

**STATEMENT OF
ENVIRONMENTAL EFFECTS
Alterations and Additions
24 Simpson Street, Belrose**

8th May 2025





The current dwelling is a brick veneer, two storey home. Roofing is cement tiles.

Property information

Lot 2013/DP107223/5

Local Government Authority – Northern Beaches Council

Local Environment Plan – Warringah LEP 2011 and Warringah DCP 2011

Site Zoning – R2 Low Density Residential

Floor Space Ratio – N/A

Bushfire Prone Land – Vegetation Buffer

Heritage conservation/item – N/A

Biodiversity – N/A

Acid Sulfate soils – Class 5

Foreshore Building Line – N/A

Riparian Land – N/A

Landslide Risk Land – Area A - Slope <5

The development proposal is for alterations and additions to the existing ground floor and minor internal layout alterations for the existing second storey.

The alterations and additions consist of the following:

Scope of Demolition – Ground Floor

1. Remove existing hedge and excavate for new front fence footings.
2. Demolish existing 1m high masonry side fence.

3. Remove existing beam above and replace with new Galvanized beam to Engineers detail.
4. Remove existing pavers to accommodate extended garage slab.
5. Excavate for new grated drain and pit in front of new Garage Door.
6. Strip off existing tiles to Front Porch to allow for retiling.
7. Remove existing garage door & motor.
Make bigger opening in existing wall minimum 2550 high x 5280 wide to allow for new Garage door track to fit.
8. Remove existing front door panel to be replaced with new glazed door. Retain sidelight.
9. Strip off existing floor tiling to allow for retiling.
Remove all skirting boards in rooms to be tiled, to allow for new skirting boards on top of new tiles.
10. Remove internal door to be replaced with new glazed door.
11. Strip out Powder Room fixtures, fittings and ceramic tiling.
Make new door opening as indicated and frame up existing door opening.
12. Remove door to stair cupboard and make opening to accommodate new joinery.
13. Relocate door opening to Garage.
14. Remove carpets and skirting boards to allow for new tiled floor with new skirting on top of tiles.
15. Strip out Laundry fixtures, fittings and ceramic tiling.
Remove internal walls as indicated, and relocate door to Laundry as shown on plan.
Cut and remove sections of slab if required for new penetrations.
16. Remove existing sliding door in external wall to be replaced with hinged door and window.
17. Re route cables from Satellite dish to Living room to be within the Laundry walls (not in conduits on external wall)
18. Demolish existing clear roof over Entertainment Area including posts and supports.
Cut and remove section of tiles and concrete slab to allow for new pad footings.

19. Strip out kitchen fixtures, fittings and cabinets to accommodate new cabinets.
20. Owner to dismantle metal shed (concrete slab to remain.)
21. Remove existing Hot Water Unit to be replaced with Instant Gas Unit.
22. Remove all downpipes on masonry walls to be replaced with new after rendering.
23. Remove existing window and close up opening.
24. Make opening in Brick veneer wall to accommodate new window.
25. Cut and remove section of garage floor slab for new Shr room slab and plumbing
26. Remove gate & gate posts at side of Garage. (Owner to provide new gate after rendering)

Scope of Demolition – First Floor

1. Strip all ceramic tiles to front balcony to allow for new waterproofing & tiling.
Provide a larger diameter overflow spout.
2. Remove internal door to be replaced with new glazed door.
3. Remove existing Built in Cupboard and make good wall finishes
4. Cut down wall between Bed 4 & Stairwell to 1m high. Remove section of wall around door.
5. Strip out Ensuite fixtures, fittings and ceramic tiling for refurbished Ensuite.
6. Strip out shelving from WIR for new shelving & remove door to make opening only.
7. Strip out shelving from Linen for new shelving. Replace door with new plain door.
8. Strip out Bathroom and W.C. including fixtures, fittings & ceramic tiling. Demolish walls as indicated.
Remove windows and enlarge opening to accommodate new window.
9. Remove doors and shelving from Built in Cupboard for new doors and fitout.
10. Remove downpipes on masonry walls to allow for rendering.

11. Demolish existing roof over rear Entertainment Area including columns and supports.
12. Strip off roof tiles and cut back eaves as required to allow for new roof.
13. Remove carpets and skirting boards to Bedrooms, WIR, Hallway & Stairs for new flooring and skirting boards.

Scope of New Work – Ground Floor

1. Build new masonry fence as indicated with polyrender finish. Build in letterbox.
2. Owner to build in new path as indicated.
3. Extend existing garage into under croft area as indicated with new concrete slab.
Close up side openings with brickwork as shown.
Replace steel beam above façade opening and extend brick columns to allow for 4800 wide opening. Supply and install new garage door 2200high x 4800wide. Provide Colorbond infill panel at head of new door.
Remove existing garage door and make bigger opening in existing wall minimum 2550 high x 5280 wide to allow for new Garage door track to fit through. Provide grated drain and pit in front of new garage door as indicated.
4. Retile front Porch. Provide stack stone tiling to front pillars. Owner to supply tiles.
5. Replace front door with new glazed door with obscure glass.
6. Replace internal door with new obscure glazed door.
7. Make new 720 wide opening into new WIR (no door) close up existing opening to hallway.
Fit out WIR with new shelving and drawers.
8. Provide new cabinetry to underside of existing stairs.
9. Build in new obscure glazed door to Garage.
10. Build new Shower Room as indicated with shr, W.C. & vanity. Fix floor to ceiling tiling.
Provide exhaust fan vented to fresh air. Install new obscure glazed door. Owner to supply tiles and fixtures/fittings.
11. Fix floor tiles to Entry, Dining, Living, Kitchen and Family room. Owner to supply tiles.
supply and install new skirting board on top of floor tiles.

12. Build in new 720 obscure glazed door to Laundry.
Replace external sliding door with new hinged door and window. Close up remaining opening.
Provide plumbing drainage and electrics for new tub, washing machine & dryer.
Replace removed sections of concrete slab for new penetrations if required.
Reroute cables from satellite dish to Living Room via internal walls in Laundry.
Fix floor and skirting/splashback tiling.
Owner to supply tiles, fixtures/fittings & provide cabinetry.
13. Build new roof over Entertainment Area with timber posts, tiled roof and raked ceiling.
Build blueboard clad timber framing infill panel on existing brick up to raked ceiling.
14. Provide plumbing drainage and electrics for new kitchen.
Owner to supply and install cabinets, fixtures and bulkheads.
15. Remove existing window and close up opening. Make good wall finishes.
16. Build in new Al Si window as indicated. Provide 450 deep shading device over window.
17. Replace existing Hot Water Unit with new instant gas system.
18. Provide coloured polyrender finish to all external masonry walls.
Supply and install new downpipes to masonry walls.
Paint all external eaves, weatherboard cladding, timber posts and beams.
19. Owner to provide new gate as indicated.

Scope of New Work – First Floor

1. Remove existing floor and skirting tiles to Balcony.
Provide new screed and waterproofing. Provide larger diameter overflow spout.
Fix new floor and skirting tiles. Owner to supply tiles.
2. Replace existing door with new obscure glazed internal door.
3. Remove carpets and skirting boards to Bedrooms, Hallway and Stairs.
Supply and install Engineered flooring to Rumpus, Stairs and Hallway.
Supply and install new skirting boards on top of Engineered flooring.
Supply and install new skirting boards to Bedrooms. New carpets to Bedrooms by Owners.

4. Refurbish existing Ensuite with new floor and wall tiling, shower, vanity and W.C.
Existing door to remain. Owner to supply tiles and fixtures/fittings.
5. Remove door to WIR and make good opening (no door)
Fit out WIR with new polytec shelving and 2 banks of drawers.
6. Provide new Bathroom with new 720 obscure glazed door, new floor and wall tiling, shower, bath, vanity and wc. Build in new window as indicated.
Owner to supply tiles and fixtures/fittings.
7. Provide new polytec shelving to Linen Press Door to remain.
8. Provide new Poly doors to Built in Cupboard and fit out with polytec shelves and bank of drawers.
9. Provide coloured polyrender to all external masonry walls. Fit new downpipes as required.
Paint all external eaves, weatherboard cladding, timber posts and beams.

LEP and DCP Compliance

This site is subject to conditions set out under the Warringah LEP 2011 and Warringah DCP 2011

LEP

Part 4 Principal Development Standards

4.3 Height of Buildings

The highest point of the building does not exceed the maximum 8.5m allowable

4.4 Floor Space Ratio

Not applicable to this application

Part 6 Additional Local Provisions

6.4 Development on Sloping Land

The development does not significantly affect surrounding land as any required excavation is very minimal. It is noted however that a preliminary assessment may be required at the discretion of the Council.

DCP

PART B Built Form Controls

B1 Wall Heights

No proposed or existing wall heights exceed 7.2m and the height of the building does not exceed 8.5m at any point as per the LEP 2011 requirements.

B2 Number of Storeys

No change to the number the storeys. The existing building complies.

B3 Side Boundary Envelope

All existing and proposed works comply with the side boundary envelope as specified in the DCP. Refer to elevations and sections of the plans.

B4 Site Coverage

Not applicable to this application

B5 Side Setbacks

Minimum side setbacks – Area B 0.9m

Proposed side setbacks – 1.343m at Garage. No change from existing
- 2.983m to new Entertainment Area roof.

B6 Merit Assessment of Side Boundary Setbacks

Not applicable

B7 Front Boundary Setbacks

Minimum front setback – Area F 6.5m

Proposed garage setback – 6.764m (closest point), 8.507m furthest point.
The new works do not go beyond the existing setback of the building.

B8 Merit Assessment of Front Boundary Setbacks

Not applicable to this application

B9 Rear Boundary Setbacks

Minimum rear setback – Area D 6m

Proposed Entertainment Area Roof setback – 6.555m

The proposed structure does not go beyond the existing building line.

B10 Merit Assessment of Rear Boundary Setbacks

Not applicable to this application

B11 Foreshore Building Setback

Not applicable to this application

B12 National Parks Setback

Not applicable to this application

B13 Coastal Cliffs Setback

Not applicable to this application

B14 Main Roads Setback

Not applicable to this application

PART C Siting Factors**C4 Stormwater**

The new design will not have any adverse effects on surrounding properties or stormwater systems. The stormwater will be connected to the existing stormwater system

C6 Building over or adjacent to Constructed Council Drainage Easements

Not applicable to this application

C7 Excavation and Landfill

Excavation for proposed works is very minimal and will not have an adverse effect on neighbouring properties.

C8 Demolition and Construction

All demolition and construction will be in accordance with the Council's requirements. The builder is responsible for maintaining construction hours as stated in the notice of determination.

C9 Waste Management

Waste storage and facilities are not being altered in this application.

All other parts in Part C are not applicable to this application.

PART D Design**D1 Landscaped Open Space**

Minimum Landscaped Open Space – 40%

Existing Landscaped Open Space – 219m² (44.7%)

Proposed Landscaped Open Space – 210m² (43%)

D2 Private Open Space

There are no changes to the existing private open space area of approx. 50m². This complies with the minimum of 35m² for two storey dwellings.

D3 Noise

All demolition and constructions work times will be in accordance with Council requirements so to not have adverse effects on the amenity of neighbouring properties. The builder shall be responsible for maintaining noise limits on site.

D4 Electromagnetic Radiation

Not applicable to this application

D6 Access to Sunlight

The proposed works will not adversely affect neighbouring properties from having the required access to sunlight for min. 3 hours between 9am and 3pm on Jun 21st.

D7 Views

Views from neighbouring properties are not adversely affected.

D8 Privacy

The privacy of neighbouring properties is not adversely affected.

D9 Building Bulk

The building bulk from the street is only minimally affected by the garage door being relocated the front building line of the building façade. The design is still in keeping with the bulk and scale of the existing streetscape.

D10 Building Colours and Materials

Proposed colours (see Colours and Materials Schedule) compliment and/or match the existing house and surrounding streetscape.

D11 Roofs

Applicable to the proposed Rear Entertainment Area roof. The design and materials are in keeping with the existing roof pitch and roof tiles. It will not be visible from the street and therefore has no visual impact on the streetscape.

D12 Glare and Reflection

Artificial lighting to the new rear roof will not be at levels or positions that adversely affect neighbours.

D13 Front Fences and Front Walls

The proposed front brick rendered fence will be at a maximum height 1.2m. Visual interest is achieved with columns at 1.2m and a lower height of 0.8m for the remainder. No front gate to the path and no driveway gate are proposed thereby reducing the bulk and scale of front fence.

D14 Site Facilities

Clothes drying is provided by the removal of the existing shed and retaining of the concrete slab.

Landscaped gardens are retained on the northern side of the existing driveway to hide garbage areas.

A new letterbox will be built into the new brick fence column directly adjacent to the new path from the front boundary.

D15 Side and Rear Fences

Not applicable to this application

D16 Swimming Pools and Spas

Not applicable to this application

D17 Tennis Courts

Not applicable to this application

D18 Accessibility and Adaptability

Not applicable to this application

D19 Site consolidation in R3 and IN1 Zone

Not applicable to this application

D20 Safety and Security

Not applicable to this application

D21 Provision and Location of Utility Services

Not applicable to this application

D22 Conservation of Energy and Water

Not applicable to this application

D23 Signs

Not applicable to this application

PART E The Natural Environment**E1 Preservation of Trees or Bushland Vegetation**

The proposal does not require the removal of any significant trees.

Parts E2 – E9 and E11

Not applicable to this application.

E10 Landslip Risk

The site has been classified 'Area A – Slope <5°' and is therefore subject to Council discretion on whether a preliminary assessment be conducted by a suitably qualified geotechnical engineer/consultant. See image below. The proposed works require very minimal excavation only where footings are required.

This has required all new and proposed works to be constructed as follows:

All new construction facing south and east shall comply with sections 3 & 6 (BAL 19) of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and section 7.5 of Planning for Bush Fire Protection 2019.

All new construction facing north and west shall comply with sections 3 & 5 (BAL 12.5) of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and section 7.5 of Planning for Bush Fire Protection 2019.

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