

Statement of Environmental Effects

4 Aperta Place Beacon Hill 2100

Additions and alterations an existing 2 storey free standing residence

Prepared by Gerald Gilchrist + Associates Pty Ltd
for submission to Northern Beaches Council

November 2023

1.1. Executive summary

- 1.1. Additions and alterations, including a lift, are proposed to a freestanding dwelling at 4 Aperta Place Beacon Hill.
- 1.2. The works seek to enhance the streetscape aesthetic, provide more and better proportioned bedrooms and of street parking whilst maintaining the existing architectural style.
- 1.3. The proposal has been designed to maintain neighbouring amenity in terms of views, privacy and solar access.
- 1.4. The land is zoned R2 Low Density Residential and the proposed is permissible with development consent. The proposal complies with or satisfies the objectives and all relevant development standards in the Warringah Local Environmental Plan 2011
- 1.5. This Statement of Environmental Effects carries out a detailed assessment of the proposal against the relevant planning controls:
 - Warringah Local Environmental Plan 2011.
 - Warringah Development Control Plan 2011.
 - State and Regional Plans and Planning Policies (part 8).
- 1.6. Overall, the proposal is consistent with the aims and objectives of the planning controls and is considered to be suitable for approval.

2.1 Introduction

- 2.1. This Statement of Environmental Effects has been prepared by Gerald Gilchrist the director of Gerald Gilchrist + Associates Pty Ltd.
- 2.2. This Statement of Environmental Effects assesses the impacts of a proposal to carry out alterations and additions to the existing detached residence at 4 Aperta Place Beacon Hill under section 79C of the *Environmental Planning and Assessment Act 1979*.
- 2.3. In the course of preparing this Statement of Environmental Effects I have:
 - Inspected and taken photographs of the site and the adjoining neighbours.

- Reviewed relevant environmental planning instruments and Council policies, in particular *Warringah Local Environmental Plan 2011* and the *Warringah Development Control Plan 2011*

3. The proposal

- 3.1. The proposal is to carry out additions and alterations to the existing 2 storey residence incorporating a double carport on an existing concrete hardstand. Works proposed result in a nominal increase in the Landscaped Open Space.
- 3.2. The works comprise ground and first floor additions, internal alterations, a new internal lift, a first-floor deck extension and reduction of the ground floor deck to facilitate a new planter, reduction in the lock up garage from 2 car spaces to one and the addition of a double carport under the proposed first floor addition.
- 3.3. The addition is within the 8.5m height requirement and other controls for building bulk.
- 3.4. New works will be finished externally as the existing with improved aluminium windows, tiled roofing and painted render walls
- 3.5. The proposal is shown on the following drawings:
 - Architectural drawings 1625 / DA01-5 dated 13.10.2025 as prepared by Gerald Gilchrist + Associates Pty Ltd.
 - Detail survey drawing number 23518 dated 17.4.25 As prepared BEE and Lethbridge Surveying.
- 3.6. The proposal is supported by the following documentation
 - Basix Certificate A1818293 dated 22.10.2025.
 - Statement of Environmental Effects dated November 2025 as prepared by Gerald Gilchrist + Associates Pty Ltd.

4. The site and surrounding area



The site location with an arrow on the subject property

- 4.1. The site is Lot 5 in DP 236335 No. 4 Aperta Place Beacon Hill. It is located on the eastern side of Aperta Place.
- 4.2. The site has almost parallel side boundaries and angular front and rear boundaries with a road frontage of 17.35m and slopes down from the street an average of 2.8m to the building footprint and falls a further 1.5m (on average) to the rear boundary.
- 4.3. The site has an area of 581.1m².
- 4.4. The site currently contains a free standing two-storey house with an integral double lock up garage and an inground pool.
- 4.5. Adjoining the site to the north is 6 Aperta Place which is a one, two and three storey brick house. The southern neighbour, 2 Aperta Place, has a one and two storey brick house.
- 4.6. The surrounding area has been developed for dwelling houses in landscape settings.

4.7. The following photographs show the site and the adjoining properties.



The subject site 4 Aperta Place Beacon Hill



The northern neighbour 6 Aperta Place Beacon Hill



The southern neighbour 2 Aperta place Beacon Hill

5 Warringah Local Environmental Plan 2011

5.1. Is the proposal permissible?

- 5.1.1. The land is zoned R2 Low Density Residential under *Warringah Local Environmental Plan 2011* ("WLEP 2011"). The development is permissible with development consent.

5.2. Aims of the LEP (clause 1.2).

- 5.2.1. The proposal is consistent with the particular relevant aims of WLEP 2014 Clause 1.2 (d) in that it:

- Protects and enhances the residential use and amenity of existing residential environments.
- The development is compatible with neighbouring development in terms of bulk, scale and appearance.
- Facilitates population growth without having an adverse effect on the character and amenity of Warringah

5.3. Objectives of the zone

5.3.1. The proposed complies with objectives of the zone in that it provides the housing needs of the community within a low-density residential environment.

5.3.2. The proposal retains the existing landscaped setting with a nominal increase in Landscaped Open Space as defined by the DCP

5.4. Height of buildings (clause 4.3)

5.4.1. The proposed complies with the 8.5m building height control.

5.4.2. The proposal satisfies the objectives of the building height control ensuring by virtue of its height and scale that it is consistent with the desired character of the area, is compatible with surrounding development, permits sharing of views, minimises overshadowing and any adverse impact on the natural environment.

5.5. Floor space ratio (clauses 4.4)

5.5.1. The Floor Space Ratio map has no control for the FSR.

5.6. Acid sulphate soils (clause 6.1)

5.8.1. The site is not represented on the Acid Sulphate Soils Map.

5.7. Geotechnical Hazzard (clause 7.7)

5.7.1. The site is identified on the Landslip Risk Map as Area C.

5.7.2. Included with this submission is a report prepared by White Geotechnical Group Pty Ltd

6 Warringah Development Control Plan 2011

6.1. Bushfire Prone Land

6.1.1. The site is identified on The Bush Fire Prone Land Map, certified by the Commissioner of the NSW Rural Fire Service, as being bush fire prone land

- 6.1.2 Included with this submission is a report prepared by Bushfire Hazzard Solutions

6.2. B4 Site Coverage

- 6.2.1. This is not represented on the site coverage map.

6.5. B5,7,9 Setbacks

- 6.5.1. The side setback requirement is 900mm, proposed is 900 to the south boundary and a minimum of 1570mm to the northern boundary.
- 6.5.2. The rear setback requirement is 6.0m. Proposed is 6.4m.
- 6.5.3. The front setback requirement is 6.5m. Proposed is an average exceeding 6.5m, with a nominal corner area on the north east corner exceeding the control. The front boundary is angled and opposes the orientation of the building footprint. Both adjoining neighbours are set much further forward on the site so the proposed is well inside the de facto building line. Due to the topography the residence is set below street level and the objectives of part B7 are met in that it maintains the visual continuity and pattern of buildings and landscape elements, creates a sense of openness and has no impact on streetscape or residents' views.

6.6. B3 Side Boundary Envelope

- 6.6.1. The proposed north east additions are within the side building envelope as demonstrated on the plans provided
- 6.6.2. The proposed south west lift enclosure walls are within the prescribed building envelope however a portion of the roof over sits outside the envelope. A flat roof would have a lesser exceedance but would not integrate as well with the existing pitched roof.
- 6.6.3. The exceedance to the lift roof meets the objectives of this part in that it does not visually dominate or adversely impact on the amenity of the neighbour in terms of light and solar access

6.7. D1 Landscaped Open Space and Bushland setting

- 6.7.1. The requirement for this site is 40% open space being an area of 232.44m²
- 6.7.2. The DA submission includes a plan representing the existing and additional open space to the frontage, together with the swimming pool area to the rear.
- 6.7.3. The existing and proposed does not comply with this control and none of the works proposed reduce the existing landscaped open space. Proposed is 112.65m² of landscaped open space providing an increase of 5.82m² to the frontage.
- 6.7.4. The property is unique in that the eastern boundary abuts an extensive bush reserve. A new planter has also been incorporated at the east ground floor deck level, between the reduced deck line and the retaining wall bounding the swimming pool which softens an otherwise barren area.
- 6.7.4. The objectives of this part are met in that;
- The water management proposed includes an on-site detention system and significantly improved stormwater works as per the Concept Drainage Plan prepared by Peninsula Consulting Pty Ltd, included with this submission.
 - All streetscape and frontage planting has been retained and marginally improved.
 - The site provides appropriate outdoor recreational opportunities meeting the needs of the occupants.
 - There is adequate space for functions and clothes drying.

6.8. D2 Private Open Space

- 6.8.1. The requirement for this part is 60m² with a minimum dimensions of 5m.
- 6.8.2. The rear yard incorporating a swimming pool and decks to both levels is accessed from the primary living areas on both levels, maximises solar access with east and north aspects, provides privacy for the occupants and neighbours and far exceeds the numerical requirement.

6.9. D6 Access to sunlight

- 6.9.1. The objectives and requirements of this part are met as shown on the Shadow Diagrams prepared Cad Draft Pty Ltd included with this submission

6.10. D7 Views

- 6.10.1. There is no impact from the proposed to public and neighbours views of the bushland reserve or ocean beyond and no vegetation is to be removed,

6.11. D10 Building Colours and Materials

- 6.11.1. Colours and materials are as the existing and as per the schedule of colours and materials submitted with this application.

7 State Environmental Planning Policies

7.1. SEPP NO. 55 – Remediation of land

- 7.1.1. Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.
- 7.1.2. The site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1)(b) & (c) of SEPP 55 and the land is suitable for residential land use

7.2. SEPP (Infrastructure) 2007

- 7.2.1. Clause 45 of SEPP infrastructure requires the Consent Authority to notify the electricity supply authority of any development application for any development proposal. While the proposal does not fall within any of the nominated categories Council may notify the electricity supply authority of the proposal in accordance with its usual practice.

7.3. SEPP (Building Sustainability Index) 2004

- 7.3.1. The proposal is "BASIX affected development" for the purposes of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* ("SEPP (BASIX)").

- 8.3.2. A BASIX Certificate forms part of the development proposal. The requirements of the BASIX Certificate are incorporated into the plans.

8 Other matters under Section 70C of the Environmental Planning & Assessment Act 1979

8.1. The suitability of the site

- 8.1.1. The site does not have a history of use that would result in land contamination (per SEPP 55). It is subject to environmental hazards such as landslip and bushfire which have been addressed.
- 8.1.2. The site contains a dwelling house and the site is considered to be suitable for residential development. The land has been zoned for this purpose.

8.2. The public Interest

- 8.2.1. The public interest is served by improving the liveability and aesthetics of the residential development on the site whilst ensuring that the building does not result in a loss to residential amenity to neighbouring or nearby properties.

9 Summary

- 9.1. The merits of this application have been identified in this assessment under Section 79C of the *Environmental Planning and Assessment Act 1979*, *Warringah Local Environmental Plan 2011* and the *Warringah Residential Development Control Plan*.
- 9.2. The proposal achieves all of the relevant aims and objectives of those controls.
- 9.3. The proposal represents an improvement to the environmental quality of the site and surrounding area, in accordance with the objectives of the *Environmental Planning and Assessment Act 1979*.
- 10.3 The proposal provides the additional space required by the owners without compromise to the inherent architectural style whilst serving the objectives of the zone by providing housing needs within a low-density residential environment whilst maintaining and enhancing landscaping with no loss to public or private views.

Yours faithfully,
Gerald Gilchrist + Associates Pty Ltd



Gerald Gilchrist, Director