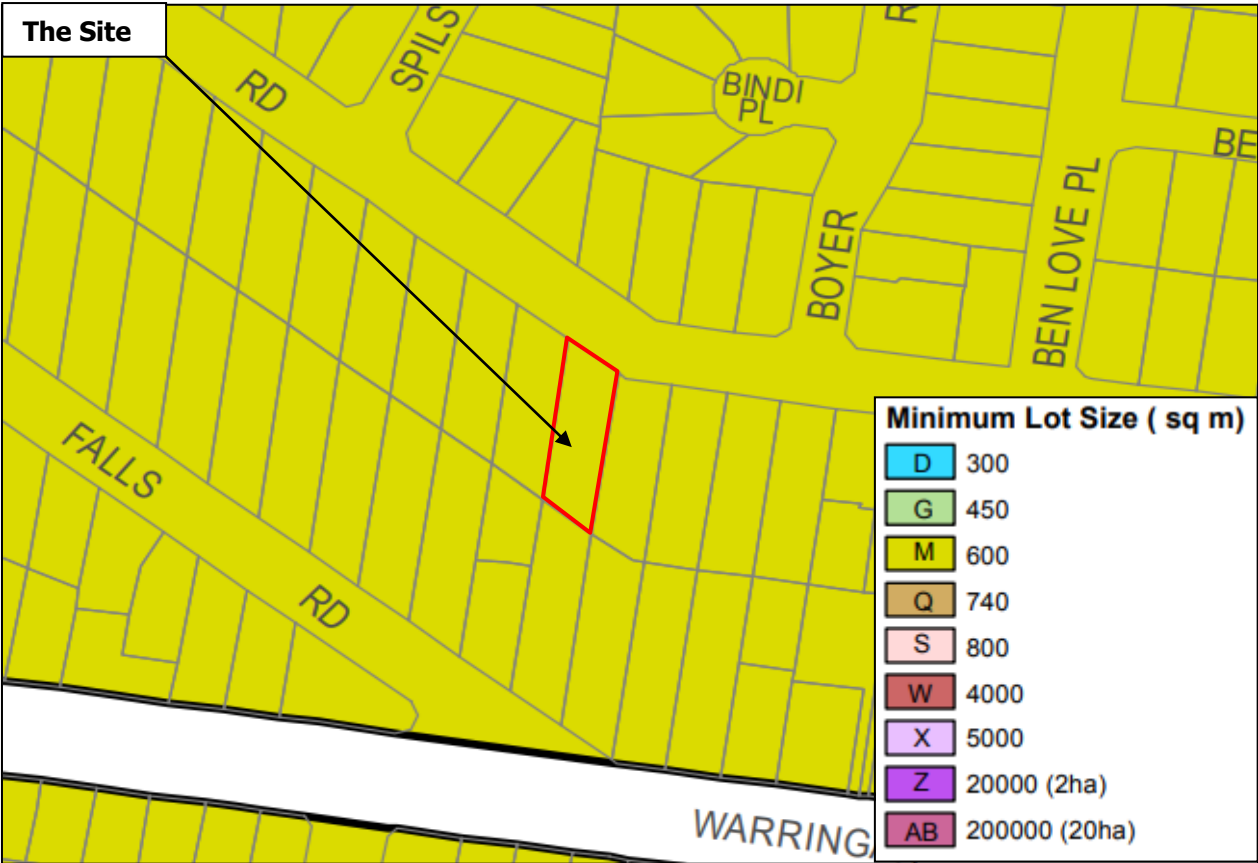


Figure 7 WLEP2011 Minimum Lot Size Map LSZ\_008A (Source: NSW Legislation, 2020)

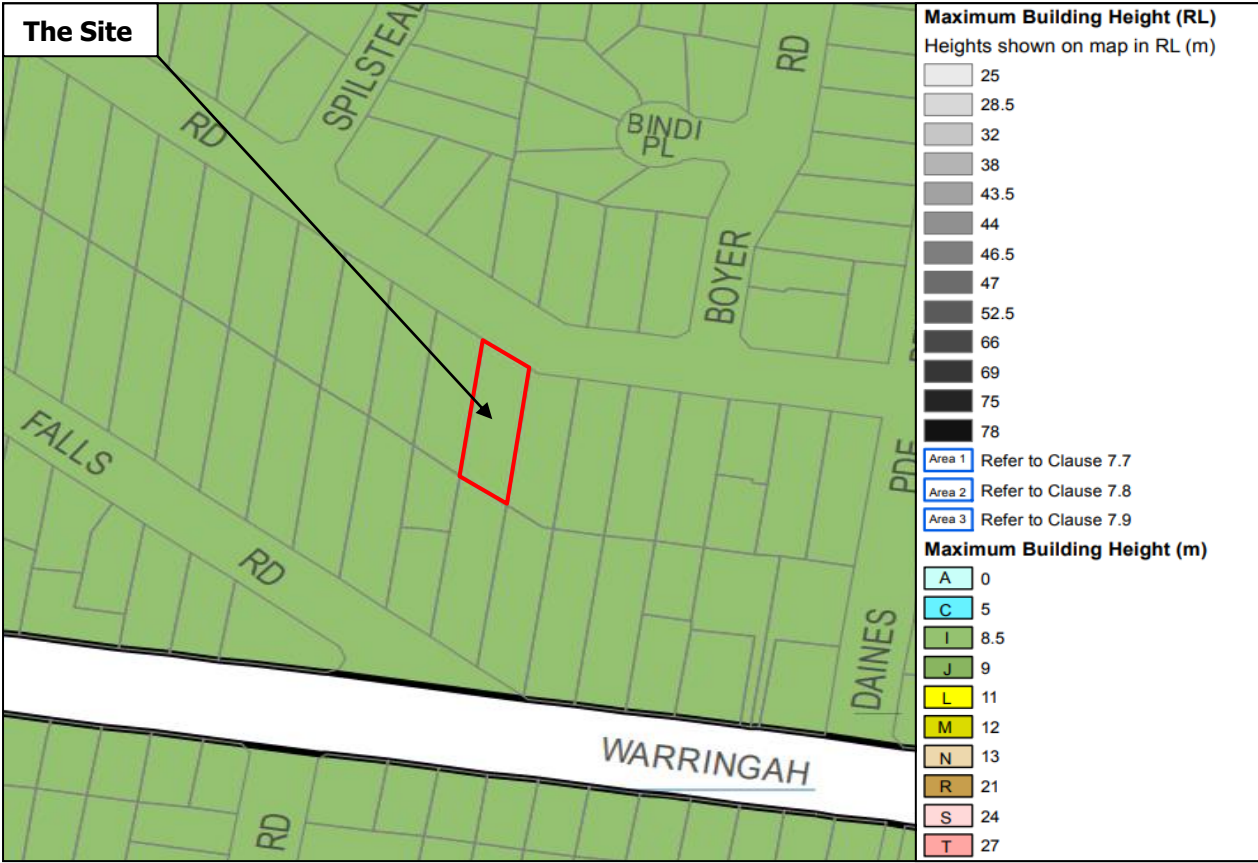


Figure 8. WLEP2011 Height of Building Map HOB\_008A (Source: NSW Legislation, 2020)



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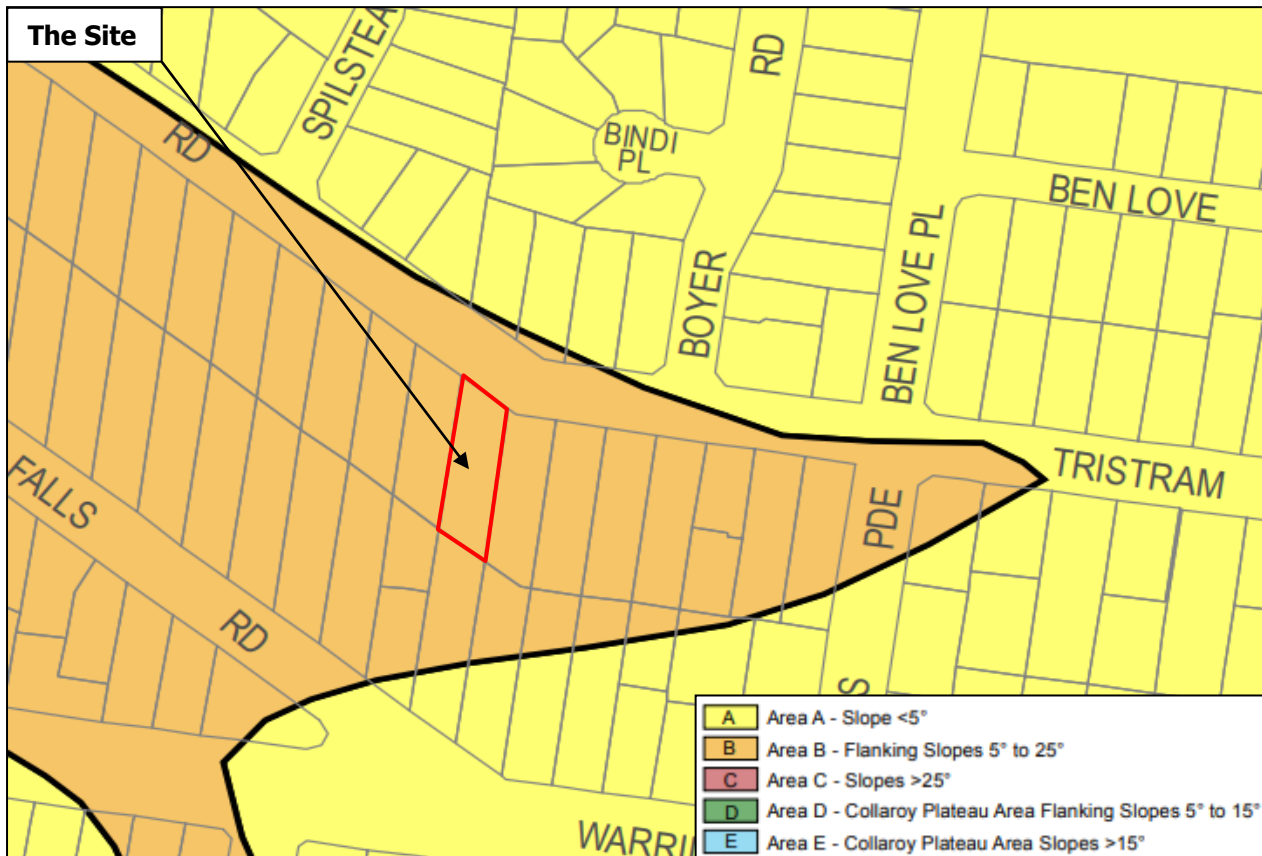


Figure 9. WLEP2011 Landslip Risk Map LSR\_008A (Source: NSW Legislation, 2020)

### 4.9 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments apply to the Site.

### 4.10 WARRINGAH DEVELOPMENT CONTROL PLAN 2011

WDCP2011 supplements the WLEP2011 and provides more detailed provisions to guide development. The objectives of the WDCP2011 are:

*The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:*

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

An assessment of the proposal against the relevant provisions of the WDCP2011 is provided in the WDCP2011 Compliance Table attached in **Appendix 3**.

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## PART E ENVIRONMENTAL ASSESSMENT

This section identifies and assesses the impacts of the development with specific reference to the heads of consideration under Section 4.15(1) of the EP&A Act.

### 5.1 CONTEXT AND SETTING

The proposed development seeks consent for the redevelopment of the Subject Site for the purposes of garage, driveway and picket fence with associated landscaping. Specifically, the proposal includes the following:

- Demolition of existing driveway strips and stairs;
- Construction of double garage;
- Construction of new driveway crossover;
- Construction of new picket fence;
- Construction of a new deck over existing patio;
- Associated hardstand areas; and
- Associated landscaping.

The proposed development is located on a Site which comprises of a single storey residential dwelling in the suburb of Beacon Hill. It is compatible with surrounding land uses being for low density residential development made up of single and double storey residential dwellings. The Site is highly accessible with the surrounding road network as well as regular bus services.

The proposed development will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. Therefore, the proposal is considered compatible with the Site context.

### 5.2 BUILT FORM

The proposed development and indicative Site layout have been informed and prepared with regard to detailed opportunities and identified constraints through a comprehensive Site analysis. The Site context is considered to be the principle influence on the design, with the intent to respond to the Site's permissibility based on the Site having a low density residential zoning. Furthermore, the Site and proposed development would result in minimal impact on the surrounding environment and maintain the local character.

The proposed development will be of high-quality design and construction in order to positively contribute to the character of the area. It will also be of a scale and appearance consistent with surrounding development and as such will integrate with the visual character of the local area. The proposed development has been designed to address the street frontage in order to activate the street and contribute to pleasant views toward the Site from the public domain.

The comprehensive set of Architectural Plans (prepared by Paul Salvarinas), illustrating the proposed development are located in **Appendix 2**.

### 5.3 ACCESS & TRANSPORT

The proposed development seeks consent for a garage, driveway and picket fence with associated landscaping. As a result, the proposed development provides the existing dwelling with two (2) side by side parking spaces being compliant with the WDCP2011.

### 5.4 SOIL AND WATER

#### 5.4.1 Earthworks

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Further details are outlined within the Civil Engineering Plans attached in **Appendix 6**.

During the demolition, earthworks and construction phases of the proposed development, an Erosion and Sediment Control Plan will be in place to protect the downstream drainage system and receiving waters from sediment laden runoff

## 5.5 GEOTECHNICAL

AG carried out the geotechnical investigation on 15 November 2019. This consisted of one (1) borehole drilled to a depth of 0.9m and three (3) Dynamic Cone Penetrometer (DCP) tests were undertaken at the locations illustrated in **Figure 10** below.



groundwater was not observed during the drilling of boreholes. The results of the subsurface soil and rock profile are depicted in **Figure 11** below.

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Unit	Description	Depth to top of layer (m)	Consistency/ compaction	Moisture
Unit 1 Topsoil	Silty Sand, fine grained, brown, trace fine to coarse gravel, organics.	0	-	Dry
Unit 2 Alluvial Soil	SAND, fine to medium grained, yellow-orange and brown, trace medium sandstone gravel.	0.1	Dense	Dry to Moist
Unit 3 Bedrock	SANDSTONE, fine to medium grained, red-pink and pale grey, very low strength, highly to moderately weathered.	0.6	-	-

**Figure 11. Results of Subsurface Soil and Rock Profile (Source: Alliance Geotechnical, 2019)**

### Comments and Recommendations

#### Site Classification

Site classification is determined in accordance with AS 2870-2011. Based on the investigation carried out by AG, the Site is classified as **Class A** which is defined as '*Most sand and rock sites with little or no ground movement from moisture changes*'.

#### Foundation Parameters

An engineered slab or standard footing is considered appropriate for sites classified as **Site A**. It is envisaged that the proposed development building load can be catered via shallow footings or slab founded within the fill material. For shallow strip footings of 1m width and 0.5m below ground level, the recommended bearing capacity is 200kPa. Should a higher bearing capacity be required, piers footings embedded a minimum of 0.3m into the sandstone bedrock can be designed for an allowable end bearing capacity of 1000kPa.

In order to minimise the potential for differential settlement, it is recommended that the footings for the proposed garage are founded on material unit that is below any topsoil, loose or deleterious material. Furthermore, the footings should be inspected by a geotechnical engineer prior to the placement of frameworks, reinforcement and pouring concrete.

#### Groundwater Control

Based on the investigation carried out by AG, the groundwater table is not present within the garage addition foundation. However, it is still anticipated that groundwater seepage and runoff will occur especially at the interface between the soil and bedrock.

Construction should be planned to manage seepage and surface runoff during excavation and earthworks. Prior to the commencement of excavation, it is recommended that the area surrounding the garage foundation be prepared with temporary drainage in order to divert and control surface runoff. Furthermore, to ensure surface runoff water is captured and drained away from the Site, it is recommended that both temporary and permanent provisions are made.

Further details are outlined within the Site Classification Investigation attached in **Appendix 8**.

## 5.6 HERITAGE

The Site is not identified as being either of local or state heritage items and is not located within a heritage conservation area. Therefore, no further consideration is considered warranted in this regard.

## 5.7 CONSTRUCTION



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Construction will be undertaken in accordance with Council's conditions of consent. Appropriate measures will be undertaken to mitigate any potential impacts from construction including dust, noise, odours, traffic impacts and erosion.

### 5.8 WASTE

A Waste Management Plan (WMP) dated 17 January 2020 has been prepared by Patrick Hill and is attached in **Appendix 10** which provides an overview of the proposed demolition and construction waste management procedures associated with the proposed development.

Further details are outlined in the WMP attached in **Appendix 10**.

### 5.9 UTILITIES

All utility infrastructure and essential services could be successfully augmented to the Site.

### 5.10 CUMULATIVE IMPACTS

No foreseeable cumulative impacts are to result from the proposed development. Rather the proposed development is for a garage, driveway and picket fence with associated landscaping as an addition to the existing single storey residential dwelling within a residential area which is commensurate with the intended development of the Site and its surrounds

### 5.11 SUITABILITY OF SITE FOR DEVELOPMENT

The Site is located within an established residential area and has a R2 Low Density Residential zoning pursuant to the WLEP2011. The proposed development will facilitate the continued use of the Site for residential purposes which is consistent with the zoning of the Site and the surrounding context.

Accordingly, the Site is considered to be suitable for the development and is consistent with the aims and objectives of the R2 zone in that it seeks to facilitate the Site for residential purposes as well as responds to the characteristics of the land and is compatible with surrounding land uses

### 5.12 SUBMISSIONS

Should any submissions be received in relation to the proposed development, the applicant will address them accordingly.

### 5.13 THE PUBLIC INTEREST

The proposed development has been designed according to the size, shape and context of the Site. It is also designed to be consistent with the desired future character for development in the area. The proposed development is permissible in the R2 zone and is consistent with the intent of the relevant planning controls.

Through appropriate design measures, the proposal will have no significant adverse impact on the locality and on the environment. The proposed development will efficiently utilise the Site and support local businesses and residents. The architectural design and proposed layout achieve a positive use of the available space as well as safe and efficient movement of vehicles and pedestrians. The design of the proposed development has a positive aesthetic impact on the streetscape as well as internally for future residents. Therefore, the proposed development is considered to be in the public interest.

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### PART F CONCLUSION

The purpose of this SEE has been to present the proposed garage, driveway and picket fence with associated landscaping for the Site located at 49 Tristram Road, Beacon Hill (Lot 31 Section 2 DP 6854) and to assess its potential impacts having regards to Section 4.15(1) of the EP&A Act

This proposed development seek consent for the redevelopment of the Subject Site for the purposes of a garage, driveway and picket fence with associated landscaping. The proposal has been prepared after taking into consideration the following key issues:

- The development history of the Site;
- The context of the Site and locality;
- The relevant heads of consideration under Section 4.15(1) of the EP&A Act; and
- The aims, objectives and provisions of the relevant statutory and non-statutory planning instruments.

The proposed development is permissible within the zone and is compatible with the zone objectives. As stipulated previously in this Report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed.

In light of the merits of the proposed development and in absence of any significant environmental impact, the proposed development warrants support by Council.

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## Appendix 1 Pre Lodgement Meeting Minutes

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## Appendix 2 Architectural Plans



**Statement of Environmental Effects**

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**Appendix 3**  
WDCP2011 Compliance Table

## Statement of Environmental Effects

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## Appendix 4 Schedule of Colours and Finishes

## Statement of Environmental Effects

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## Appendix 5 Landscape Plans

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## Appendix 6 Civil Engineering Plans



## Statement of Environmental Effects

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## Appendix 7 Erosion and Sediment Control Plan

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## Appendix 8 Site Classification Investigation

**Statement of Environmental Effects**

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**Appendix 9**  
Survey Plan

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## Appendix 10 Waste Management Plan



## Statement of Environmental Effects

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## Appendix 10 Cost of Works Estimate