

16 Marshall Crescent
Beacon Hill NSW 2100

**Development Application for
Alterations and Additions to an existing Dwelling house**

Statement of Environmental Effects

9 June 2020

Created	Apet
Checked	JG

THE COUNCIL APPROVAL EXPERTS





Contents

1	Introduction.....	1
2	The Subject Site and Locality.....	2
2.1	Description of Site and Surroundings.....	2
2.2	Summary Environmental Mapping Constraints.....	3
2.3	Site Zoning.....	3
2.4	Development History.....	3
3	The Proposed Development.....	4
3.1	Description of Proposed Development.....	4
3.2	Residential Amenity.....	4
4	Environmental Assessment.....	5
4.1	State Environmental Planning Policies.....	5
4.2	Warringah Local Environmental Plan 2011.....	6
	Clause 6.4 – Development on sloping land.....	7
4.3	Warringah Development Control Plan 2011.....	8
4.4	Section 4.15 Considerations.....	19
5	Summary and Conclusion.....	20
5.1	Recommendation.....	20

Appendix

Appendix A.	Plans
Appendix B.	Bush Fire Assessment
Appendix C.	Geotechnical Report
Appendix D.	BASIX
Appendix E.	Waste Management Plan
Appendix F.	Cost Summary Report



1 Introduction

Fragar Planning & Development has been engaged by Spanline Home Additions to prepare and submit a Development Application for alterations and additions comprising an attached single storey skillion addition with 1 x bedroom, living area (rumpus room) and bathroom and detached stand-alone carport structure to the existing 2 storey dwelling house at Lot 97 DP 204344. Once determined, this proposal will add to the functionality of the existing dwelling house, be of similar bulk and scale to adjoining dwellings and compliment the streetscape.

We thank Northern Beaches Council staff who have been of assistance during the formulation phase of this Development Application.

Specifically, this Statement of Environmental Effects (SoEE) includes:

- an analysis of the subject site and the surrounding locality;
- a description of the proposed development;
- an analysis of the proposal against the provisions of the Warringah LEP 2011, relevant SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- conclusion.

This SoEE is submitted in accordance with Schedule 1 of *The Environmental Planning and Assessment Regulation 2000* for the purposes of:

- demonstrating that the environmental impact of the development has been considered; and
- outlining the steps to be undertaken to protect the environment and to mitigate any potential harm, if necessary.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the *LEP 2011*. We are pleased to present this SoEE for alterations and additions comprising an attached single storey skillion addition with 1 x bedroom, living area (rumpus room) and bathroom and detached stand-alone carport structure to the existing 2 storey dwelling house which, once approved, will add to the functionality of the existing dwelling house, be of similar bulk and scale to adjoining dwellings and compliment the streetscape.

2 The Subject Site and Locality

2.1 Description of Site and Surroundings

The 569.10m² site is located at the north-western head of the Marshall Crescent cul-de-sac and is legally referred to as Lot 97 DP 204344. The site is fan shaped with a narrow road frontage and has an existing two storey brick and tile dwelling setback well into the site (particularly when compared to both of the existing adjoining neighbours).

The surrounding area consists of predominantly detached dwelling houses on moderate to larger allotments, located within an established suburban area. A substantial bushland area also borders to the site at its rear.

Although the site is within Land Slip Area B, the area footprint proposed for the additions is relatively formed and flat and this should not be an impediment to the proposal (refer attached Geotechnical Report at Appendix C).

The additions are proposed immediately adjacent to the existing garage area and will render them unusable (hence the provision of the proposed carport structure).

Address	Lot DP	Size
16 Marshall Crescent, Beacon Hill NSW 2100	Lot 97 DP 204344	569.1 m ²



Diagram 1: Aerial Photos

Subject Site



Diagram 2: Locality Plan



Street View by Google

2.2 Summary Environmental Mapping Constraints

The site is affected by the following environmental mapping constraints.

- **Bush fire:** Vegetation Buffer.
- **Landslip Risk Map:** Area B Flanking Slopes <math><5^\circ</math> to - **Height Building:** Mapped with *Height Building of 8.5m*.
- **Landscaped Open Space & Bushland Setting:** 40% of the site.
- **Land Adjoining Public Open Space**

2.3 Site Zoning

The site is zoned under *Warringah LEP 2011 as R2 – Low Density Residential*.

2.4 Development History

A review of the existing developmental approvals pertaining to the site reveals there are no recent approvals.



3 The Proposed Development

3.1 Description of Proposed Development

The proposed development is for relatively minor alterations and additions comprising an attached single storey skillion addition with 1 x bedroom, living area (rumpus room) and bathroom and detached stand-alone carport structure to the existing 2 storey dwelling house.

No changes to the existing dwelling are proposed other than minor demolition work to allow suitable connection to the proposed additions.

Plans of the proposal are provided in Appendix A.

3.2 Residential Amenity

The single storey additions will not create any adverse privacy, views, overshadowing and noise impacts on the locality than what may already exist.

There will be no building height increases that may otherwise create overshadowing onto adjacent properties.

The additions are primarily within the front setback and will have no detrimental impact on adjacent properties.

Overlooking between and into adjacent properties will also not be possible due to the existing fencing and vegetation screening on the side boundaries of the subject site. Therefore, privacy in terms of visibility and noise will be preserved.



4 Environmental Assessment

4.1 State Environmental Planning Policies

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

The NSW Building Sustainability Index (BASIX) is applicable to any new dwelling or additions. The BASIX index measures the potential performance of all dwelling types against sustainability indices, with the specific aim of reducing water and energy consumption. This SEPP applies to all new dwellings, certain swimming pools and any residential works valued at over \$50,000. A BASIX assessment looks at three important components of sustainable building design, namely water, energy and thermal comfort.

The additions are required to meet the BASIX standards, and as such, a BASIX certificate is attached to this report at Appendix D.

SEPP (Exempt and Complying Codes) 2008 (Codes SEPP)

This policy sets out specific matters in relation development which can be undertaken as Exempt Development or under a Complying Development Certificate.

Exempt Development

Part 2 of the Codes SEPP pertains to Exempt Development Codes and outlines development which may be undertaken as Exempt subject to meeting the relevant requirements. Pursuant to Subdivision 10 it appears the carport component of the development may meet relevant development standards and therefore not require consent as part of the Development Application:

- (1) The standards specified for that development are that the development must—
 - (a) not result in a building classified under the *Building Code of Australia* as class 7a, and
 - (b) not have a floor area more than—
 - (i) for a lot larger than 300m² in a rural zone or Zone R5—50m², or
 - (ii) for a lot larger than 300m² in a zone other than a rural zone or Zone R5—25m², or
 - (iii) for a lot 300m² or less in any zone—20m², and
 - (c) be not higher than 3m above ground level (existing) or, if attached to an existing single storey dwelling, be not higher than the roof gutter line, and
 - (d) be located at least 1m behind the building line of any road frontage, and
 - (e) be located at a distance from each lot boundary of at least—
 - (i) for development carried out in Zone RU1, RU2, RU3, RU4, RU6 or R5—5m, or
 - (ii) for development carried out in any other zone—900mm, and
 - (f) (Repealed)
 - (g) to the extent it is comprised of metal components—be constructed of low reflective, factory pre-coloured materials, and



- (h) not involve the construction of a new driveway or gutter crossing unless the consent of the relevant road authority for each opening of a public road required for the development has been obtained under the [Roads Act 1993](#), and
 - (i) be constructed or installed so that any roofwater is disposed of into the existing stormwater drainage system, and
 - (j) if it is connected to a fascia—be connected in accordance with a professional engineer’s specifications, and
 - (k) (Repealed)
 - (l) if it is located on bush fire prone land and is less than 5m from a dwelling—be constructed of non-combustible material, and
 - (m) if it is constructed or installed in a heritage conservation area or a draft heritage conservation area—be located in the rear yard, and
 - (n) be located so that it does not reduce vehicular access to, or parking or loading or unloading on, or from, the lot.
- (2) The roof of the development must be located at least 500mm from each lot boundary.
- (3) There must not be more than 1 development—
- (a) per lot if there is a dwelling on the lot, or
 - (b) per lot or per each separate occupation of premises on the lot, whichever is the greater, in any other case.

Notwithstanding this exemption, the carport has remained on the plans to demonstrate that a covered vehicular space is still being provided for the dwelling (due to the positioning of the additions in front of the existing garage rendering it inoperable).

4.2 Warringah Local Environmental Plan 2011

The relevant local planning instrument is the *Warringah Local Environmental Plan 2011* (LEP). Relevant clauses of the LEP are addressed in the following sections.

The Objectives of zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

Dwelling houses (alterations and additions) are permissible with consent and the works are considered to be consistent with the objectives of the zone.



Clause 4.3 – Height of Buildings

Clause 4.3 of the Warringah LEP requires that proposals for new buildings not exceed the maximum height for the site on the height of buildings map. The maximum building height for this site is 8.5m.

Comment: The proposed additions complies with this control being single storey and well below the maximum height of 8.5m.

Clause 6.2 – Earthworks

Clause 6.2 of the Warringah LEP relates to earthworks with the aim of ensuring that earthworks do not result in significant environmental impacts.

Comment: Complies - only minor earthworks associated with the footings of the additions are proposed which, with the implementation of soil erosion control methods, will not result in any adverse environmental impacts.

Clause 6.4 – Development on sloping land

Clause 6.4 relates to proposals for development on land identified as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map in the Warringah LEP.

Comment: The site is mapped as containing 'Area B – Flanking slopes from 5 to 25 degrees' and therefore Clause 6.4 is relevant.

This development application is accompanied by a Preliminary Geotechnical Assessment relating to the proposed additions with regard to the slope of the site.

The Preliminary Geotechnical Assessment concludes that no geotechnical hazards will be created by the proposed alterations and additions. With the exception of those required for footings for the addition, the proposal does not require significant excavation or filling and no further geotechnical reporting is considered necessary. The assessment recommends that a Geotechnical Engineer inspect the foundation materials of all footing excavations before concrete is placed. A copy of the Preliminary Geotechnical Assessment is provided in Appendix C.



4.3 Warringah Development Control Plan 2011

Clause	Provisions	Comment
1.1	Name of Plan	Noted
Part B	Built Form Controls	
B1	Wall Heights 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	Complies – single storey
B2	Number of storeys	Not relevant. Additions single storey only. No overlay map.
B3	Side boundary envelope Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: <ul style="list-style-type: none">• 4 metres, or• 5 metres as identified on the map.	Complies – the proposed addition will be situated a minimum of 4m from the side boundary envelope – refer to attached Plans in Appendix 1.
B4	Site Coverage	Not relevant. No overlay map.
B5	Side boundary setbacks Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.	Complies – the minimum side boundary setback under Warringah DCP 2011 are 0.9m. The proposed side setbacks are at least 0.9m.
B6	Merit assessment of side boundary setbacks	Not relevant.
B7	Front boundary setbacks Development is to maintain a minimum setback to road frontages. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than	Complies – the site has an identified minimum front setback of 6.5m under the Warringah DCP. The proposed additions although fronting the street are behind and do not encroach the 6.5m front setback distances.



	<p>50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>	
B8	<p>Merit assessment of front boundary setbacks</p>	<p>Not relevant.</p>
B9	<p>Rear boundary setbacks Development is to maintain a minimum setback to rear boundaries. The rear setback area is to be landscaped and free of any above or below ground structures. On land zoned R3 Medium Density where there is a 6m rear boundary setback, above and below ground structures and private open space, including basement carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the rear building setback. The rear building setback for land zoned IN2 Light Industrial at Tepko Road that adjoins land zoned R2 Low Density Residential is not to be used for industrial purposes or vehicle access. The rear building setback for land zoned IN2 Light Industrial in the vicinity of Campbell Parade, Manly Vale is not to be used for industrial purposes or vehicle access.</p>	<p>Complies.</p>
B10	<p>Merit assessment of rear boundary setbacks</p>	<p>Not relevant.</p>
Part C	<p>Siting Factors</p>	
C1	<p>Subdivision</p>	<p>Not relevant. No subdivision proposed.</p>
C2	<p>Traffic, access and safety Vehicular Access 1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives. 2. Vehicle access is to be obtained from minor streets and lanes where available and practical. 3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way. 4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315. 5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.</p> <p>On-site loading and unloading 6. Facilities for the loading and unloading of service, delivery and emergency vehicles are to be: appropriate to the size and nature of the development; screened from public view; and designed so that vehicles may enter and leave in a forward direction.</p>	<p>Complies – This DA does not propose any change to the existing pedestrian and vehicular access point.</p> <p>Not relevant.</p>



<p>C3 Parking facilities</p> <p>1. The following design principles shall be met:</p> <ul style="list-style-type: none">• Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;• Laneways are to be used to provide rear access to carparking areas where possible;• Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;• Parking is to be located so that views of the street from front windows are not obscured; and• Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. <p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none">• the land use;• the hours of operation;• the availability of public transport;• the availability of alternative car parking; and• the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles. <p>3. Carparking, other than for individual dwellings, shall :</p> <ul style="list-style-type: none">• Avoid the use of mechanical car stacking spaces;• Not be readily apparent from public spaces;• Provide safe and convenient pedestrian and traffic movement;• Include adequate provision for manoeuvring and convenient access to individual spaces;• Enable vehicles to enter and leave the site in a forward direction;• Incorporate unobstructed access to visitor parking spaces;• Be landscaped to shade parked vehicles, screen them from public view, assist in micro-climate management and create attractive and pleasant places;• Provide on site detention of stormwater, where appropriate; and• Minimum car parking dimensions are to be in accordance with AS/NZS 2890.1. <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.</p> <p>5. Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.</p> <p>6. For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.</p> <p>7. Where appropriate, car parking which meets the needs of</p>	<p>There is sufficient car parking provided within the site (proposed carport and stacked parking arrangement) for a single dwelling house. The proposed land use is remaining the same and the cul-de-sac location of the site (i.e. no through traffic) is advantageous. The carport structure does not obstruct views of the street from front windows etc.</p> <p>Adequate vehicle manoeuvring is available on-site for vehicles to turn and leave in a forward direction (if required).</p> <p>2 spaces provided in stacked formation.</p>
--	---



	<p>people with physical disabilities must be provided in accordance with the relevant Australian Standard.</p> <p>8. For Forest Way Village car parking at ground level is to be provided for individual units.</p>	
C3(A)	<p>Bicycle parking and end of trip facilities</p>	<p>Not relevant.</p>
C4	<p>Stormwater Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy.</p>	<p>The proposed addition will result in a very minor increase in stormwater from the site. No changes to the existing on-site stormwater management is proposed.</p>
C5	<p>Erosions and sedimentation All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised. Any erosion and sedimentation is to be managed at the source. Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy. An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m² of land. Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m² of land.</p>	<p>Complies – only very minimal earthworks will be undertaken associated with the construction of the footings for the proposed addition. Appropriate erosion and sedimentation control measures will be put in place to avoid this occurring in accordance with Council's Water Management Policy.</p>
C6	<p>Building over or adjacent to constructed council drainage easements.</p>	<p>Not relevant.</p>
C7	<p>Excavation and landfill 1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation. 2. Excavation and landfill works must not result in any adverse impact on adjoining land. 3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work. 4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment. 5. Rehabilitation and revegetation techniques shall be applied to the fill. 6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	<p>Complies – only very minor excavation work associated with footings for the proposed addition will be undertaken. It is not considered that the proposed excavation will result in any impacts on adjoining land.</p>
C8	<p>Demolition and construction All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of</p>	<p>Complies – minor demolition is proposed where the additions adjoin the existing</p>



	the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	dwelling. All construction waste will be managed.
C9	Waste management All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Complies – all waste will be managed in accordance with the attached Waste Management Plan at Appendix E.
Part D	Design	
D1	Landscaped open space and bushland setting 1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space: a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc., and any open space areas with a dimension of less than 2 metres are excluded from the calculation; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre. 2. Where land is shown on DCP Map Landscaped Open Space and Bushland Setting as “Bushland Setting”, a minimum of 50% of the site area must remain undisturbed by development and is to be kept as natural bushland or landscaped with locally indigenous species. 3. In Cottage Point the relationship of the locality with the surrounding National Park and Cowan Creek waterway will be given top priority by enhancing the spread of indigenous tree canopy and protecting the natural landscape including rock outcrops and remnant bushland.	Complies – the required 40% area of landscaped open space at the site will remain therefore complying with the DCP. Not relevant. Not relevant.
D2	Private open space 1. Residential development is to include private open space for each dwelling. 2. The minimum area and dimensions of private open space are as follows: DWELLING Type Area and Minimum Dimensions per dwelling Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms A total of 35m ² with minimum dimensions of 3 metres	Complies – the proposed additions will not reduce the private open space area on the lot to less than that required by the DCP. A total of 60m ² with minimum dimensions of 5 metres will be maintained for the dwelling house.



	<p>Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms A total of 60m² with minimum dimensions of 5 metres Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing A total of 10m² with minimum dimensions of 2.5 metres</p> <p>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play. 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. 5. Private open space shall not be located in the primary front building setback. 6. Private open space is to be located to maximise solar access.</p>	
D3	Noise	Complies – the proposal will not result in significant noise impacts.
D4	Electromagnetic radiation	Not relevant.
D6	Access to sunlight	Complies – the proposal will not result in impacts to solar access or cause overshadowing.
D7	Views	Complies – the proposed additions will not impact on any views.
D8	Privacy	Complies – the proposed additions will not impact on neighbours privacy.
D9	Building bulk	Complies – the design of the proposed addition is considered an appropriate scale for the site and locality.
D10	Building colours and materials	Complies – the colours and materials of the proposed addition will complement the existing dwelling.
D11	Roofs	Complies – the roof of the proposed addition will compliment the dwelling design.
D12	Glare and reflection	Complies – the proposal will not result in significant glare or reflection.



D13	Front fences and front walls	Not relevant.
D14	<p>Site facilities</p> <p>1. Site facilities including garbage and recycling enclosures, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places. In particular:</p> <ul style="list-style-type: none">• Waste and recycling bin enclosures are to be durable, integrated with the building design and site landscaping, suitably screened from public places or streets and located for convenient access for collection;• All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets;• Garbage areas are to be designed to avoid common problems such as smell, noise from collection vehicles and the visibility of containers;• Landscaping is to be provided to reduce the impact of all garbage and recycling enclosures. They are to be located away from habitable rooms, bedrooms or living areas that may detract from the amenity of occupants; and• Mail boxes are to be incorporated into the front fence or landscaping design. They are to be easily accessible and clearly identifiable.	Complies – appropriate garbage storage facilities are available on site to accommodate the dwelling house. All waste will be managed in accordance with the attached WMP in Appendix E.
D15	Side and rear fences	Not relevant.
D16	Swimming pools and spa pools	Not relevant.
D17	Tennis courts	Not relevant.
D18	<p>Accessibility</p> <p>1. The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.</p> <p>2. There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.</p> <p>3. Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.</p> <p>4. Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.</p> <p>5. There is to be effective signage and sufficient illumination for people with a disability.</p> <p>6. Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.</p> <p>7. Access for people with a disability is to be provided at the main entrance to the development.</p>	Not relevant.



	8. Development is to comply with Australian Standard AS1428.2. 9. Where a development comprises at least five (5) dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299	
D20	Safety and security	Complies – the proposed addition will not result in any impacts to safety and security. Passive surveillance of street will still be available.
D21	Provisions and location of utility services	Complies – the site has access to all utilities.
D22	Conservation of energy and water	Complies – The proposal will maximise solar access to the existing residential dwelling.
D23	Signs	Not relevant.
Part E	The Natural Environment	
E1	Preservation of trees and bushland vegetation	Complies – the proposal does not include the removal of any mature native trees. Vegetation on the site will be managed as an ‘inner protection zone’ in accordance with the accompanying Bushfire Hazard Assessment at Appendix B.
E2	Prescribed vegetation 1. The following is prescribed for the purposes of clause 5.9(2) of Part 2 of the Vegetation SEPP: All native vegetation identified on: a) DCP Map Threatened and High Conservation Habitat b) DCP Map Wildlife Corridors c) DCP Map Native Vegetation d) known or potential habitat for threatened species, populations or ecological communities as listed under the NSW Threatened Species Conservation Act 1995 and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. 2. Development is to be situated and designed to minimise the impact on prescribed vegetation, including remnant canopy trees, understorey vegetation, and ground cover species.	Not relevant.
E3	E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat.	Not relevant.
E4	Wildlife corridors	Not relevant.



E5	<p>Native vegetation</p> <p>1. For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 100m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years:</p> <p>i. The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and</p> <p>ii. The applicant must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect native vegetation on the subject property.</p> <p>2. For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.</p>	Not relevant.
E6	Retaining unique environmental features	Not relevant – the proposal will not impact on any unique environmental features.
E7	Development on land adjoining public open space	Complies. The additions are forward of the existing dwelling, not at the rear and therefore do not face the public open space area at the rear of the site.
E8	Waterways and Riparian Lands	Not relevant.
E10	<p>Landslip Risk</p> <p>1. The applicant must demonstrate that:</p> <ul style="list-style-type: none">• The proposed development is justified in terms of geotechnical stability; and• The proposed development will be carried out in accordance with good engineering practice. <p>2. Development must not cause detrimental impacts because of stormwater discharge from the land.</p> <p>3. Development must not cause detrimental impact on the existing subsurface flow conditions including those of other properties.</p> <p>4. To address Requirements 1 to 3:</p> <p>i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.</p> <p>If the preliminary assessment determines that a geotechnical report is required, the same provisions apply in Area A as those that apply in Area B and Area D.</p>	<p>Complies - The site is mapped as containing 'Area B – Flanking slopes from 5 to 25 degrees.</p> <p>This development application is accompanied by a Preliminary Geotechnical Assessment (Douglas Partners) relating to the proposed additions.</p> <p>The Preliminary Geotechnical Assessment concludes that no geotechnical hazards will be created by the proposed alterations and additions. With the exception of those required for footings for the addition, the proposal does not require significant excavation or filling and no further geotechnical reporting is considered necessary.</p>



ii) For land identified as being in Area B or Area D:

A copy of the Preliminary Geotechnical Assessment is provided in Appendix C.

A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application.

If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application.

Also, if the preliminary assessment determines that a geotechnical report is required a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iii) For land identified as being in Area C or Area E:

A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer/ engineering geologist, must be submitted with the development application.

Also, a hydrological assessment of stormwater discharge and subsurface flow conditions, prepared by a suitably qualified geotechnical/ hydrological engineer, must be submitted with the development application.

iv) When a geotechnical report is required to be submitted, (determined in accordance with i) to iii) above), the report must include a risk assessment of landslip in relation to both property and life. The risk assessment must have regard to any guidelines published by the Australian Geomechanics Society.

Exceptions

1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.

2. Council may determine that no geotechnical report is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer / engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).

3. Council may determine that no hydrological assessment is required for development situated in Areas C or E where this can be demonstrated by a preliminary assessment of site conditions, prepared by a suitably qualified geotechnical engineer/ engineering geologist, in accordance with the Checklist for Council's Assessment of site conditions (see Notes).



E11 Flood Prone Land
1.1 Performance Criteria Not relevant.

(a) **SITE LAYOUT AND BUILT FORM:** The site layout and ultimate built form of the proposed development should be compatible with the flood risk. Site analysis and layout should incorporate flood risk as a critical element in site planning.

(b) **PUBLIC INTEREST:** The proposed development should not result in increased risk—to human life or damage to property or infrastructure—beyond acceptable limits.

(c) **PRIVATE AND PUBLIC COSTS:** The economic and social costs, which may arise from damage to property from flooding, should not be exacerbated by proposed development.

(d) **FLOOD EFFECTS CAUSED BY DEVELOPMENT ACTIVITY:** Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.

(e) **DRAINAGE INFRASTRUCTURE AND CREEK WORKS:** Any proposed works on drainage infrastructure or natural creeks, whether or not carried out as flood modification measures, shall:

- a. Not cause adverse flooding impacts;
 - b. Not result in a loss of flood storage;
 - c. Increase protection of existing and proposed development;
- and
- d. Not have a detrimental impact on the environment.

(f) **BUILDING COMPONENTS:** Building components and materials likely to be affected by flood waters should be designed, built and installed so as not to be damaged by those floodwaters.

(g) **STRUCTURAL SOUNDNESS:** The proposed development shall be designed and constructed so that it remains structurally sound for its intended life taking into account all the likely flood events during that lifetime.

(h) **STORAGE OF GOODS:** Goods that are likely to amplify the damages arising from flood events—including but not limited to pollutants and toxic chemicals—shall be stored so as not to find their way into floodwaters.

(i) **FLOOD EMERGENCY RESPONSE:** Proposed developments should only be permitted where effective warning time and reliable access is available for evacuation from an area potentially affected by floods to an area free of risk from flooding. Such an area may be within the same building where a shelter-in-place option is appropriate and achievable. The



emergency response should be consistent with the Flood Emergency Response Planning for Development in Pittwater Policy where it applies to the land. The proposed development should have procedures in place (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate goods and motor vehicles during a flood and are capable of identifying an appropriate evacuation route.

(j) FLOOR LEVELS: All floor levels within a proposed development shall be set at the required prescriptive level with additional consideration for the following:

- a. The passage of flood waters;
- b. The purpose for which that floor area is to be used;
- c. The relationship with the surrounding roadways;
- d. The relationship with the existing building if the proposal is an extension; and
- e. Surrounding built form and streetscape.

(k) FENCING: Fencing shall be designed and constructed so that it does not impede and/or direct the flow of floodwaters, add debris to floodwaters or increase flood affectation on surrounding land.

4.4 Section 4.15 Considerations

4.4.1 Suitability of the site

The previous sections of this report have demonstrated the suitability of the site for the proposed usage, particularly in terms of:

- The proposal is consistent with the existing development within the locality.
- The proposal is consistent with the objectives and development standards applying to the land.
- Overall the development is considered an appropriate usage of the site.

4.4.2 Public interest

The proposal is considered to accord with the wider public interest in that:

- It provides an appropriate use of the site;
- It will have a positive effect on the streetscape and immediate locality; and
- It is consistent with all relevant LEP aims and objectives

4.4.3 Section 4.15 of the Environmental Planning and Assessment Act, 1979

Matter for consideration	Considered?
Section 4.15 (1) (a)(i) – Has consideration been given to all relevant provisions of any relevant environmental planning instrument?	Yes
Section 4.15 (1) (a)(ii) – Has consideration been given to any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)?	Yes



Matter for consideration	Considered?
Section 4.15 (1) (a)(iii) – Has consideration been given to all relevant provisions of any provisions of any development control plan?	Yes
Section 4.15 (1) (a)(iiia) – Has consideration been given to all relevant provisions of any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4?	N/A
Section 4.15 (1) (a)(iv) – Have you considered all relevant provisions of the Regulations (to the extent that they are prescribed for the purposes of this paragraph)?	Yes
Section 4.15 (1) (b) – Are the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality acceptable?	Yes
Section 4.15 (1) (c) – Is the site suitable for the development?	Yes
Section 4.15 (1) (d) – Has consideration been given to any submissions made in accordance with the EPA Act or EPA Regulations?	TBA by Council
Section 4.15 (1) (e) – Is the proposal in the public interest?	Yes

5 Summary and Conclusion

Fragar Planning & Development is pleased to submit this Statement of Environmental Effects and accompanying information for alterations and additions comprising an attached single storey skillion addition with 1 x bedroom, living area (rumpus room) and bathroom and detached stand-alone carport structure to the existing 2 storey dwelling house at Lot 97 DP 204344, No. 16 Marshall Crescent, Beacon Hill.

This Statement of Environmental Effects for the proposed development has considered:

- the circumstances of the case;
- an analysis of the subject site and the surrounding locality;
- an analysis of the proposal against the provisions of the *LEP 2011*, as well as relevant DCPS, SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- Section 9.1 Directions.

This report concludes that the proposal will substantially complement the objectives and vision of the Plan, Zone, and DCP in particular:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

We are pleased to present this SoEE for the proposed alterations and additions to the existing dwelling house, which, once approved, will improve the streetscape and complement the existing dwelling house and surrounding neighbourhood.

5.1 Recommendation

Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.

Appendix A. Plans

Appendix B. Bush Fire Assessment

Appendix C. Geotechnical Report

Appendix D. BASIX

Appendix E. Waste Management Plan

Appendix F. Cost Summary Report