

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Alterations and Additions to existing Dwelling 9 Earl Street Beacon Hill NSW 2100

DATE 06.06.2024

REV	DESCRIPTION	DATE	AUTHOR
A	Issue for DA	06.06.2024	M.B

Contents

1.0 INTRODUCTION 3

2.0 BACKGROUND AND EXISTING CONDITION 3

3.0 SITE DETAILS..... 4

4.0 DEVELOPMENT PROPOSAL 4

5.0 SITE ANALYSIS 5

6.0 SUPPORTING DOCUMENTATION 5

7.0 DEVELOPMENT STANDARDS 6

 7.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN..... 6

 ZONING 6

 FLOOR SPACE RATIO 7

 HEIGHT OF BUILDINGS 7

 7.2 DEVELOPMENT CONTROL PLAN 7

8.0 CONCLUSION..... 15

9.0 SITE IMAGES..... 15

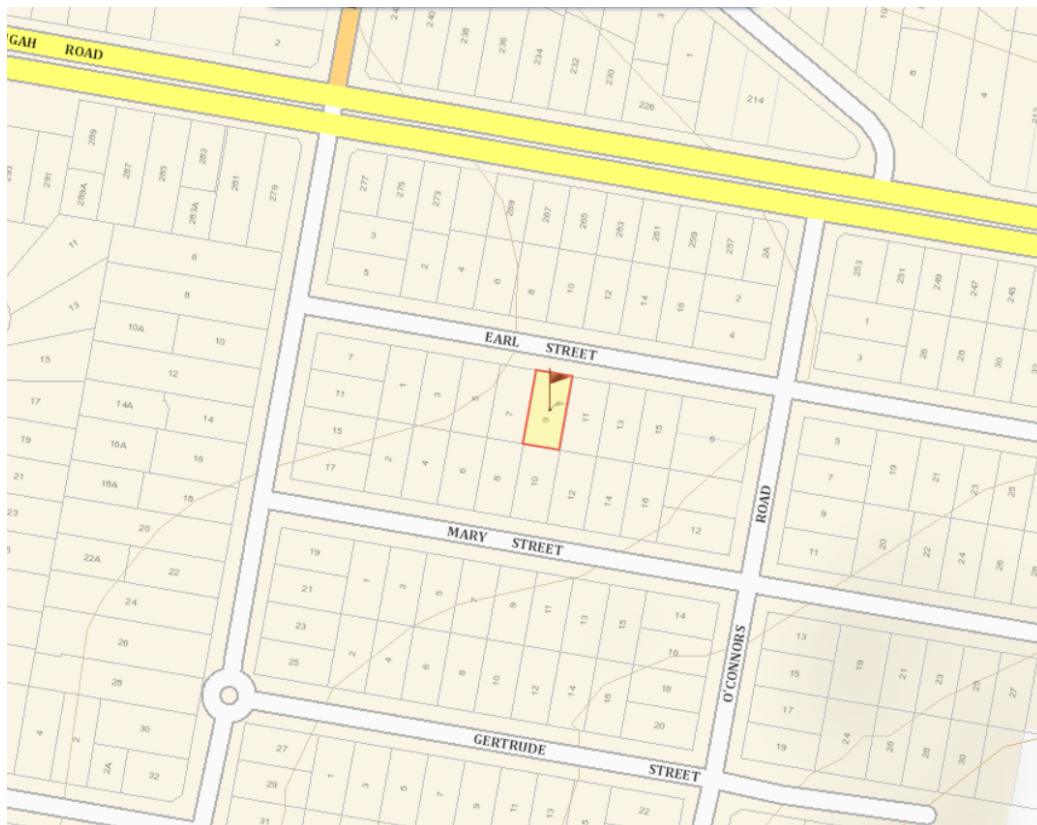
1.0 INTRODUCTION

The Site Foreman (NSW) Pty Ltd has prepared for Fayleen Dorothy Melville a Statement of Environmental Effects for the proposed alterations and additions to the existing residential dwelling at 9 Earl Street Beacon Hill NSW 2100. This Statement has been prepared pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

The purpose of this document is to detail the proposed development, review the applicable planning regime relating to the works, assess the degree of compliance and examine the environmental effects of the development. In respect of the assessment of the proposal, where impacts are identified, measures proposed to mitigate any harm to environmental amenity have been addressed in this report. Northern Beaches Council shall be referred to as the Local Government Authority throughout this report. This Statement should be read in conjunction with design drawings and associated reports.

2.0 BACKGROUND AND EXISTING CONDITION

The subject property is located within Beacon Hill of Northern Beaches Council Local Government Area (LGA). The property is also known as Lot9/Section C/DP18253, rectangular shaped through-lot and has a total site area of 464.5m² with a terrain sloping down from the front to the rear of the property. The property is situated on the South side of Earl Street. The dwelling has frontage to Earl Street which serves as the main pedestrian and vehicular entry/garage access.



3.0 SITE DETAILS

LOT INFORMATION				
Street number	9			
Street	Earl Street			
Council	Northern Beaches Council			
LOT/Section/DP	9/C/DP18253			
Suburb	Beacon Hill			
Frontage	Front to Earl Street			
Aspect (N,S,E,W)	Front	North	Rear	South
Lot Shape	Rectangular- Through Lot			
Slope	From the front to rear of the property			
Lot Area (m ²)	464.5			
Approximate Lot Width (m)	Front	15.24m	Rear	15.24m
Approximate Lot Depth (m)	Left	30.48m	Right	30.48 m

4.0 DEVELOPMENT PROPOSAL

The proposal is for the proposed alterations and additions to the existing residential dwelling, including:

Existing Lower Ground floor:

- Redesigning of internal layout to include a Bed room, Theatre, Retreat, Bath & Laundry
- Proposal of a pool with decking and Alfresco.

Existing Ground floor:

- Front porch & driveway as existing
- Double garage as existing;
- Redesigning of internal layout to include a Bed room with ENS and WIR, Living, Dining, Kitchen, Powder room, and 2 sets of stairs going upper and lower level;
- Semi covered Balcony;

Additional First floor:

- Living with access to Balcony;
- Master Bedroom with Walk in Robe & Ensuite;
- Two bedrooms with robes;
- Family bathroom;
- Front Balcony.

The Three storey proposal of the subject property are clearly shown in the architectural drawings.

5.0 SITE ANALYSIS

NOISE: Low impact from Earl Street. No other identifiable sources of nearby noise, both traffic or otherwise.

STREETScape: The proposal will create an excellent opportunity to improve the amenity of the existing property, contributing to the on-going development of Beacon Hill and impose minimal impacts upon any surrounding residences. No likely adverse impact upon the local streetscape has been identified. The proposed development can be seen from Earl Street. The proposed design will blend in well with the existing built environment.

TRAFFIC: There will be no impact on the existing traffic.

VIEWs: The habitants will have good views towards the city located in rear of the dwelling.

VIBRATION: No adverse impacts have been identified.

PREVAILING WINDs: No need to protect from prevailing winds has been identified.

SUNLIGHT: No adverse impacts have been identified that will impact on the amount of solar penetration available to the proposal or nearby buildings.

AMENITY: No nearby buildings should experience adverse impact on their amenity, as a result of the proposal.

PROXIMITY: The proximity of the site to public transport facilities offers good bus transport opportunities.

PARKING: No adverse impacts have been identified that will impact on the parking at the side of the dwelling.

6.0 SUPPORTING DOCUMENTATION

The following drawings, prepared by The Site Foreman, were reviewed as part of the preparation of this report:

BASIX Certificate

Sheet Number	Sheet Name
00	Cover
01	Context Plan
03	Proposed Development Details
04	BASIX Requirements
04.1	BASIX Requirements
101	Site Plan
102	Site Analysis
200	Lower Floor Demolition Plan
201	Ground Floor Demolition Plan
210	Roof Demolition Plan
300	Lower Floor Plan

Waste Management Plan

Sheet Number	Sheet Name
301	Ground Floor Plan
302	First Floor Plan
310	Roof Plan
401	Elevations (South)
402	Elevations (North)
403	Elevations (East)
404	Elevations (West)
450	Section 1
451	Section 2
452	Section 3
475	Door & Window Schedule

Cost Summary Report

Sheet Number	Sheet Name
501	Shadow Diagrams - 9am Winter
502	Shadow Diagrams - 10am Winter
503	Shadow Diagrams - 11am Winter
504	Shadow Diagrams - 12pm Winter
505	Shadow Diagrams - 1pm Winter
506	Shadow Diagrams - 2pm Winter
507	Shadow Diagrams - 3pm Winter
550	External Finishes Schedule
600	3D Views
601	3D Views
602	3D Views

7.0 DEVELOPMENT STANDARDS

7.1 WARRINGAH LOCAL ENVIRONMENTAL PLAN

CLAUSE	CONTROL	NOTES
LEP Map No.	008A	
Zoning	R2 – Low Density Residential	
Maximum Height	8.5m	

ZONING

Zone R2 Low Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home 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

4 Prohibited

Any development not specified in item 2 or 3

RESPONSE:

In consideration of objectives as stated above, the proposal for the three-storey dwelling at 9 Earl Street in an R2 Low Density Residential is considered permissible.

There is expected to be minimal impact on the local built area and natural environment. The development will be carried out using best practices, sustainable design methodology and constructed using quality materials.

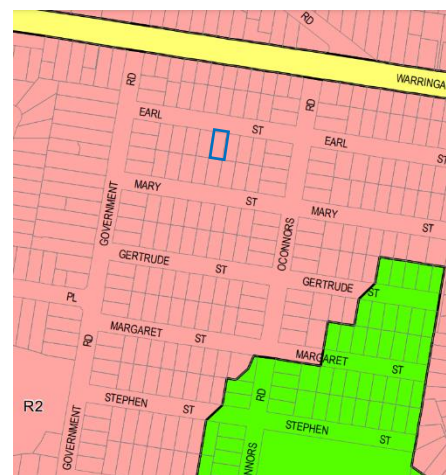


Figure 7.1.1

Excerpt from the Warringah Environmental Plan 2011 Land Zoning Map 008A showing the subject site in blue.

Source: NSW Government Legislation

FLOOR SPACE RATIO

Not applicable to the site.

HEIGHT OF BUILDINGS

(1) *The 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.*



Figure 7.2.1
 Excerpt from the Warringah Local Environmental Plan 2011 Height of Buildings Map 008A showing the subject site in blue.
 Source: NSW Government Legislation Website

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

(2A) *If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.*

RESPONSE:

The property is designated ‘I’ on the ‘Height of Buildings Map’ in the LEP with a maximum height of 8.5m. The proposed Building height is 8.67m due to approximate slope of 4.2m from front to rear of the site.

7.2 DEVELOPMENT CONTROL PLAN

Warringah Development Control Plan 2011

TABLE OF COMPLIANCE – DWELLING HOUSES		
ITEM	REQUIREMENT	PROPOSED
Part B Built Form Controls		
B1 Wall Heights	Walls are not to exceed 7.2m from ground level to the underside of the ceiling on the uppermost floor of the building.	<i>As expected on a sloping site, the dwelling exceeds the wall height control on the Rear portion of the</i>

	<p>This control may be varied on sites with slopes greater than 20% within the building footprint, provided the building:</p> <ul style="list-style-type: none"> • does not exceed the 8.5 metre height development standard; • is designed and located to minimise bulk and scale; and • has a minimal visual impact when viewed from the downslope sides of the land. 	<p><i>upper storey with maximum height of 8.16m. However, with the slope close to 20% with in building footprint, variation could be supported.</i></p> <p><i>The variation is supportable as a consequence of the 4m slope and existing site cut. Further, the walls are not readily discernible as they are recessed.</i></p>
B2 Number of Storeys	Site not Identified on the Number of Storeys Map	<i>The Proposed Development is a three-storey building.</i>
B3 Side Boundary Envelope	Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from 4m above ground level.	<i>Although the dwelling complies with the numeric setback specified by the DCP small components of both the Eastern and Western walls breach the 45-degree envelope as demonstrated on Section drawings. As illustrated on sections and the point encroachment of the building envelope occurs on the rear portion of the dwelling. Although non-complaint, the dwelling does not impede on the neighboring properties amenity. As sunlight is maintained to No7 and No11 private open spaces. We also note this point encroachment only occurs for a minimal portion of the building and the dwelling have been articulated to reduce its impact, thus no visual dominance results. Further, no unreasonable or</i>

STATEMENT OF ENVIRONMENTAL EFFECTS

Property: 9 Earl Street Beacon Hill NSW 2100

Project No.: 3137

Date: 16.05.2023

		<i>adverse impacts upon amenity are foreseen noting detailed discussion provided in this SEE. Accordingly, on merit the proposed development is considered acceptable. Complies with intent of control.</i>
B4 Site Coverage	Site not identified on Site Coverage Map.	N/A
B5 Side Setbacks	900mm from side boundary.	<i>No new dwelling walls are proposed to be less than 900mm from the side boundaries. Eastern Boundary: 1.36m Western Boundary: 1.409m Complies</i>
B6 Merit Assessment of Side Setbacks	Not Applicable	N/A
B7 Front Boundary Setbacks	6.5m from the front boundary.	<i>Existing setbacks The front setback area does retain a landscaped setting.</i>
B8 Merit Assessment of front Boundary	Not Applicable	N/A
B9 Rear Boundary Setbacks	6m from the rear boundary.	<i>No new dwelling walls are proposed to be less than 6m from the rear boundary. Complies</i>
Part C Siting Factors		
C3 Parking Facilities	<p>Garage doors and carports are to be integrated into the house design and to not dominate the façade.</p> <p>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6m or 50% of the building width, whichever is the lesser.</p> <p>Two parking spaces are to be provided for residential dwellings</p>	<p><i>Existing double Garage is retained.</i></p> <p><i>Two parking spaces are provided- Complies</i></p>

STATEMENT OF ENVIRONMENTAL EFFECTS

Property: 9 Earl Street Beacon Hill NSW 2100

Project No.: 3137

Date: 16.05.2023

C4 Storm water	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.	<i>Stormwater plans have been prepared and are submitted with the application.</i>
C5 Erosion and Sedimentation	Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur. Any erosion and sedimentation is to be managed at the source.	<i>Sedimentation and erosion control plan is submitted.</i>
C7 Excavation and Landfill	Excavation and landfill works must not result in any adverse impact on adjoining land	<i>Excavation for the pool is proposed. No impacts will result on adjoining land.</i>
C8 Demolition and Construction	Section 1 of the Waste Management Plan must be satisfactorily completed and submitted. An area must be allocated for the sorting and storage of materials for use, recycling and disposal.	<i>A Waste Management Plan is submitted with the application. A stockpile and material recycling area are indicated on the sediment and erosion control plan.</i>
C9 Waste Management	Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises.	<i>Waste Management Plan accompanies submission.</i>
Part D Design		
D1 Landscape Open Space and Bush land Setting	Minimum 40% of the site is to be landscaped open space. Landscaped area required is 185.8m ² .	<i>The Landscape area is increased from existing 134.06sq.m to proposed 160.57sq.m. Even though it does not comply, additional landscape is added to the existing design.</i>
D2 Private Open Space	60m ² with minimum dimensions of 5m.	Complies <i>The rear yard area.</i>
D3 Noise	Ensure that noise emissions do not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors	<i>The existing site and houses enjoy good privacy due to the secluded aspect of the site and the generous distance from the street. Visual privacy has been considered carefully through the care taken in avoiding the placement of windows on parts of the house that will adversely</i>

STATEMENT OF ENVIRONMENTAL EFFECTS

Property: 9 Earl Street Beacon Hill NSW 2100

Project No.: 3137

Date: 16.05.2023

		<p><i>affect the privacy of the neighbours.</i></p> <p><i>Any noise generated by the proposed development will be of a domestic nature only, and is not expected to be a problem.</i></p> <p><i>The proposed development is designed to provide a reasonable acoustic environment within a development site and minimise the possibility of noise to occupants of residential dwellings. The proposed building will be insulated at roof level and in the walls to control thermal comfort and reduce noise.</i></p> <p><i>No unusual acoustic impacts are anticipated as a result of the proposal.</i></p> <p>Complies</p>
<p>D4 Electromagnetic Radiation</p>	<p>Not applicable to subject land.</p>	<p>N/A</p>
<p>D6 Access to Sunlight</p>	<p>At least 50% of the required area of POS of each dwelling and at least 50% of the required area of POS of adjoining dwellings are to receive a minimum of 3hr of sunlight between 9am and 3pm on June 21. Windows to the principal living area of each dwelling and the principal living area of each adjoining dwelling (i.e. at least 50% of the glazed area of those windows) are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	<p><i>The proposal complies with overshadowing controls -Minimal impact to the adjoining properties.</i></p> <p><i>The proposal complies with respect to solar access.</i></p> <p><i>TSF Architects has prepared conventional shadow diagrams in plan as required .The diagrams show the extent of shadow that would fall on a nominal ground plane consequent on the proposed development and surrounding areas as modelled with survey information provided by surveyors. True North is taken from the survey.</i></p>

STATEMENT OF ENVIRONMENTAL EFFECTS

Property: 9 Earl Street Beacon Hill NSW 2100

Project No.: 3137

Date: 16.05.2023

D7 Views	Development shall provide reasonable sharing of views.	<i>The proposed works associated with this Development Application will have no impact on view sharing. The adjacent dwelling houses are situated such that they will incur no view loss from the proposed development. No further analysis of views is considered to be required. Refer to Site Analysis plan.</i>
D8 Privacy	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass. The windows of one dwelling are to be located so they do not provide direct or close views into the windows of other dwellings.	<i>Visual privacy has been considered carefully through the care taken in avoiding the placement of windows on parts of the house that will adversely affect the privacy of the neighbours.</i> Complies
D9 Building Bulk	Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. Orientate development to address the street. Use colour, materials and surface treatment to reduce building bulk.	<i>The proposal does not include large areas of continuous wall planes. The facades will be broken up by recessed walls, balconies, and sufficient wall articulation. The development orientated to address the street. Render and colouring will be used throughout. Colours will be neutral or recessive. Please refer to the schedule of external finishes.</i>
D10 Building Colours and Materials	A schedule of colours and materials is to be submitted with all development applications.	<i>Please refer to the schedule of external finishes at Sheet A550 of the architectural plan set.</i> Complies
D11 Roofs	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Roofs shall incorporate eaves for shading. Roofing materials should not cause excessive glare and reflection.	<i>The new pitched roof will be a Colorbond roof and will complement the local streetscape.</i>

STATEMENT OF ENVIRONMENTAL EFFECTS

Property: 9 Earl Street Beacon Hill NSW 2100

Project No.: 3137

Date: 16.05.2023

		<i>Roof overhang will provide shading to north facing rooms. The proposed roof material and colour will not cause excessive glare.</i>
D13 Front Fences and Front Walls	To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.	<i>Existing front fence is retained.</i>
D14 Site facilities	All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets.	<i>The proposal exceeds the required quantum of landscaped open space. Clothes drying facilities-existing to remain. These areas will not be visible from public view. Bin storage area is existing Complies</i>
D15 Side and Rear Fences	Generally, side and rear boundary fences are to be no higher than 1.8 m on level sites, or 1.8 m measured from the low side where there is a difference in either side of the boundary.	<i>No new side and rear fences proposed. N/A</i>
D16 Swimming Pools and Spas Pools	Swimming Pools and Spas Pools are not to be located in the front building setback.	<i>Pool located in the rear setback.</i>
D22 Conservation of Energy and Water	Buildings are to be designed to minimize energy and water consumption.	<i>Please refer to the BASIX Certificate and commitments on plans. Complies</i>
Part E Natural Environment		
E1 Preservation of Trees or Bushland Vegetation	Private Property Tree Management. Arboricultural report to be provided to support development where impacts to trees are presented.	<i>Refer to Landscape Plan Complies</i>

SITE FACILITIES AND WASTE MANAGEMENT

A Waste Management Plan has been prepared and submitted as part of the DA Application. During the course of excavation and demolition, all hazardous materials encountered shall be removed and disposed of in accordance to the requirements of Local Authorities i.e. Work Cover, etc.

Demolition will be undertaken in strict accordance with AS 2601-1991. Any hazardous waste to be removed shall be in accordance with the requirements of the OHS 2000 Regulations. All demolished materials such as paving, timber, concrete slabs, etc. which can be recycled will be recycled. All other material that cannot be recycled shall be disposed of through licensed tips. Refer to Waste

Management Plan for details. Proposed building and demolition works will be carried out in accordance with Council's conditions and policies for such works, including acceptable hours of work. The operation of plant and equipment will be to the EPA guidelines and will not give rise to an "offensive noise" as defined in the *Noise Control Act 1975*.

Construction Management

Please refer to the drawings, Erosion and Sediment Control Plan in the DA set of plans.

Objectives:

- To minimise soil erosion and water pollution by minimising land disturbance.
- To implement 'best management practices' to control stormwater runoff, control soil erosion and avoid contaminated (silt laden) water leaving the site.

Measures:

The following measures will be implemented to achieve the above objectives:

- Install and maintain sediment fences to all low sides of the site.
- Install protection measures to existing grated inlet pits.
- Minimise the area of site disturbance via fill and cut.

All disturbed areas will be rehabilitated and/or stabilised by new impervious material or landscaping works. All erosion control devices will be installed in accordance with the following details promulgated by the *NSW Environmental Protection Authority* and the *NSW Department of Land and Water Conservation*.

S.79C 1(b)

THE LIKELY IMPACTS OF THE PROPOSAL

Construction works will be undertaken in accordance with prescribed times. It is intended that any noise generated from the site will comply with the relevant provisions of the Protection of Environment Operations Act and the NSW EPA Environmental Noise Manual for the control of construction noise. Approved silencing devices will be provided and maintained on all power operated machinery, where required.

Construction works will be carried out in accordance with the Building Code of Australia. Appropriate sediment and erosion control measures will be adopted during site works and the existing Stormwater system will be protected during works. The above analysis demonstrates that the proposals will have no adverse Environmental Impact and therefore satisfies this section of the Act.

S.79C 1(e)

THE PUBLIC INTEREST – CONCLUSION

As reflected in this Statement of Environmental Effects, the proposal is unlikely to result in any significant adverse impacts on the environment. The proposed development is generally consistent with all relevant statutory planning requirements and is permissible with the consent of the Consent Authority.

The proposed development will be compatible with the scale and character of the surrounding area. It capitalises on the attributes of the existing fabric and topographical features of the site without

negative impact on the amenity of surrounding residences, the streetscape. The proposal is consistent with the aims and objectives of Councils planning framework and does not result in any significant adverse impacts. For all of the above reasons, in our opinion, the proposal is an appropriate development for the subject site and is in the public interest.

8.0 CONCLUSION

It is concluded that the development proposal to seek council approval for the proposed three storey dwelling at 9 Earl Street BEACON HILL NSW 2100.

The proposal is supported on the following grounds:

- A Development Application is submitted to Northern Beaches Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the R2 Low Density Residential zone and meets the current zoning objectives;
- The proposal meets the requirements of the Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.;
- There will be no adverse social, economic or environmental impacts;

9.0 SITE IMAGES



Image 1

Existing front façade of the dwelling within the subject site.
View from the Earl Street the frontage of the site.

For and on behalf of
The Site Foreman (NSW) Pty Ltd
Michael Murdock R.A.I.A.
Principal Architect
Registration No 11538