

STATEMENT OF ENVIRONMENTAL EFFECTS

28 DAREEN STREET, BEACON HILL

**DWELLING ALTERATIONS AND ADDITIONS TO EXISTING
DWELLING INCLUDING NEW GARAGE**

**PREPARED ON BEHALF OF
Mr & Mrs Holst**

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1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling including the construction of a new garage upon land identified as Lot 1 in DP 208815 which is known as **No. 28 Dareen Street, Beacon Hill**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

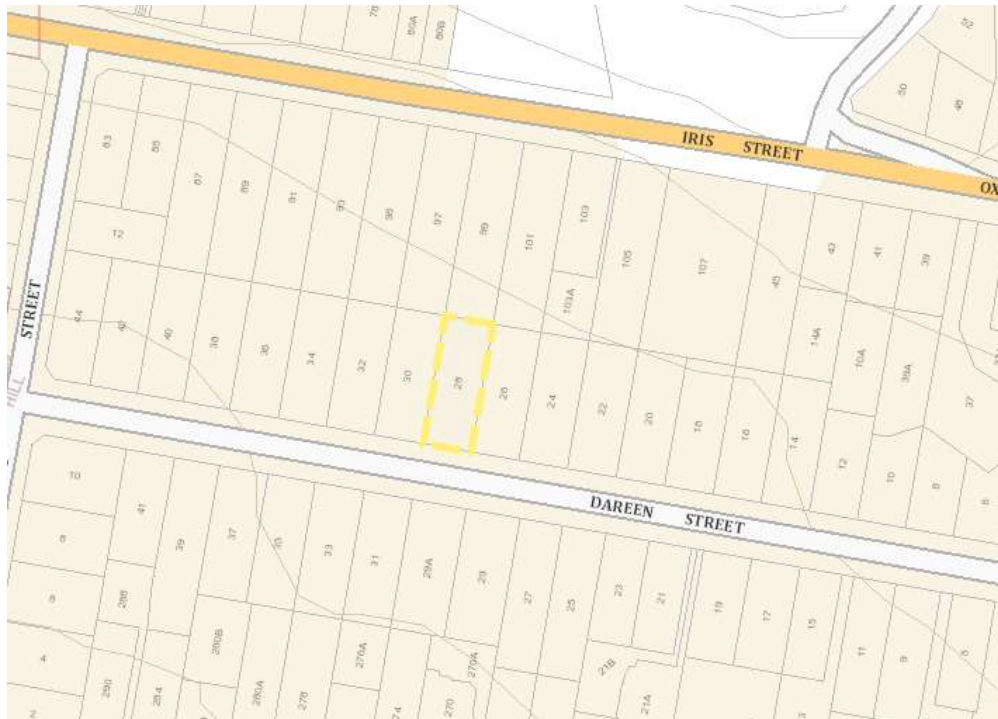
The following details and documents have been relied upon in the preparation of this document:

- Detailed Survey Plan prepared by Total Surveying Solutions, Revision B and dated 02/07/2020.
- Architectural Plans prepared by All Australian Architecture, Issue B and dated 26 October 2020.
- Concept Stormwater Management Plan prepared by Peninsula Consulting Engineers, Job No. 20-0616, Revision B and dated 4/11/2020.
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Job No. J2834 and dated 27 October 2020.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 1 in DP 208815 which is known as 28 Dareen Street, Beacon Hills. The site is located on the northern side of Dareen Street with a street frontage of 17.34m. The site has a total area of 792.7m² with a depth of 45.72m. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a multi storey rendered and timber clad dwelling with a tiled roof. There is a swimming pool in the rear yard. An attached carport is located to the east of the dwelling and is accessed via a concrete driveway. There are a number of trees on site, adjacent to the boundaries of the site. None of these trees are affected by the proposed development. The site falls from the street (RL144.03) to the rear northeast corner (RL140.12).

The site is depicted in the following photographs:



View of Subject Site from Dareen Street

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on generally similar sized allotments to the subject site. More recent development comprises larger two storey dwellings of modern appearance.

The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling including the construction of a new garage. The dwelling additions are to be constructed of external rendered brickwork and colorbond roof. It is noted that a new colorbond roof is also proposed over the existing dwelling.

The existing carport is to be demolished with a new double garage to be located in a similar position. The double garage is to be provided with a setback of 9.685m to the street frontage and a nominal setback to the sites eastern side boundary. The garage provides parking for two cars and store and is connected to the main dwelling by a new entry deck. The deck continues along the eastern elevation of the dwelling with an existing balcony to the ground floor level on this elevation.

A new balcony is also proposed to the northwest corner of the dwelling at ground floor level. This balcony provides replaces the existing balcony and provides access to the rear yard area. The new balcony extends 1.0m further the rear and the roofing will extend over the stairs.

The existing vehicular crossing from Dareen Street will be retained with the driveway to be widened within the boundaries of the property as noted on the plans.

All collected stormwater will be discharged into the existing easement as detailed in the Stormwater Management Plan prepared by Peninsula Consulting Engineers.

The proposal will result in the following numerical indices:

Site Area:	792.7m ²
Proposed Landscaped Area:	332.32m ² or 42%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

4.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.

The site is zoned R2 Low Density Residential. Development for the purposes of alterations and additions to an existing dwelling house is permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Refer to plans – approximately 4.5m to garage. All new works below 8.5m	Yes

The following provision is also relevant:

Clause 6.4 Development on Sloping Land

The site is classified as part Class A and B on Council's Landslip Map. A Preliminary Geotechnical Report has been prepared by White Geotechnical Group in this regard and forms part of the submission to Council. This report in summary provides:

The proposed development and site conditions were considered and applied to the Council Flow Chart.

Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Proposed wall height is approximately 3.5m and matches the existing dwelling.
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes Works do not encroach envelope.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Proposed garage is provided with a nominal setback to the eastern elevation. However, this is considered justified in this instance for the following reasons: <ul style="list-style-type: none"> A reduced setback is necessary to retain pedestrian access to the dwelling entry which is located on the western elevation of the dwelling.

Clause	Requirement	Compliance
		<p>Requiring the garage to be setback 900mm to the western boundary would obstruct access to the front door.</p> <ul style="list-style-type: none"> • This elevation does not provide for any windows or doors and will not reduce privacy to the adjoining properties. • The garage is non habitable and replaces an existing carport in a similar location. Therefore there is not considered to be any impact on the adjoining property.
B7 – Front Boundary Setbacks	Minimum 6.5m	Yes Proposed works setback 9.685m to the street frontage.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m Swimming pools and outbuildings that do not exceed 50% of the rear setback area are permissible within the rear setback.	Yes Ample setback provided to rear boundary.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing vehicular access location to be retained and widened within the property boundaries to accommodate ease of access to proposed garage.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal provides for a new garage to provide parking for two cars on site. The garage is located behind the required building line. The garage will not be prominent in the streetscape and will be compatible with the character of the surrounding locality.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater will discharge to the drainage easement. A detailed stormwater plan has been submitted.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed	Comply with Council's Water Management	Not Applicable

Clause	Requirement	Compliance
Council Drainage Easements	Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications	
C7 - Excavation and Landfill	Site stability to be maintained	Yes The proposal does not provide for any significant excavation with the new work maximising the slope of the land.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes The proposal provides for a landscaped area of 332.32m ² or 42% which complies with this clause.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Proposal maintains ample private open space in the rear yard.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Yes
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable

Clause	Requirement	Compliance
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Yes The proposal complies with BASIX.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Proposal is for a single storey addition and shadow diagrams are not required.
D7 - Views	View sharing to be maintained	Yes The proposed alterations/additions will not obstruct any views from the adjoining properties.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposal provides for a garage which is a non-habitable structure and will not reduce privacy to the adjoining properties. The new replacement balconies, do not reduce side boundary setbacks

Clause	Requirement	Compliance
		and will not reduce privacy to the adjoining properties.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal results in a single storey addition that will not be prominent in the streetscape and is provided with appropriate setbacks.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes Pitched roof form provided.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not Applicable
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street	Yes Existing facilities retained.

Clause	Requirement	Compliance
	Landscaping to be provided to reduce the view of the site facilities.	
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not applicable
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The development will continue to provide a good outlook of approach and public street from the upper level dwelling.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes
D23 - Signs	Building identification signage to be appropriate for proposed use and not	Not Applicable

Clause	Requirement	Compliance
	to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as part A and B	Yes Preliminary Geotechnical Report has been provided.
E11 – Flood Prone Land	Not Applicable	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 41.5

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of alterations and additions to an existing dwelling is permissible, with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for alterations and additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations and additions to an existing dwelling in this zone is permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide alterations and additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling and associated works. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of alterations and additions to an existing dwelling and new garage upon land at **No. 28 Dareen Street, Beacon Hill** is worthy of the consent of Council.

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