

## Statement of Environmental Effects

Property: 2 Owen Stanley Ave Beacon Hill

Lot 2 DP 519329

Client: Mr Michael Griffin

As at 18th March 2020



## Summary

Address : 2 Owen Stanley Ave Beacon Hill

Lot 2 DP 519329

Description: The site slopes to the rear, Eastern boundary of the property and of irregular-rectangular L" shape "Battle Axe " configuration.  
The site has pedestrian and vehicular access via a R.O.W. from Owen Stanley Ave. and the property is highlighted with natural rock outcrop features.

The property contains a two storey dwelling with swimming pool at the rear and a carport facing the ROW.

The eastern rear boundary is adjacent the natural bush reserve, known as "Allenby Park".

The dwelling consists of four bed rooms at the lower level and living areas on the existing upper level.

The rear yard contains a swimming pool and landscaped gardens.

Zoning : The site is zoned R2 "Low Density Residential"

## Site constraint:

The site is identified on council mapping as being in a:  
"Landslip Area-B" Flanking slopes 5 deg to 25 deg.

A preliminary landslip Geotech report has been prepared for the application.

See the accompanying geotech report prepared by "Ascent Geotechnical Consulting"

Bushfire Prone Land – "Vegetation Buffer" , indentified on the "Final Draft Northern Beaches Bushfire Prone Land Mapping.

See the accompanying Bushfire risk assessment report , prepared by "BPAD" Bushfire Planning & Design".

The level of risk is assessed as "BAL FZ" AS 3959 2009

## Planning Instruments:

Northern Beaches Council.

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

### Proposal overview:

The proposed development consists of alterations and additions to the lower level of the dwelling noted as the ground floor level.

The proposal also consists of the removal of existing decks/balcony and rebuilding the deck and balcony areas on both the ground floor level and the existing first floor levels.

The proposed alterations involve removal of some internal walls between the existing beds 3&4 to create a larger living area on the ground floor level to take advantage of the natural aspect and views.

The ground floor additions consist of creating 3 new bed rooms (3,4&5) including a new bath room on the western side of the dwelling.

The works include the removal of the existing timber balconies on the eastern elevation and to be replaced with new balconies, that comply with the required BAL FZ rating. Eg non-combustible.

The first floor alterations consist of removal of the existing eastern timber balcony from the kitchen, dining, living area and to be replaced with a new balcony compliant with the BAL FZ fire rating.

Generally the works are to be carried out in accordance with the NCC 2019 (BCA) and the recommendations of the accompanying Bushfire report, and AS3959 Section- 3 "General Construction" and Section- 9 BAL FZ.

### Purpose of the Report:

This Statement of Environmental Effects is prepared to accompany and support the Development Application for the proposed alterations and additions to the existing dwelling and submitted to the Northern Beaches Council.

### Assessment:

#### Numerical Controls.

#### Areas

The site area is 985.5m<sup>2</sup> by survey.

#### Landscaped area

Bushland setting *Min required* 40% = 394.20m<sup>2</sup>

Provided 46.78% = 461.08m<sup>2</sup>

#### Floor Areas

Existing floor areas = 254.00m<sup>2</sup>

Post development = 319.00m<sup>2</sup>

Additional roofed area 82.74m<sup>2</sup>

ground floor additional roofing.

Car parking, carport spaces 2 existing

2 remaining .

### **Height Limit**

*Height of building is max 8.5m*

The existing first floor ridge height is RL 89.72 and as there is no proposed change to the building height with the proposed works therefore Compliance is achieved.

### **Built Form Controls**

The block is “battle axe” shaped with access via a Right of Way from Owen Stanley Ave. on the western side of the block.

NOTE: The “axe-handle” is not accessible for pedestrian or vehicular access from Owen Stanley ave.

The axe handle being landscaped and non trafficable has been included in the landscape calculations.

### **Front Boundary Setbacks**

*The typical required front boundary setback for land zoned R2 is 6.5m*

There is no applicable street frontage in this instance, due to the shape and irregular configuration of the site.

### **Side boundary envelope**

*4.0m and 45 degrees*

There are no new works proposed to the first floor level that would encroach on the side envelope.

The existing side setback to upper level areas are maintained and therefore compliance is maintained.

The extended covered area adjacent to the carport roof is calculated to remain within the side envelope. See side envelope diag on the colour finishes page. Sheet DA16

### **R2 Side Boundary setback**

*Required min 0.9m*

The side setbacks to the ground floor area of dwelling are :

North	3.500m	existing building	proposed 2.0m to covered area
South	3.78m	existing building -	proposed addition 6.22m
West	10.51m	existing building -	proposed addition 4.63m to the ROW bdry.
East	8.127m	existing building-	

### **Comment**

In this instance, an exception and a merit based assessment is required due to the irregular shape block and circumstances of the development.

The consideration for the design and location of the additions was to achieve the desired outcome of the development for the client with the least amount of adverse impact on the site, the surrounding development and the nature reserve.

The proposed development additions being located on the western side of the block has the least impact on the adjoining dwellings in terms of views, potential over-shadowing and privacy.

The siting of the additions on the sheltered (western) side of the block, in terms of bushfire exposure, reduces the potential affects of bushfire attack from the reserve. The FZ BAL assessment, the most critical, is from the East in this instance, therefore positioning the additions on the western elevation was more acceptable in terms of risk reduction to property.

There is also a great variation of the natural ground surface due to the site topography and natural rock features that were taken into account when considering the proposed development and the assessment.

### **Rear Boundary Setbacks**

#### **DCP**

#### **Objectives**

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

*The rear boundary setback requirement is 6m*

#### **Comment**

The deemed “rear yard” facing the nature reserve to the east contains an existing inground concrete swimming pool, and highlighted with natural rock features.

The setback to the existing first floor balcony (to be removed and replaced ) is 4.76m, this setback will be maintained on the first floor level.

The setback to the ground floor deck varies between 6.23m and 6.519m with the new deck as proposed due to the angular boundary alignment.

#### **Privacy**

Privacy is maintained as the new habital areas of development do not face the adjoining residences to the north and south.

There is considered to be more than adequate separation between the location of the first floor balcony replacement and the adjoining dwellings.

The existing circumstances in terms of privacy are maintained.

#### **Parking and vehicular access**

There is parking on site in the carport for two cars which will remain un-changed.

The existing carport and property entry is accessed via the paved ROW along the western boundary, from Owen Stanley Ave.

The axehandle “L” shape of the block does not have vehicular access from Owen Stanley Ave. and has been calculated as landscaping area.

### **Stormwater Drainage**

The proposed roofing to the ground floor alterations and additions will increase the roofed area by 82.74m<sup>2</sup> and connected to the existing stormwater drainage system by natural gravity feed.

### **Erosion and Sediment Control**

There is minimal excavation to achieve the matching floor levels of the dwelling.

Sediment and erosion control measures will be installed for the duration of the works with the use of measures appropriate for the site conditions.

These measures are in the form of, but not limited to, Geotextile filter fabric barrier installations, stacked and tied straw bales and sand-filled hessian sock devices, where appropriate.

### **Driveway Protection Measures.**

Temporary paving protection measures for heavy vehicles are to be installed as required to protect driveways and common paved areas, eg driveway and ROW..

These measures may include the installation hardwood timber planks securely tied with galv iron straps to prevent possible heavy vehicle damage of the subject and adjoining properties.

### **Services**

Existing Water , Electricity, and Sewer are provided to the site.

The existing utility services to the property will be maintained with no additional impact as a result of the alterations and additions and the proposed works.

### **Waste Management & Minimisation**

Building demolished materials and waste will be sorted for recycling on site for re-use where practical and/or sorted for recycling to an approved waste transfer facility.

Non- recyclable materials will be sorted for off-site disposal to an approved waste station.

All waste materials will be sorted and contained in skip bins for removal from site by an approved contractor and taken to the specified waste station. Eg. Kimbriki recycle station.

The existing council domestic waste and recycling bin services will remain unchanged.

## WASTE MANAGEMENT PLAN

MATERIALS ON-SITE		DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME (m3 or T)	REUSE AND RECYCLING		DISPOSAL
		ON-SITE PROPOSED RE-USE OR ON-SITE RECYCLING METHODS	OFF-SITE CONTRACTOR AND RECYCLING OUTLET	CONTRACTOR AND LANDFILL SITES

DEMOLITION AND SITE EXCAVATION				
EXCAVATION MATERIAL		TO BE USED FOR FILLING OR LEVELLING	TO BE OFFERED FOR CONSTRUCTION MATERIAL	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
GREEN WASTE		TO BE USED AS LANDSCAPE MULCH	TO BE OFFERED FOR MULCH AND COMPOST	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
BRICKS		QUALITY BRICKS TO BE RE-USED WHERE POSSIBLE	SEPERATED BY DEMOLITION CONTRACTOR FOR RE-USE	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
CONCRETE		ALL EXISTING CONCRETE TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
TILES		ALL EXISTING TILES TO BE REMOVED FROM SITE	TO BE CRUSHED AND RECYCLED	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
TIMBER		ALL EXISTING TIMBER TO BE REMOVED FROM SITE	TO BE OFFERED FOR RE-USE AS LANDSCAPE SUPPLIES	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
PLASTER BOARD		ALL EXISTING PLASTERBOARD TO BE REMOVED FROM SITE	SEPERATED BY CONTRACTOR. TO BE RE-USED.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
METALS		ALL EXISTING METALWORK TO BE REMOVED FROM SITE	SENT TO RECYCLERS FOR SMELTING.	TO KIMBRIKI RESOURCE RECOVERY CENTRE (PH : 02 9486 35 12)
OTHER				

CONSTRUCTION PHASE
AS ABOVE, CONTRACTOR TO MINIMISE WASTE BY ORDERING THE RIGHT QUANTITIES AND BY NOT OVER EXCAVATING

### Noise and and Vibration

The minimal footing excavations will not require heavy plant and/or equipment.

Typically a bobcat size excavator would be used where practical, and all work will be carried out within the recognised building industry working hours and/or as specified by the conditions of approval.

### Impacts

#### Views

The proposed development works have been sited to minimise any adverse impact on views or privacy of the adjoining dwellings.



The rear replacement balconies will not encroach on the rear setback any further than the existing timber deck/balconies therefore the amenity of the adjoining dwellings will be preserved.

**Conclusion**

The proposed works have been designed to improve the indoor /outdoor living areas of the dwelling as well as improve the adaptability and sustainability of the accommodation for future generations.

Generally the thermal efficiency of the dwelling has been preserved and improved with the provision of additional insulation and sustainable building materials and systems. The development requires construction and protection measures to be consistent with the recommendations of the bushfire assessment report for additional bushfire protection.

The construction/protection measures to be implemented with the recommendations of the relevant reports will provide additional safety above that which exist at present for both material and personal possessions.

The proposed development is permissible in the zone, consistent with the surrounding development and achieves the desired objectives and controls of the relevant LEP and DCP policies of the Northern Beaches Council.

Prepared by  
G M Kett Pty Ltd  
Building Design  
BDA Aust. No. 1036-08



## Sample Finishes.



Existing front (western elevation)

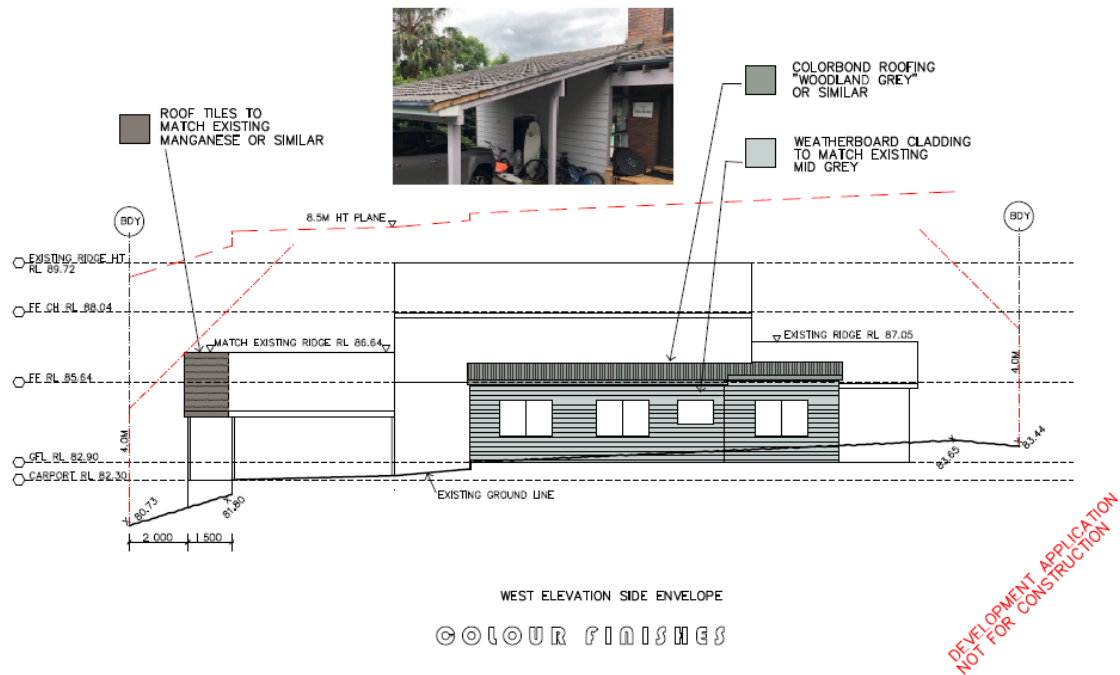
The proposed colour scheme will match the existing colours and finishes.

The extended covered roof area adjacent to the carport will have tiles to match the existing carport.

Roof tiles generally are (Manganese) in appearance or a similar close match to the existing roof tiles.

The new metal roofing on the ground floor level western elevation will consist of colorbond corrugated profile, in "Woodland Grey"

The new weatherboard cladding to the ground floor level addition will be in a mid shade of grey similar in colour and texture to the existing western elevation.



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ALL DIMENSIONS TO BE CHECKED ON SITE BY PLACED FROM TO OVERSIGHT MATERIALS  
 OR CONSTRUCTION AND WORK ARE COMPLY WITH THE B.S. NATIONAL CONSTRUCTION CODE  
 AND BEST PRACTICE AND COUNCIL CODES ALL DRAWINGS SUBJECT TO COPYRIGHT  
 DO NOT SCALE OFF DRAWINGS

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS TO DWELLING  
 ADDRESS: NO. 2 OWEN STANLEY AVE BEACON HILL LOT 2 DP 519329  
 CLIENT: MR M GRIFFIN

bdoo  
 BUREAU OF  
 DESIGN

SCALE: 100, 1:200  
 DATE: 12-03-20  
 DA-2011  
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