

**Statement of Environmental Effects
Alterations and Additions**

Lot 56 / DP242173
15 Tiarri Avenue, Terrey Hills
Revision 0
24 March 2024

Contents

1	Introduction	3
2	Site Description and Analysis	4
2.1	Location and Property Description	4
2.2	Site Characteristics	5
2.3	Surrounding Development	5
3	The Proposal	6
4	Legislative Framework and Environmental Assessment	7
4.1	State Environmental Policies	7
4.2	Warringah Local Environmental Plan 2011	7
4.3	Impacts of the Development	12
4.4	Suitability of the Site for the Development	12
4.5	Submissions made in accordance with the EP&A Act or the regulations	12
4.6	The Public Interest	12
5	Conclusion	13

1 Introduction

This Statement of Environmental Effects has been prepared by Paige Giuffre to accompany a Development Application for alterations and additions to an existing dwelling at 15 Tiarri Avenue Terrey Hills. The application is being lodged by Paige & Mario-Jian Giuffre, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of:

- Clause 4.15 of the Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

These works are proposed to improve the residential amenity of the site with upgraded habitable areas and car parking. The works include:

- Construction of a double carport to the front of the existing dwelling; and
- Re-configuration of the existing garage/multi-use space to habitable space.

The proposed works will maintain the local visual character of the area and have a limited effect to the streetscaping. The addition of the carport to the front of the dwelling has been designed to be sympathetic with the existing dwelling and is not atypical of the street. The landscaping will remain unchanged with the exception of the widening of the driveway to enable side-by-side parking under the proposed carport addition.

This Statement has been prepared in reference to the following:

- Architectural Plans – Hope Drafting Services, March 2024
- Site Survey – C&A Surveyors, December 2023

2 Site Description and Analysis

2.1 Location and Property Description

The site is located at 15 Tiarri Avenue, Terrey Hills and is further identified as Lot 56 in Deposited Plan 242173.

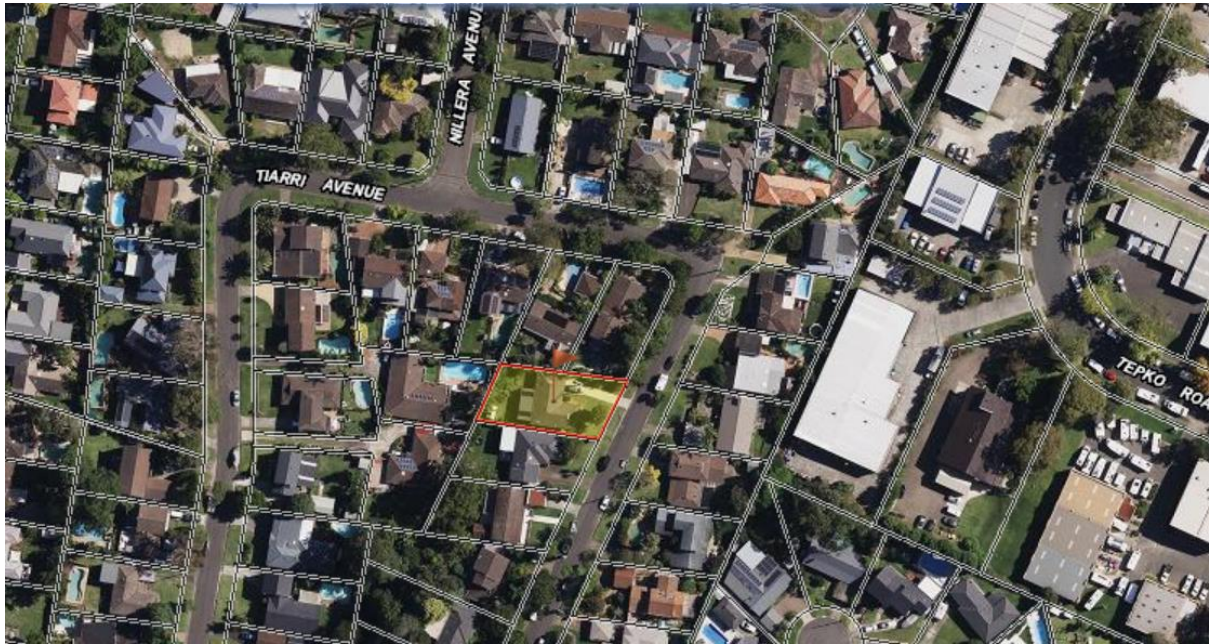


Figure 1 – Aerial map showing site location (SIX Maps, 2024)

2.2 Site Characteristics

The site currently contains a single storey brick residence with steel roof. The landscaping is minimal, prioritizing open lawn space with some hedging and edible gardens to the rear of the property. The front is similarly landscaped with existing concrete driveway, open lawn space with one dominant tree (*Melaleuca quinquenervia*), and smaller hedging species.



Figure 2 – Front (street) view of 15 Tiarri Avenue

The site is 696.9m² by survey. Front and rear (east and west) boundaries of 19.15m, side (north and south) boundaries of 38.1m. The site has a fall of 2m from the front north-eastern corner to the rear south-western corner.

2.3 Surrounding Development

The site is located within a residential area of Terrey Hills. The surrounding dwellings are composed of both single and double storey residences.

A small open public park is situated at the end of Tiarri Avenue (corner Terrigal Road). The site is also within a short walking distance of Terrey Hills Public School, Terrey Hills shops and a small commercial business area (Tepko Road).

3 The Proposal

The proposed development is for alterations and additions to the existing dwelling, including a change of use for the existing multi-use space/garage into habitable space.

The works will comprise:

- Demolition of internal walls to provide internal access to new main bedroom;
- Construction of internal walls/doorways to facilitate a new laundry, main bedroom, and storage room;
- Replacement of existing windows/sliding door to rear of new carport;
- Internal rectification works to create habitable space within existing multi-use space/garage; and
- Construction of new carport.

The carport addition scale and finishes have been designed to be sympathetic with the existing residence and are not atypical to Tiarri Avenue.

Please refer to plans prepared by Hope Drafting Services.

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

4.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zoning and Permissibility

4.2.2 Height of Buildings

4.2.3 Heritage Conservation

Revision 0
Date 24/03/2024

4.2.4 Acid Sulphate Soils

The site is not identified as an area containing Acid Sulphate Soils as per the Department of Planning and Environment (DPE) maps in the LEP.

4.2.5 Earthworks

The proposal will not require any significant excavation of the site.

4.2.6 Development on Sloping Land

The site is located in 'Land Slip Risk – Area A Slope <5°'. The proposal does not include any significant groundwork and is considered to comply with the controls listed in the LEP.

4.2.7 Warringah Development Control Plan 2011

The relevant sections of the DCP are outlined below.

DCP Requirement	Proposed	Compliance
Part B Built Form Controls		
B1 Wall Heights Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Wall heights do not exceed 7.2m.	Yes
B3 Side Boundary Envelope Buildings on land shown coloured on the DCP Map Side Boundary Envelopes 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 4m.	The proposed development is compliant at 45 degrees at 3.5m.	Yes
B5 Side Boundary Setbacks Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries of 0.9m.	The proposed development has a side boundary setback of 1.34m.	Yes
Side boundary setback areas are to be landscaped and free of any above or belowground structures, car parking or site facilities other than driveways and fences.		
B7 Front Boundary Setbacks Development is to maintain a minimum setback of 6.5m to road frontages.	The proposed development has a setback of 12.06m.	Yes
The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.		
B9 Rear Boundary Setbacks Development is to maintain a minimum setback of 6m to rear boundaries.	No development is proposed within the existing rear boundary setback.	Yes
The rear setback area is to be landscaped and free of any above or below ground structures.		
Part C Sitting Factors		
C2 Traffic, Access and Safety Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.	No change to existing vehicle access point.	Yes

DCP Requirement	Proposed	Compliance
C3 Parking Facilities The following design principles shall be met: <ul style="list-style-type: none"> Garage doors and carports are to be integrated into the house design and to not dominate the facade. Parking is to be located within buildings or on site; Parking is to be located so that views of the street from front windows are not obscured; and Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	The proposed carport addition is located to the front of the existing building line, however the roofing is low-profile, thus being unobtrusive and does not add to building bulk. The proposed carport has an opening of 6m.	Yes
Appendix 1 Car Parking Requirement Dwelling house and dual occupancy to have 2 spaces per dwelling.	The current driveway has 3 open car spaces. The proposed carport addition will allow for 2 undercover spaces, with 2 open spaces.	Yes
C4 Stormwater 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.	Stormwater runoff from the proposed carport addition will be connected to the existing stormwater system.	Yes
C7 Excavation and Landfill Excavation and landfill works must not result in any adverse impact on adjoining land.	Minimal earthworks are proposed for the development. Namely the removal of grass and topsoil to facilitate the widening of the existing driveway.	Yes
C8 Demolition and Construction All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Refer to 'Northern Beaches Council Waste Management Plan' which has been completed for the proposed development.	Yes
C9 Waste Management All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Refer to 'Northern Beaches Council Waste Management Plan' which has been completed for the proposed development.	Yes
Part D Design		
D1 Landscaped Open Space and Bushland Setting The required minimum area of landscaped open space is 40%.	The proposed development has a landscaped area of 377.18m ² (54%).	Yes
D2 Private Open Space The minimum area and dimensions of private open space is 60m ² with minimum dimensions of 5 metres.	There is no change proposed to the existing private open space	Yes

DCP Requirement	Proposed	Compliance
Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.	located to the rear of the existing dwelling.	
Private open space is to be located and designed to ensure privacy of the occupants of adjacent building and occupants of the proposed development.		
Private open space shall not be located in the primary front building setback.		
Private open space is to be located to maximise solar access.		
D6 Access to Sunlight Development should avoid unreasonable overshadowing any public open space.	There is no additional overshadowing to public spaces or adjoining dwellings as a result of the proposed development.	Yes
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.		
D7 Views Development shall provide for the reasonable sharing of views.	The proposed development will have no impact to the views of the existing dwelling or adjacent dwellings.	Yes
D8 Privacy Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposed development will have no impact on the privacy of the occupants of the existing dwelling, or occupants of adjoining properties. The proposed windows on the front of the dwelling are to be street facing, with no direct or close views into the windows of other dwellings.	Yes
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 (i.e. from less than 9 metres away) into the windows of other dwellings.		
D9 Building Bulk Side and rear setbacks are to be progressively increased as wall height increases.	The proposed development does not add bulk to the existing development due to the low-pitch roofing design, and open sides of the carport, while maintaining generous front and side boundary setbacks.	
Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.		
Building height and scale needs to relate to topography and site conditions.		
Orientate development to address the street.		
Use colour, materials and surface treatment to reduce building bulk.		

DCP Requirement	Proposed	Compliance
Landscape plantings are to be provided to reduce the visual bulk of new building and works.	The proposed design utilises similar materials and finishes as the existing dwelling to further reduce any impact to building bulk.	
Articulate walls to reduce building mass.		
D10 Building Colours and Materials In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.	The proposed development is designed using materials of a similar colour and finish to the existing dwelling façade.	Yes
The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.		
D11 Roofs Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.	The proposed development for a low-pitched carport has been designed to fit the existing dwelling, and neighbouring properties.	Yes
Roofs shall incorporate eaves for shading.	The proposed development incorporates eaves into the design as shown.	Yes
Roofing materials should not cause excessive glare and reflection.	The proposed development is designed to use the same roofing materials as the existing dwelling.	Yes
D12 Glare and Reflection Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: <ul style="list-style-type: none"> Selecting materials for roofing, wall claddings and glazing that have less reflection e.g., medium to dark roof tones; Orienting reflective materials away from properties that may be impacted; Recessing glass into the façade; Utilising shading devices; Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls. 	The proposed development is designed using materials of a similar colour and finish to the existing dwelling façade.	Yes
Part E The Natural Environment		
E1 Preservation of Trees or Bushland Vegetation A person shall not ringbark, cut down, top, lop, remove, poison, injure, or willfully destroy any tree of bushland	The proposed development does not include the removal, or	Yes

DCP Requirement	Proposed	Compliance
vegetation that requires a Vegetation Clearing Permit under the provisions of Part 3 of the Vegetation SEPP.	damage of any vegetation requiring a Vegetation Clearing Permit.	
E6 Retaining Unique Environmental Features Development is to be designed to address any distinctive environmental features of the site and on adjoining nearby land.	The development site is absent of any distinctive environmental features.	N/A
E10 Landslip Risk The applicant must demonstrate that: <ul style="list-style-type: none">The proposed development is justified in terms of geotechnical stability; andThe proposed development will be carried out in accordance with good engineering practice.	The proposed development is to be undertaken on a relatively flat subject site.	Yes
Development must not cause detrimental impacts because of stormwater discharge from the land	The extent of groundwork is limited to the widening of the existing driveway, which is considered to be minimal.	
Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.		
	It is reasonable to assess that there will be no increased risk of landslip as a result of the development activities.	

4.3 Impacts of the Development

4.3.1 Environmental Impacts on the Natural and Built Environment

The proposed development has no detrimental impact upon the surrounding natural and built environments.

4.3.2 Social and Economic Impacts in the Locality

The proposed development has no detrimental social and economic impacts upon the individual and surrounding dwellings.

4.4 Suitability of the Site for the Development

The proposed development is considered suitable for the site as detailed throughout this Statement of Environmental Effects. The proposal is consistent with the statutory requirements of the site and is consistent with the design of the existing dwelling and neighbouring properties.

4.5 Submissions made in accordance with the EP&A Act or the regulations

Consideration will be given to any submissions made as a result of Council's consultation and notification process.

4.6 The Public Interest

The proposed development has no detrimental impacts to the surrounding natural and built environments, social and economic impacts and is considered suitable for the site. It is therefore considered to be in the public interest.

5 Conclusion

The proposed development for alterations and additions to the existing dwelling at 15 Tiarri Avenue, Terrey Hills, is considered appropriate when assessed under the relevant provisions of the following:

- Clause 4.15 of the Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

It is therefore reasonable to recommend that Northern Beaches Council approve the proposal.