

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Proposed alterations and additions to existing  
single storey dwelling

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**At**

**37 Dareen Street**

**BEACON HILL**

Issued: July 20

Prepared by

**ECO-MANTRA DESIGN**

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## **1 INTRODUCTION**

### **1.1 OVERVIEW**

This report has been prepared as part of a development application for alterations and additions to a single storey dwelling and associated site works on Lot 1 in DP206508 also known as 37 Dareen Street, Beacon Hill.

The subject site falls within Northern Beaches Local Government Area. Warringah LEP 2011 applies to the subject site. The site is zoned R2 –Low Density Residential. Alterations and additions to an existing dwelling are permitted with consent.

This statement will address the proposal in the context of the applicable planning legislation including the provisions of:

- Warringah Local Environmental Plan 2011 (WLEP) 2011;
- Warringah Development Control Plan (WDCP) 2011;
- S.4.15 of Environmental Planning and Assessment Act 1979.

### **1.2 PROPOSED DEVELOPMENT**

The application seeks consent for the following development as detailed in the drawings accompanying the application.

The scheme proposes:

- Demolition of part of existing dwelling;
- Addition of bedroom, ensuite and WIR forward of the existing building line;

## **2 SITE AND CONTEXT**

### **2.1 LOCALITY DESCRIPTION**

The subject site is a mid-block, situated on the southern side of Dareen Street, close to the intersection of Dareen Street and Jones Street. The site is part of an established locality, with single and double storey homes of various typologies in the vicinity of the subject site.

## 2.2 SITE DESCRIPTION

The subject site is Lot 1 in DP206508, also known as 37 Dareen Street, Beacon Hill. It is a rectangular shaped mid-block with primary frontage to Dareen Street. The subject site is flanked by double storey dwellings on either side.

The existing brick veneer dwelling consists of 3 bedrooms, kitchen, lounge/dining and service areas. Single garage is located on the lower level with the residence above. The alfresco is located to the rear of the property.

The survey plan accompanying the application shows existing conditions of the site.

Refer to figure 2.



Figure 1: Locality Pan

(Source: Google Maps)





Figure 2: Site Plan (Source: Six Maps)

### 3 DEVELOPMENT PROPOSAL

The scheme proposes:

- Demolition of existing window to Bed 1;
- Addition of bedroom, ensuite and WIR forward of the existing building line.

## **4 PLANNING FRAMEWORK**

### **4.1 STATE ENVIRONMENT PLANNING POLICY**

#### **4.1.1 SEPP (Building Sustainability Index: BASIX) 2004**

A BASIX certificate has been prepared for the dwelling and found that the proposed development complies with the targets set out under the SEPP.

### **4.2 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

The land is currently zoned R2 – Low Density Residential. Refer **figure 3**. Alterations and additions to existing dwelling are permissible with consent within R2 zone.

#### **Principal development standards**

##### Height of Buildings:

The maximum height permitted is 8.5m. The proposal maintains the existing roof height and thus complies with the control.





Figure 3: Zoning Map

(Source: [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au))

#### 4.3 DEVELOPMENT CONTROL PLAN – WARRIGAH DCP 2011

The Warringah Development Control Plan 2011 was prepared pursuant to the provisions of S4.15 of the Environmental Planning and Assessment Act 1979. It is a detailed document providing controls and design recommendations for all land as defined pursuant to the DCP. Part 6.0 of the DCP covers performance and design guidelines and controls related to environmental performance, social performance, amenity issues and dwelling design controls.

The subject proposal has been assessed against the controls and guidelines of the DCP and is considered to be compliant with the principle standards and consistent with the intent of the development standards.

The numerical controls of the DCP are tabulated in **Table 1** below.

#### 4.4 DEVELOPMENT CONTROL TABLE

Compliance Table: Warringah Development Control Plan 2011			
Development Standard	DCP	PROPOSAL	COMPLIANCE
<b>Site Calculations</b>			
Lot Size	790.4sqm		
Floor Area	92.4sqm	31.3sqm	
Site Coverage		21.3%	
<b>Built Form Controls</b>			
Wall Heights	7.2m	< 7.2m	YES
Side Boundary Setbacks	0.9m	> 0.9m	YES
Front Boundary Setbacks	6.5m	6.89m	YES
Rear Boundary Setbacks	N/A	N/A	
<b>Open Space and Landscaping</b>			
Private Open Space	60sqm	337.7sqm	YES
Landscape Area (Min.)	40%	57%	YES

#### 4.5 SECTION 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the Environmental Planning & Assessment Act, 1979 contains the broad heads of consideration related to assessment of development proposals.

This section undertakes an assessment of the proposal in the context of the heads of consideration set out in Section 4.15 (1) of the Environmental Planning and Assessment Act as follows:

- (a) the provisions of –
  - (i) *any environmental planning instrument, and*
  - (ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
  - (iii) *any development control plan, and*
  - (iv) *any matters prescribed by the regulations, that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

Consideration of these matters is undertaken below:

##### 4.5.1 Planning Instruments

##### **State Environmental Planning Policy:**

The development's compliance with the provisions of relevant State Environmental Planning Policies and Sydney Regional Environmental Policies has been addressed at Section 4.1 of this Statement.

#### 4.5.2 Development control plans

##### **Warringah Development Control Plan 2011:**

Consideration of the proposed development's compliance with the provisions of the Development Control Plan, has been undertaken in detail at Section 4.2 of this Statement.

The proposal is considered to be generally consistent with the intent of the DCP. The proposal complies with the other principal development standards.

#### 4.5.3 Streetscape and context

The proposed extension visually integrates with the existing dwelling as well as the prevailing streetscape. The proposed materials, roof features and façade articulation are all in keeping with the existing dwelling.

#### 4.5.4 Solar access and Overshadowing

There will be no solar access or overshadowing impacts on the neighbouring properties.

#### 4.5.5 Visual and Acoustic Privacy

There will be no visual or acoustic privacy impacts on the neighbouring properties.

#### 4.5.6 Traffic and Car Parking

Existing car parking arrangements are maintained and the proposed extension does not adversely impact the traffic and car parking on site.

#### 4.5.7 Waste Management

Household waste will be disposed of in approved Council containers and these bins can be accommodated on the site.

All builders waste during the construction phase will be removed from the site at regular intervals and disposed off at an approved waste dump in accordance with the waste management plan attached to this development application. The site will be kept clean and tidy at all times.

#### 4.5.8 Stormwater Drainage

The roof water is proposed to be collected in pit and pipe arrangement and discharged to council's network.

#### 4.5.9 Public Interest

This matter would generally relate to the submissions raised by the general public during Council's public exhibition of the development proposal. Any issues raised would have been generally dealt with in the body of this report and if not the Applicant would welcome opportunity to respond to such issues.

## **5 CONCLUSION**

It is concluded that the proposed development on Lot 1 in DP206508 on 37 Dareen Street, Beacon Hill as detailed in the documentation accompanying this application, is an appropriate and compatible form of housing development when assessed under headings of consideration of S4.15 of the EP&A Act 1869.

Based upon the above submission the council is requested to review the application favourably.

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