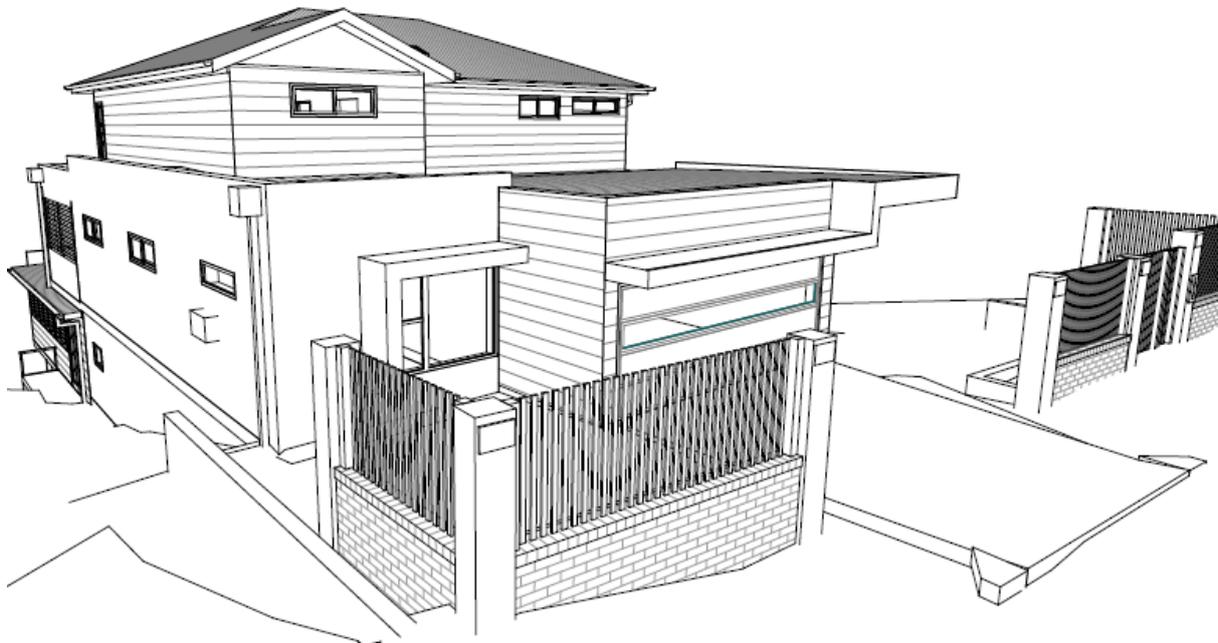


STATEMENT OF ENVIRONMENTAL EFFECTS
for
Additions & Carport to Existing Dwelling

at
10 Talgara Place
Beacon Hill

LOT 2 DP28206



Prepared by



December 2018

INTRODUCTION

This report has been prepared to support the Development Application for 10 Talgara Place Beacon Hill, NSW.

The site contains a three storey detached dwelling with driveway to the eastern side and a single car garage. The site slopes very steeply away from the road to such an extent that the lower floor storey is not visible from the street. The proposal involves alterations and additions to the existing house and garage, extension of the upper, mid and lower levels. Beyond the house site the land slopes very steeply with a rocky outcrop toward the lower portion of the site. A stair makes it possible to traverse the rocky outcrop. A pool is proposed beyond the rocky outcrop for the lower portion of the site. A large Norfolk Pine has been recommended for removal due to Geotechnical advice.

The Development Application includes:

- Completed DA Form and Fees
- Completed DA Checklist
- Existing Plans, Site Analysis Plan, Site Plan, Floor Plans, Elevations, Sections and 3D views
- Proposed Plans, Site Analysis Plan, Site Plan, Floor Plans, Elevations, Sections and 3D views
- BASIX Certificate
- Existing Site Survey
- Demolition Works Plan
- Waste Management Plan

The proposed development refers to the following environmental planning instruments:

- Warringah LEP 2011
- Warringah DCP 2011

The site fronts Talgara Place with a slope down to the north and significant views to the south. The site has an existing two storey brick and tile house to the rear. There is an access handle driveway to the western boundary. There are no easements over the site. There are a number of trees to the lower portion of the site where the slope gives way to a rocky outcrop.

The subject allotment is known as:

- 10 Talgara Place Beacon Hill, NSW Lot 2 DP28206
- The site area is 734m²
- The lot width is 16.84m at the road front (north) and 16.765m (south) at the bottom of the site
- The site length is 44.59m to the west and - 42.99m to the east
- Zoned R2 Low Density Residential

- There is an easement running through the site for drainage at 1.83m wide. Part of the existing house runs through the easement at the front of the site.
- The existing and proposed Use – Dwelling/s, as defined under the DCP
- Neighbours are No. 8 to the west and No. 9 to the east.



Site Context: 10 Talgara Place Beacon Hill. (Northern Beaches Council)



Existing House with third storey visible from street (lower storey to rear at back).



Existing house with neighbours at 8 Talgara Place.



Existing house with neighbours at 9 Talgara in foreground.



Existing crossover.



Rear of existing house.



Rear deck to existing house.



Rear of existing house and balustrade to deck edge.



Rocky outcrop to lower portion of site.



Norfolk Pine to be removed due to geotechnical advice at rear boundary.



Rear of property.



Lower portion of site.



View from rear deck.

LEP MAPS



Zoned R2 Low Density.



Height of Building Map identified at 8.5m limit.

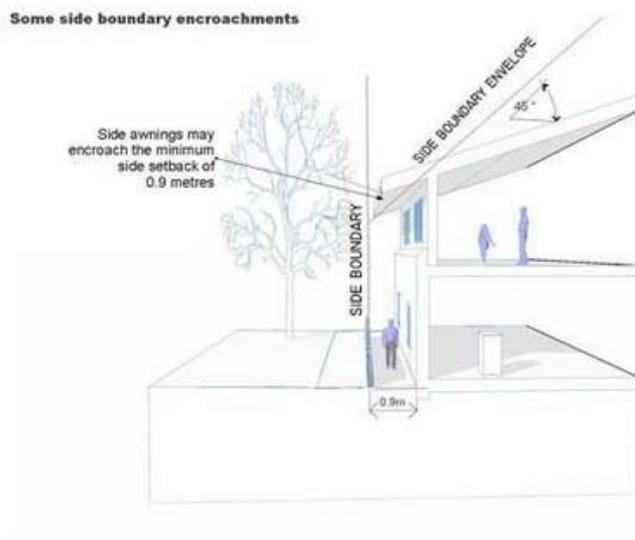


Area B – Flanking Slopes from 5 to 25 degrees.



Landscape & Bushland Settings. 40% Landscape Required.

NOT in Bushfire Prone Area.



4 or 5m Height at Boundary then 45 degrees.

1. SITE SUITABILITY & CONTEXT

Existing residential site.

Land falls towards the rear boundary.

Zoned R2 Low Density. The proposal is in keeping with Low Density Residential zoning.

The proposal is designed in keeping with the surrounding properties and is compatible in bulk and scale with adjoining development.

2. PRESENT AND PREVIOUS USES OF THE LAND

Present & Previous Use: Existing two storey
 Proposed Use: Residential two storey freestanding
 No change to existing use.
 The use on the adjoining properties is residential.
 We are unaware of any contamination on site.

3. COMPLIANCE WITH DEVELOPMENT STANDARDS & CONTROLS

WARRINGAH DCP & LEP	
ELEMENT	CONTROLS & RESPONSE
Land Zoning Map	R2 Low Density Residential. No Proposed Changes Complies.
Floor Space Ratio	N/A refer to Max. Floor Area Site Area = 734m ² Must not exceed 50% (367m ²) Proposed site coverage = 238.45m ² (32.5%) Complies.
B1 Wall Heights	Walls are not to exceed 7.2m from ground level existing to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within the roof space) Exceptions -does not exceed 8.5m height development standard; - is designed and located to minimise bulk and scale; and - has minimal visual impact when viewed from the downside slope of land to achieve compliance with the envelope at the rear of the building due to the extreme slope of the land. Note: Clause 4.6 Exception to the Development Standard (Height 8.5m) is being sought here. Mainly the roof which sits over the centre of the house exceeds the height limit. Both the proposal and the existing house exceed the LEP 8.5m height limit and the 7.2m DCP wall height limit. Given the extreme slope of the site and the general slope of the land away from the street front we believe the breach in height is reasonable and are seeking to extend the existing upper level to improve the amenity of the dwelling. The wall height and overall height are well below the limits when viewed from the street front. The proposal there for does not have a detrimental effect on the streetscape.

	NON COMPLIANT
B2 Number of storeys	To complement the height of building control in the LEP with a number of storeys control. Maps did not show anything here.
B3 Side Boundary Envelope.	4m then 45 degrees. The building sits within the envelope control when viewed from the front of the site however it is extremely difficult. The existing house does not comply at the rear either. We are seeking a relaxation of the development control under the DCP here. NON COMPLIANT
B4 Site Coverage	Total building footprint - No greater than 33.3% (242.22m ²) Proposed site coverage 238.45m ² (32.5%).
B5 Side Boundary Setback	For R2 Zoning all development: <i>Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback.</i> Nil side setback as per DCP.
B6 Merit Assessment Side Boundary	We are seeking a merit based assessment of the side setbacks due to the extreme slope of the land. We have demonstrated that there are ample opportunities for deep soil areas, the development is not visually dominant, bulk and scale has been minimised, there is adequate separation between buildings for amenity and solar access and we have not impeded upon any views.
B7 Front Setback	6.5m front. The existing front setback is at 6.11m (closest point) with the single car garage in line with the front setback. It would improve the amenity of the block to have a two car garage however this is not possible by extending the existing garage therefore a two car garage which encroached upon the front setback is proposed.
B8 Merit based Assessment of front boundary Setbacks	As per above we are seeking a merit based assessment to allow the additional amenity of a double garage to the front with the large front door to the open plan area and the bedroom window facing the street there are ample opportunities for casual surveillance. More than 50% of the front of the house is occupied by habitable rooms. With the garage half recessed into the building footprint there is still a sense of openness. There is ample opportunity for deep soil areas and we are retaining trees to the front. As the land slopes down from the street front the garage is not as dominant. No views are affected. The neighbouring property has a carport at No. 9 set well forward (2.7m) beyond our proposal. The recently constructed

	dwelling at 7 Kalianna Crescent has a two car garage which appears to be less than 6.5m setback.
B9 Rear Boundary Setbacks	<p>Identified on DCP maps as having a 6m rear setback. Exceptions may be granted - On land zoned R2 where the minimum is 6m rear setback, exempt development, swimming pools and outbuildings that in total, do not exceed 50% of the rear setback area, provided that the objectives are met.</p> <p>The rear setback has an area of 100.51m² therefore 50% = 20.255m². The pool area and surrounds are below this at 42.43m² or 42%. The objectives have been met with ample deep soil area, a sense of openness to the rear yard, amenity of adjacent land and neighbours privacy is maintained, the pattern of building, rear yards and landscape elements is not interrupted.</p>
B10 Merit assessment of rear Boundary Setbacks	The proposal is within the DCP controls so a merit based assessment is not required.
B11 Foreshore Building Setback B12 National Parks B13 Coastal Cliffs B14 Main Roads	No special setbacks apply to this property.
C2 Traffic, Access and Safety	<p>Limit loss of on street parking.</p> <p>A new cross-over is required to access the proposed garage. The width of the cross over at the boundary is less than 4m and 3.450m at the kerb. If required by council the old cross over could be reinstated. See driveway details at DA30 and DA31.</p>
D1 Landscape Open Space and Bushland Settings	There is a minimum 40% landscape control for this site. The landscape area, rocky outcrop and pool water surface total 316.21m ² or 43%.
D2 Private Open Space	60m ² with a minimum dimension of 5m is required for 3 bedrooms or more. 95.90m ² provided with upper and lower private open space areas. Additional private open space to rear yard.
D6 Access to Sunlight	<p><i>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.</i></p> <p>The site has a difficult orientation to achieve maximum sunlight with north to the front. Obviously the private open space would be located to the rear. The sun studies generated indicate very little effect on the neighbours.</p>

D7 Views	The Proposal does not cause any view loss.
D8 Privacy	The lower ground floor plan locates a covered outdoor entertainment deck to the north east with shutters to the side for privacy. The deck narrows to the north west limiting usability. The north western neighbour's house is sited closer to the road limit views over their private open space. The ground floor plan locates an upper level deck with shutters to ensure privacy to the north west. The upper most level has limited windows each side – just some small louvres for ventilation.
D9 Building Bulk	The building appears as a two storey dwelling from the street front and bulk / scape is further reduced due to the slope of the land down away from the road.
D10 Building Colours and Materials	The colours and materials chosen will complement the existing building.
D11 Roofs	The roof slope has been chosen to complement the existing building and neighbouring properties.
D13 Front fences	DA33 and DA 26 shows the proposed new front fence limited to 1.8m with piers and 50% of the fence with open slats. The fence has been designed to complement the proposed building and street scape.
D14 Facilities	A mailbox has been incorporated into the front fence design. The bins will be located close to the front fence and path enclosed in a 1.8m high slatted bin enclosure.
D15 Side and Rear Fences	No change.
D16 Swimming pools and spas	Pool situated to rear occupies less than half of rear setback.
D17 Safety and Security	The proposal has windows overlooking the street, a direct line of sight for the front door and adequate lighting.
D18 Services	There are no changes to existing service locations.
D19 Conservation of Energy and Water	The orientation and layout of the proposal has been designed to make the best use of natural ventilation, daylight and solar energy. Solar panels are planned for the roof. The BASIX certificate is fully compliant.
E1 Preservation of Trees or Bushland	We propose removal of a large Norfolk Pine to the rear yard. The tree will be adversely affected by construction of the pool. The location of the pool is constrained by the rocky escarpment and councils stormwater and sewer pipelines. The location of the

	pool has been recommended by the geotechnical engineers – see discussion below. Advice to the detrimental effect of the pool foundations on the root system of the Norfolk Pine may be required. We would be happy for Councils Arborist to comment on this matter.
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CONCLUSION

As demonstrated, the proposal is an environmentally responsible and sensitive development that is generally in accordance with the objectives and standards of the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993 and Warringah LEP 2011 and Warringah DCP 2011.

The proposal also:

- Utilises procedures and strategies for passive solar design and energy efficiency.
- Complies with the setback controls and has no detrimental impact on neighbours.
- Breaches the height limit but does not dominate the streetscape or adversely affect the neighbours
- Retains the existing character of the locality.
- Is designed to minimise the bulk & scale of the proposal.
- Is designed for optimum acoustic and visual privacy between neighbouring properties.
- Uses architectural devices to increase privacy & maintain sunlight access

The proposal demonstrates that it complies with Northern Beaches Council DCP requirements for an appropriate residential development and is a positive design contribution to the locale.

See Appendix A for Clause 4.6 Objection to Development Standard.