

STATEMENT OF ENVIRONMENTAL EFFECTS

25 BEACON AVENUE, BEACON HILL

DWELLING ALTERATIONS & ADDITIONS

PREPARED ON BEHALF OF

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1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions upon land at Lot 62 in DP 31553 which is known as **No. 25 Beacon Avenue, 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:

- Survey Plan prepared by CMS Surveyors Pty Ltd, Ref No. 8364A, Issue 2 and dated 13/0/21.
- Architectural Plans prepared by Sally Gardner Design & Draft, Job No. 21-0726 and dated 22/11/2021.
- BASIX Certificate #A438759 and dated 13 December 2021.
- Preliminary Geotechnical Report prepared by White Geotechnical Group, Job No. J3968 and dated 17 December 2021.

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 62 in DP 31553 which is known as 25 Beacon Avenue, Beacon Hill. The site is located on the southern side of Beacon Avenue with a street frontage of 15.24m to Beacon Avenue. The site is a rectangular shaped allotment with an area of 557.4m and a depth of 36.575m. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a part two and part three storey clad and rendered dwelling with metal roof. The dwelling is located northern portion of the site. Pedestrian access is provided via timber stairs located adjacent to the eastern boundary.

The site has falls steeply towards the rear with the front northern boundary having a level of RL74.5 and the rear southwest corner having a level of RL61.28. A number of retaining walls dissect the site. An easement for drainage, identified as 'A' on the survey plan, extends the length of the western boundary.

An existing garage is located at the lower level of the dwelling with access provided over a right of way over the adjoining western property. The right of way is identified as 'X' on the survey.

The site is not a listed heritage item nor is it located within a heritage conservation area.

The site is depicted in the following photographs:



View of Subject Site from Beacon Ave



View of Existing Dwelling from Pedestrian Access

The existing surrounding development comprises a mix of one, two and three storey detached residential dwellings on similar sized allotments.

The subject site and existing surrounding development are 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 a new upper level. The additions will be constructed of external cladding with a pitched metal roof.

A new stair is proposed on the western elevation to connect the ground level (level 3) with the existing family room (level 2) with the study (low level 1). The existing spiral stair will be demolished. The new stair will be setback 3.0035m to the western boundary.

The existing ground level (level 3) provides additions on the eastern side to be setback at least 1.842m to this boundary. Internal alterations provide for a more functional floor plan.

The proposal provides for a new upper level. This level is provided with setback of 4.0m and 4.6m to the sites eastern and western boundaries, respectively. A setback of 6.52m to the street frontage consistent with the existing dwelling on site.

All collected stormwater will continue to be discharged to the existing stormwater system.

The resultant dwelling will provide for the following:

Lower Level 1: Study

Level 2: Double garage, family room, powder room.

Ground Level 3: Foyer, bedroom, children's retreat, kitchen, living area, laundry and bathroom.

Level 4: Three bedrooms (master with ensuite) and bathroom.

The proposal will result in the following numerical indices:

Site Area: 557.4m²

Proposed Landscaped Area: 290.19m² or 52.06%

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.



Extract of Bushfire Map

4.2 Warringah Local Environmental 2011

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



Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling alterations and additions are 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	9.0m	Clause 4.6 variation provided

The following provisions are also relevant:

Clause 6.4 Development on Sloping Land

The site is classified as Class B on Council's Landslip Map. A Preliminary Geotechnical Report has been prepared which in conclusion 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	Refer to clause 4.6 for discussion on height.
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	Only eaves of the new works encroach, which are an allowable encroachment.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Ample setbacks to provided to both boundaries.
B7 – Front Boundary Setbacks	Minimum 6.5m Secondary frontage 3.5m	Yes Additions are located behind the existing building line.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m	Yes Ample setback provided to the 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 crossing retained.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes Existing parking retained.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater to continue to be drained to the existing stormwater system. The proposal results in only an additional 6m ² of hard surface area.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes Submitted with the application.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Proposal provides for a lower basement storage level which is appropriately setback to the boundaries.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.

Clause	Requirement	Compliance
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 Proposal provides for a landscaped area of 290.19m ² or 52.06%.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes The proposal provides for sufficient 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	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
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 will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.

Clause	Requirement	Compliance
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 Shadow diagrams have been provided the proposed shadows. Given the north south orientation of the allotment, the proposal ensures adequate solar access to the adjoining properties The proposal continues to comply with the solar access requirements of the DCP.
D7 - Views	View sharing to be maintained	Yes The subject site and surrounding properties have district views to the south. Given the topography of the site with the dwelling well below street level the proposal will not result in a loss of views.
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 new upper level provides for only bedrooms and bathrooms and will not reduce privacy to the adjoining properties. Further, the proposal provides ample setbacks to all boundaries of the site.
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 will not result in unreasonable bulk or scale. The dwelling is well articulated and provides for appropriate setbacks.

Clause	Requirement	Compliance
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 The proposal provides for a low pitched roof form. This is compatible with the varied roof forms in this locality.
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 Landscaping to be provided to reduce the view of the site facilities.	Yes There is ample area on site for storage and site facilities.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Yes

Clause	Requirement	Compliance
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 dwelling provides views of the dwelling approach.
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	Not Applicable	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable – the proposal does not require the removal of any vegetation.
E2 – Prescribed Vegetation	Not identified on map	Not Applicable

Clause	Requirement	Compliance
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
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as Class B	Yes A geotechnical report is submitted.
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 4.15

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 dwelling alterations/additions are 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 the construction of dwelling alterations/additions without any detrimental impact on the environment, social and economic status of the locality. The proposal does not require the removal of any vegetation and there is no detrimental impact on the adjoining properties.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of dwelling alterations/additions in this zone is permissible with the consent of Council. The resultant dwelling 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 for dwelling alterations/additions that are 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. 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 dwelling alterations/additions at **No. 25 Beacon Avenue, Beacon Hill** is worthy of the consent of Council.

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