



**44 BEACON HILL ROAD  
BEACON HILL**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS TO AN EXISTING  
DWELLING AND A SWIMMING POOL**



Report prepared for  
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June 2021

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## **1. Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 44 Beacon Hill Road, Beacon Hill.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Site survey prepared by Bee & Lethbridge
- ◆ DA Plans and BASIX Certificate prepared by Action Plans
- ◆ Geotechnical Report prepared by Ascent Geotechnical Consulting
- ◆ Bushfire Report prepared by Bushfire Consultancy Australia
- ◆ Stormwater Plans prepared by NB Consulting

- 1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

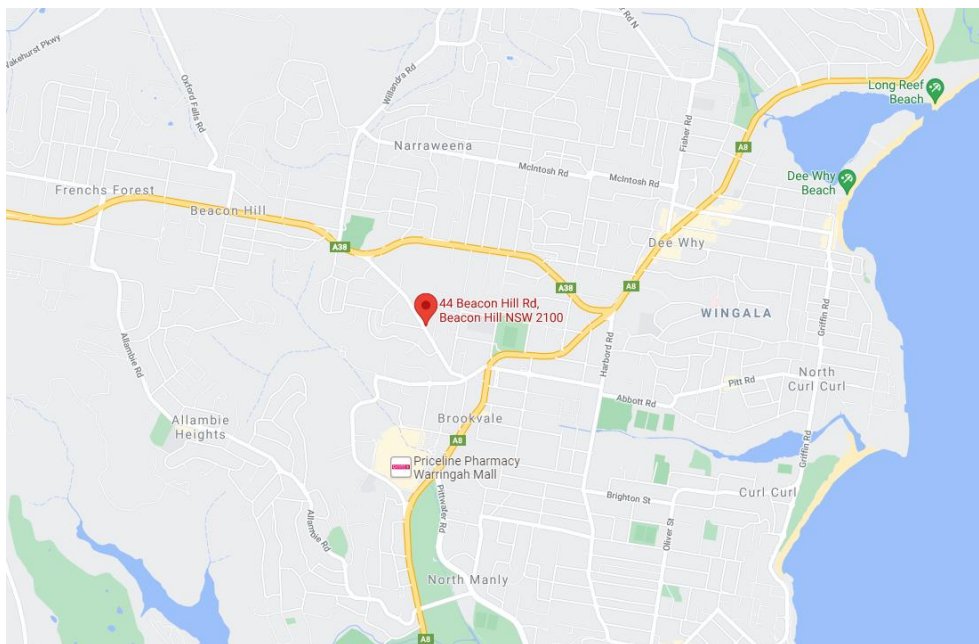
## 2. The site and its locality

- 2.1 The subject site is located on the eastern side of Beacon Hill Road, approximately 450 metres north west of its intersection with Old Pittwater Road. It is legally described as Lot 11 DP 448061.
- 2.2 It is an irregular shaped lot with boundaries of 18.9 metres (west - Beacon Hill Road frontage), 35.75 metres (north), 20.17 metres (east – rear boundary) and 28.715 metres (south).
- 2.3 The site has an area of 609.2m<sup>2</sup> and is currently occupied by a one storey brick dwelling with a tile roof. It slopes to the south-east, rear corner of the lot.
- 2.4 The property is surrounded by detached residential dwellings in all directions. It is located in close proximity to shops and public transport services on Condamine Street to the south east and at the Warringah Mall to the south.

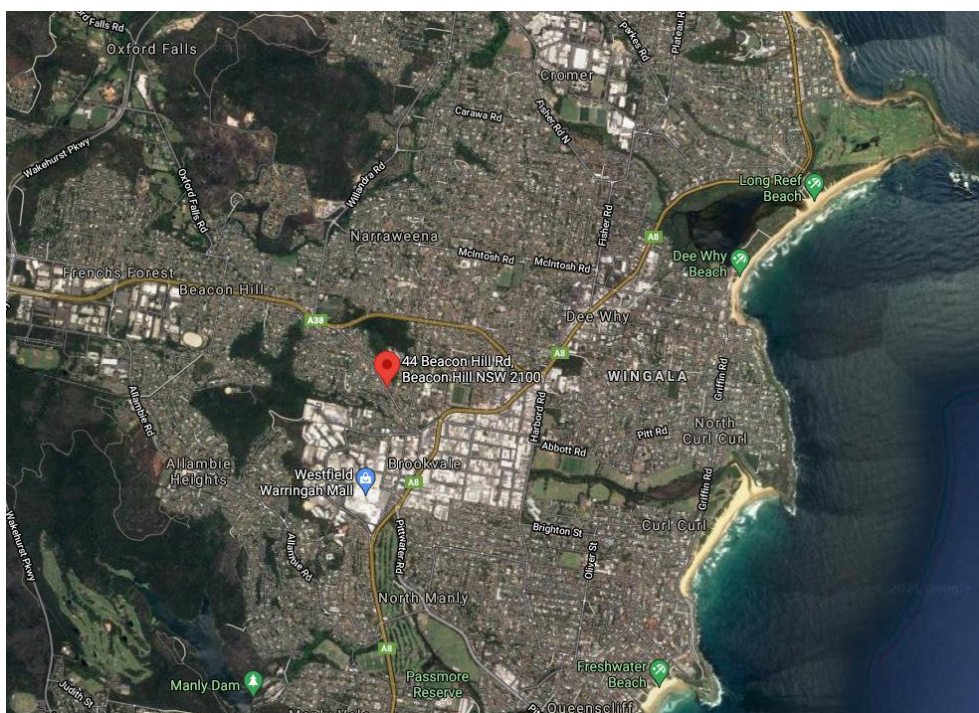


**Figure 1. The site and its immediate surrounds**





**Figure 2. The site within the locality**



**Figure 3. Aerial image of the site within the locality**

### 3. Site Photos



Figure 4. The existing dwelling, looking east from Beacon Hill Road.



Figure 5. The dwelling facade, looking south east from Beacon Hill Road.





**Figure 6. The rear of the existing dwelling, looking south west toward Beacon Hill Road.**



**Figure 7. The rear yard, looking north east.**



**Figure 8. The rear yard, looking north west (towards 46 Beacon Hill Road).**



**Figure 9. The rear yard, looking south east (towards 42 Beacon Hill Road).**



## **4. Proposed Development**

- 4.1 The proposed development is for alterations and additions to the existing dwelling, including a rear addition and a new swimming pool on the subject site.
- 4.2 The proposed development remains consistent with the streetscape and the locality. The proposal is compliant with Council controls, ensures privacy and solar access are maintained for both the adjoining properties and the subject site.
- 4.3 The development will be made up as follows:

### **Lower Ground Floor**

- Retain the existing subfloor and workshop,
- New subfloor area with water tanks and pool filter storage.

### **Ground Floor**

- Refurbish the existing laundry and add a toilet,
- Demolish the rear concrete patio and stairs,
- A new internal wall and sliding door between the living and dining room,
- Demolish the dining room window and brickwork below,
- Construct a new sunroom, covered tile deck and stairs.

### **Site**

- A new 7 metre by 2.9 metre swimming pool, with an aluminium deck and pool fencing.
- Stormwater for site including dispersion trench, OSD and rainwater tank.

## 5. Statutory Framework

### 5.1 Rural Fires Act 1997

The *Rural Fires Act 1997* aims to protect the community from injury or death, property from damage and to protect infrastructure and environmental, economic, cultural, agricultural and community assets from damage, arising from fires.

Clause 100B of the RF Act requires applicants to obtain a bush fire safety authority (BFSA) for subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose. If a proposal requires a BFSA it is considered integrated development under Clause 4.46 of the EPA Act.

Section 4.14 of the EPA Act requires that a council does not approve any development on bush fire prone land unless the development application complies with *Planning for Bush Fire Protection 2019*. All developments on land that is designated as bush fire prone has a legal obligation to consider bush fire and meet the requirements of *Planning for Bush Fire Protection 2019*.

**Comment:** The subject site is mapped as bushfire prone land (vegetation buffer). The proposal is not for subdivision or a special fire protection purpose and therefore is not integrated development and does not require a BFSA from RFS. The site is however bush fire prone land, and therefore the proposal must comply with *Planning for Bush Fire Protection 2019*.

A Bushfire Assessment Report, provided with this application, concludes the property has a BAL FZ. Appropriate construction standards will be adhered to for compliance with relevant Australian Standards and Planning for Bushfire Protection Bushfire Attack Level BAL FZ.

## **5.2 State Environmental Planning Policies**

### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

### **State Environmental Planning Policy No. 55 – Remediation of Land**

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.



### 5.3 Warringah Local Environment Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

#### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permissible with development consent in the R2 zone.

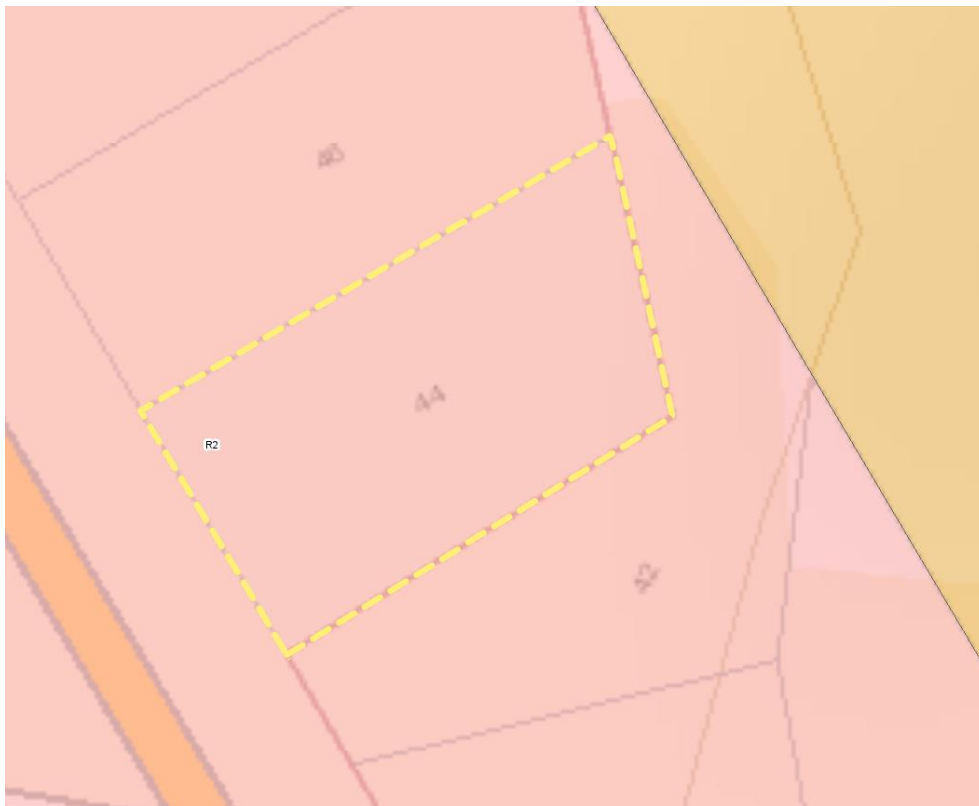


Figure 10. Extract from Warringah LEP zoning map

#### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

#### Minimum Subdivision Lot Size

The site is mapped with a minimum lot size of 600m<sup>2</sup>. The subject site comprises a compliant area of 609.2m<sup>2</sup> and no subdivision is proposed.

### **Height of Buildings**

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum height of 6.79 metres.

### **Heritage**

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

### **Acid Sulfate Soils**

The site is not located in an area nominated as Acid Sulfate soils.

### **Earthworks**

Minor earthworks are proposed to allow construction of the proposed alterations and additions. A maximum cut of 1.4 metres is proposed for construction of the swimming pool.

Standard erosion and sediment control measures will be implemented and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

### **Development on Sloping Land**

The site is located in the area nominated the LEP maps as Area B – Flanking Slopes 5 to 25. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached geotechnical preliminary assessment demonstrates the proposal complies with Council controls.

## **5.4 Warringah Development Control Plan 2011**

The relevant sections of the Warringah DCP 2011 are addressed below.

### **Part A Introduction**

#### **Objectives**

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

### **Part B - Built Form Controls**

#### **Wall Heights**

A maximum wall height of 7.2 metres is permitted on the site by the DCP. The existing maximum wall height is 3.641 metres and the proposed development will result in a compliant maximum wall height of 5.504 metres.

#### **Side Building Envelope**

The site requires a side boundary envelope of 4m/45°.

There is a minor, existing non-compliance, with the side boundary envelope control and no change is proposed. A small portion of the eave to the proposed sunroom breaches the side boundary envelope control, as permitted by the DCP.

#### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site. The existing side boundary setbacks of the dwelling are compliant at 1.11 metres (north) and 1.19 metres (south).

The development will result in compliant side setbacks of 1.10 metres (north) and 1.184 metres (south).

#### **Front Setback**

A front setback of 6.5 metres is required on the site by the DCP. No change is proposed to the existing, compliant, front setback of 8.505 metres.

#### **Rear Setback**

The DCP requires a rear building setback of 6 metres on the site. The development proposes a compliant rear setback of 6 metres.



## **Part C - Siting Factors**

### **Traffic Access and safety**

No changes are proposed to the existing concrete driveway and concrete pedestrian path, accessed via Beacon Hill Road.

### **Parking**

A maximum garage / carport width of 6 metres or 50% of the building width applies to the site. A minimum 2 car parking spaces per dwelling applies to the site.

The development proposes to retain the existing single garage on the site. Additional stack parking is available in the driveway.

### **Stormwater**

Stormwater from the alterations and addition have been designed by NB Consulting and includes a combination of OSD and dispersion trenches. See design plan.

### **Excavation and Landfill**

Minor earthworks are proposed to allow for the proposed construction works to take place.

The attached geotechnical report demonstrates that the proposed works are consistent with the geological stability of the site.

### **Demolition and Construction**

The proposed alterations and additions and pool will involve demolition works as described above and detailed in the attached plans. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

### **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The dwelling has existing bin storage areas and waste will be collected by Councils regular service.

## **Part D - Design**

### **Landscaped Open Space and Bushland Setting**

The DCP requires 40% landscaping on the site which is equivalent to 243.68m<sup>2</sup> for the site area of 609.2m<sup>2</sup>.

The development will result in a compliant landscaped area of 247.06m<sup>2</sup> or 40.55%.

### **Private open space**

The DCP requires a minimum private open space area of 60m<sup>2</sup> (with minimum dimensions of 5 metres).

The development will result in a compliant area of private open space, in excess of the required minimum, on the deck and in the rear yard for the enjoyment of the residents.

### **Noise**

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is not located in close proximity to a noise generating activity.

### **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this DCP clause.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in a very minor increase in shadowing to the side and rear yard of the subject site and the side yard of 42 Beacon Hill Road.

**12pm** – The development will result in a minor increase in shadowing to the side and rear yard of the subject site and the side yard of 42 Beacon Hill Road.

**3pm** – The development will result in a minor increase in shadowing to the front, side and rear yard of the subject site and the front and side yard of 42 Beacon Hill Road.

It is concluded that the private open space of the subject site maintains compliant solar access at 9am and 12pm and the adjoining property (42 Beacon Hill Road) maintains compliant solar access at 9am, 12pm and 3pm.

## **Views**

A site visit has been undertaken and it is considered the development will not result in any view loss impacts.

## **Privacy**

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas.

Privacy is retained by the existing boundary fencing and existing landscaping. The new works incorporate a number of privacy measures including compliant side setbacks and privacy screening on the north west side of the deck.

## **Building Bulk**

The proposed alterations and additions do not create inappropriate bulk. The proposed development is consistent with the streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Beacon Hill Road.

## **Building Colours and Materials**

The proposed building materials include colorbond metal roofing, masonry walls, fibreglass pool and glass pool fencing, with details provided in the attached materials and finishes schedule. All materials and finishes are complementary to the residential surrounds and consistent with a modern finish.

## **Roofs**

The new sunroom roof proposes a 2 degree fall. All new roof areas will be constructed of non-reflective metal.

## **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

## **Front Fences and Front Walls**

The development proposes a new 1.5 metre high solid front fence on the Beacon Hill Road frontage. This is considered an appropriate addition in this location where additional privacy is needed due to both vehicle and pedestrian traffic.

## **Site Facilities**

The existing dwelling has appropriate waste, recycling areas and drying facilities which will be retained.



### Side and Rear Fences

No change is proposed to existing side and rear fencing.

### Swimming Pools and Spa Pools

In accordance with the DCP, the proposed swimming pool is located in the rear yard and will be constructed in accordance with all relevant Australian Standards.

### Safety and Security

An ability to view the street frontage is retained from the existing dwelling to the benefit of safety and security of residents.

### Conservation of Energy and Water

The alterations and additions and secondary dwelling have each achieved a BASIX Certificate which accompanies the application.

## Part E - The Natural Environment

### Preservation of Trees or Bushland Vegetation

The development does not propose to remove any trees.

### Wildlife Corridors

The subject site is identified as a wildlife corridor. It is considered the proposed works will not impact on any wildlife, as all works are located within a disturbed portion of the lot and no tree removal is proposed.

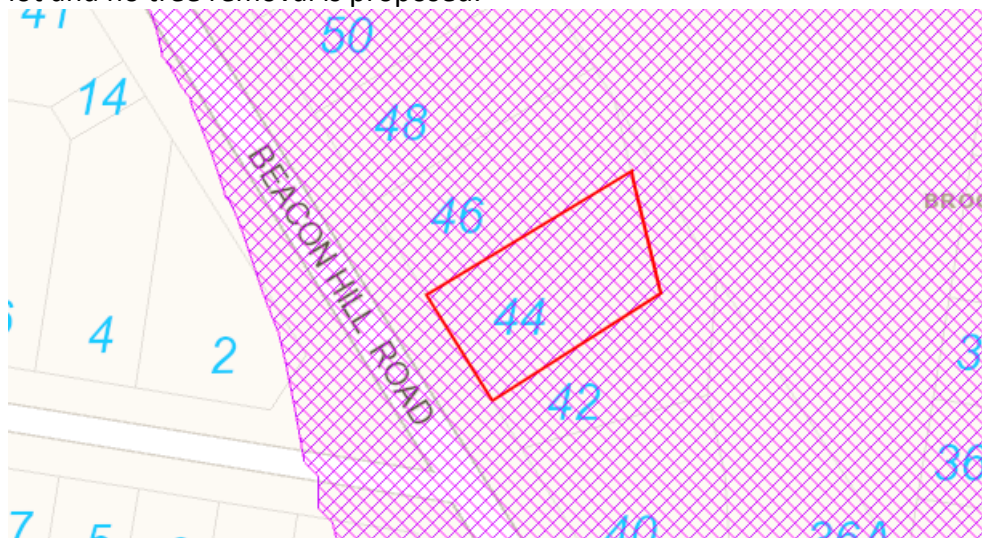


Figure 11. Extract from Warringah DCP Wildlife Corridor Map

**Native Vegetation**

The site is not identified on the DCP Native Vegetation Map.

**Retaining unique Environmental Factors**

The development will have no impact on any unique environmental factors in the area.

**Landslip Risk**

A geotechnical report has been prepared in support of the application in its current form.

## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Lot Size	600m <sup>2</sup>	609.2m <sup>2</sup>	Yes
Building Height	8.5 metres	6.79m	Yes
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	5.504m	Yes
Side Boundary Envelope	4 metres / 45 degrees		Existing non-compliance
Side Boundary Setbacks	0.9 metres	1.11m (north) 1.184m (south)	Yes
Front Boundary Setback	6.5 metres	8.505m	Yes
Rear Boundary Setbacks	6 metres	6m	Yes
Parking	2 spaces	1 space	Existing non-compliance
Landscaped Open Space and Bushland Setting	40% (243.68m <sup>2</sup> )	40.55% (247.06m <sup>2</sup> )	Yes
Private Open Space	60m <sup>2</sup>	>60m <sup>2</sup>	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 9 am and 12pm	Yes

## 7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the R2 zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### **Context and Setting**

*What is the relationship to the region and local context in terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of this report and attached specialist reports.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

## **Access, transport and traffic**

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

## **Public domain**

The proposed development will not impact the public domain.

## **Utilities**

There will be no impact on the site, which is already serviced.

## **Flora and fauna**

There will be no impact.

## **Waste**

There will be no impact.

## **Natural hazards**

The site is mapped as bushfire prone land and is affected by slip. A report has been provided by relevant experts with regard to bushfire and the geotechnical aspects of the site. These reports accompany the development application.

## **Economic impact in the locality**

There will be no impact, other than the possibility of a small amount of employment during construction.



### **Site design and internal design**

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and is well suited to the residential locality.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

### **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

## **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the alterations and additions proposed.

#### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 The proposed development for alterations and additions to the existing dwelling and a new swimming pool at 44 Beacon Hill Road Beacon Hill is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.