

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**For  
ALTERATIONS AND ADDITIONS to a  
DWELLING at**

**16 STEPHEN STREET  
BEACON HILL**

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## **1.0 INTRODUCTION**

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for the alterations and additions to an existing dwelling.

The proposal has been designed in accordance with the provisions of Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

The Statement of Environmental Effects, being a requirement of the Development Application process, has been prepared to include;

- A description of the site and locality
- A description of the proposed development
- A description of the statutory framework which the application will be assessed including the provisions of the Environmental Planning and Assessment Act 1979
- How the proposal addresses the Tenacity Issues in relation to view sharing

## **2.0 SITE ANALYSIS**

### **2.1 Subject Site**

The subject site is known as Lot 22, No.16 Stephen Street, Beacon Hill and is situated on the northern side of Stephen Street amongst other residential dwellings. Stephen Street is a cul-de-sac, and the subject site is at the end of the cul-de-sac.

The subject site is legally identified as Lot 22 in DP 19657. The site is rectangular in shape. In total the site has an area of 464.5m<sup>2</sup>.

Presently the site has a 2 storey dwelling on it with a swimming pool.

There have been previous DA's approved which incorporated a new garage and driveway by the previous owner that was never completed.

With regard to topography, the subject site has a fall from north to south, or from rear to front.

There are no significant trees on the site to mention.

The site is not identified as being flood prone, however it is identified as being bush fire prone, as well as requiring a geotechnical report. These reports accompany the application.

### **2.2 Site Context**

The subject site is located in a precinct, which contains mainly single detached residential dwellings.

The adjoining property to the west is located approximately 3500mm from the subject site, and to the east is a bush reserve.

### **2.3    Easements for Drainage**

The site drains to the street. The storm water is connected to the Council Storm water system, and with minor increase in impervious area, there will be no need for additional measures.

### **2.4    Soil Types**

There is no unusual or untoward soil type evident.

### **2.5    Heritage Items**

There is no heritage or archaeological items evident on site.

### **2.6    Location of Buildings, etc**

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and detail survey.

### **2.7    Visual Character**

The street is a cul-de-sac that is predominantly made up of single detached houses of single and double storey. There is no real evident architectural style. The setbacks are varied and the proposed garage will not impact the front setback.

## **2.8    Views**

There are prominent water views to the east. The proposed garage and deck will have no impact on the views of the adjoin or any other neighbours.

## **2.9    Open Space**

The location of the open spaces can be seen on the accompanying Contour Survey and Development Application.

### **3.0 PROPOSED DEVELOPMENT**

The applicant seeks development consent to undertake the following:

- new Garage with extended deck, and awning
- new driveway and retaining wall
- modification to existing pool and new spa

## **4.0 BUILDING FORM**

### **4.1 Visual Character**

The proposed development conserves the visual character as it is within the Warringah Council LEP 2011, as well as the Warringah DCP 2011 guidelines, and is in context with the streetscape.

The proposed dwelling is of approximate scale and consistency with the surrounds. It is a single occupancy two storey dwelling.

### **4.2 Building Setbacks**

The proposal is compliant for the most part with the required setbacks and building envelope. The proposed nil setback to the garage and deck to the side boundary is acceptable as there is an escarpment and natural bush reserve, and there will be no impact on neighbours.

### **4.3 Footprint**

The proposed footprint will only change slightly for the proposed deck and spa.

### **4.4 Riparian Zone**

There will be impact to the riparian zone as a result of the proposal. The garage was previously approved, and it is a moderate single storey structure.

#### **4.5    Built Upon Area**

The Built Upon area only increases slightly and will cause to detrimental issues to neighbours.

#### **4.6    Solar Access**

Reasonable Solar Access will be maintained to all habitable rooms as well as the neighbouring dwellings.

#### **4.7    Cut and Fill**

There will be a small amount of cut for the proposed garage, but will be quite minor.

#### **4.8    Privacy**

The proposal will have no impact on the privacy of the neighbours. The proposed decks are minimal and look at over the ocean and adjoining crown land, and the windows looking towards neighbours are mainly bathroom windows.

#### **4.9    Landscaping**

The landscaped area is not and will not be compliant, but it must be stated that the block is well undersized from the desirable minimum 600m<sup>2</sup> lot size. It should be noted that there is a bush reserve to the east and there will be no issues of storm water or adverse effects due to the landscape area non-compliance

## **5.0 ZONING AND PLANNING INSTRUMENTS**

### **5.1 Warringah Local Environmental Plan 2011**

The subject land is Zoned R2 Low Density Residential pursuant to Warringah Council LEP 2011

The proposed Alterations and Additions complies and is permissible in the zone with development consent

## **6.0 DEVELOPMENT CONTROL PLAN 2011**

Warringah Council DCP 2011 was adopted by Council on May 12, 2010 and came in effect on November 9, 2011

The DCP applies to all land within the Warringah Council Local Government Area.

### **6.1 Wall Heights**

Wall Heights are not to exceed 7.2 metres, and the proposal complies with this control.

### **6.2 Number of Storeys**

The number of storeys proposed is 1 and this is compliant with the DCP

### **6.3 Side Boundary Envelope**

The proposal is consistent with the 4 metre and 45 degree control and is compliant with the DCP.

## **6.4 Site Coverage**

The proposal slightly changes the existing site coverage, but remains consistent with the control.

## **6.5 Side Boundary Setbacks**

The proposal maintains the minimum 900mm side boundary setbacks to the west, however has a 0mm side setback proposed that is permissible for car parking, and in the circumstances, will have no adverse effects.

## **6.6 Front Boundary Setback**

The proposal exceeds the minimum 6500mm front boundary setback for the proposed garage and deck.

## **6.7 Rear Boundary setback**

The rear boundary setback remains unchanged.

## **6.8 Waterways and Riparian Land**

The site is identified as being near a waterway or Riparian Zone, however it should be noted that the proposed garage was previously approved and there will be no impact on the Riparian Zone or Waterway.

The proposal falls in Land Slip Area B, and a Geotechnical Report accompanies the application.

The proposal is also Bushfire Prone Land, and a Bushfire Risk assessment accompanies this application

## **7.0 CONCLUSION**

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography of the site, and the constraints of the existing elements and structures.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Warringah Council LEP 2011.

Council's support of the development is sought.