

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
Additions to the
Existing Dwelling

6 Yallaroi Road,
Narraweena

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Statement of Environmental Effects

6 Yallaroi Road, Narraweena

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1 Introduction

This Statement has been prepared as part of the documentation associated with a Development Application proposing alterations and additions to the existing dwelling.

The proposed development has been developed through detailed site, contextual, and urban design analysis to achieve a dwelling of high architectural merit and functionality. The final design, the subject of this application, represents a highly considered and resolved response to the constraints and opportunities identified with the proposed development exhibiting good design not only in its architectural form and responds to the desired future character of the area.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Warringah Local Environmental Plan 2011 and
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

2 Site Analysis

2.1 Site Description and Location

The application relates to Lot 5 in DP 3288, 6 Yallaro Road, Narraweena. A location map is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

6 Yallaro Road is a predominately rectangular allotment with address and frontage to Yallaro Road. The site has an area of 565.6m², frontage of 17.9m, northern side boundary of 34.88m, southern side boundary of 28m and rear boundary of 19.24m. The topography falls away approximately 2m from the rear boundary to the street. A number of trees are located adjacent to the rear boundary with a mature gum tree located towards front of the site, located on 8 Yallaro Road.

The existing development on the site consists of a single dwelling with swimming pool within an informal landscape setting. Development in the locality comprises predominately one and two storey dwelling houses, set in informal landscaped settings.

The site is not heritage listed or located within a heritage conservation area or within the vicinity of any heritage items.

2.2 Zoning and Key Environmental Considerations

The site is zoned R2 Low Density Residential pursuant to the Warringah Local Environmental Plan 2011. The site is mapped as being within Landslip Risk Area B.

3 Description of Proposed Development

3.1 Details of the Proposed Development

This application proposes alterations and additions to the existing dwelling. Specifically, the works include:

Garage Floor Level:

- New internal staircase and access from the garage to ground floor.

Ground Floor:

- Internal reconfiguration to create new study and laundry. New external door to laundry.
- Demolition of existing east elevation wall and sliding doors to kitchen/living/dining area to accommodate an extension. New sliding doors proposed accessing pool and deck.
- Extension to front facing verandah with new sliding doors
- New extension off the existing rear deck. The deck will extend to the north with new external access along the northern elevation.
- New internal staircase accessing first floor

First floor:

- New first floor additions to include 3 bedrooms. The master will include an ensuite.
- Rumpus Room
- Bathroom.
- Front facing deck can be accessed from master bedroom and rumpus.

The existing shed in the north east corner of the site is proposed to demolish and replaced with a detached office space.

The application is accompanied by a geotechnical report which provides recommendations for construction. Stormwater management plans have also been provided.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011.

Dwelling Houses are permissible with consent in the zone. The specific objectives of the zone are identified as follows:

- *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.*

The application relates to alterations and additions to the existing dwelling which is permissible with consent in the zone. Accordingly there is no statutory impediment to the granting of consent.

4.1.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The proposed development will site below the 8.5m height standard as demonstrated in the elevation and section drawings provided within the architectural set.

4.1.3 Development on Sloping Land

The site is identified as falling within Land Slip Risk Area B. The objectives of Clause 6.4 seek to:

- *Avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land;*
- *Ensure the impacts of storm water runoff from development or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land;*
- *To ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

The preliminary geotechnical report provided concludes that the proposed works would be considered satisfactory geotechnical and landslip perspective subject to good engineering practice and adherence with the recommendations of the geotechnical report.

4.2 Warringah Development Control Plan 2011

The proposal relates to alterations and additions to the existing dwelling and the following relevant DCP controls have been addressed with respect to consideration of the proposed application.

4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Warringah DCP 2011 is detailed as follows:

Control	Requirement	Proposed	Compliance
Wall Height DCP Control B1	7.2 metres from ground level (existing) to the underside of the ceiling to the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The majority of the proposed works are consistent with the 7.2m wall height with a minor section encroaching above due to the slope of the land. The wall height will reach a maximum of 7.85m. It is considered that the resultant wall height breach does not give rise to any significant amenity impacts to adjoining neighbours with regard to privacy, views or overshadowing. A generous side	No – minor non-compliance

Control	Requirement	Proposed	Compliance
		setback to the northern boundary will be maintained providing spatial separation from the adjoining dwelling and minimising any potential visual impact concerns. We note that the development is compliant with the 8.5m height standard. The proposed first floor is modest and confined to the northern side of the house. In this regard, the bulk and scale of the dwelling is not considered unreasonable.	
Side Boundary Envelope DCP Control B3	Buildings 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 4 metres. To ensure that development does not become visually dominant by virtue of its height and bulk. To ensure adequate light, solar access and privacy by providing spatial separation between buildings. To ensure that development responds to the	The proposal does minorly breach the building envelope along the northern and southern elevations in sections towards front of the site as the land falls away. It is considered that the breach is a result of the sloping topography and not reflective of excessive bulk and scale or results in an unreasonable visual impact. We note that the development is compliant with overall height, wall heights for the majority and setbacks provisions within the LEP and DCP. The proposal will not create any unreasonable amenity impacts with respect to privacy or overshadowing. The shadow diagrams provided demonstrate that compliant levels of solar access will be maintained to adjoining properties. As such, the	No – minor breach worthy on merit

Control	Requirement	Proposed	Compliance
	topography of the site.	minor breaches to the building envelope are considered acceptable in this instance.	
Side Boundary Setback DCP Control B5	Development is to maintain a 900mm minimum setback from side boundaries.	The proposal maintains the established side setbacks which are compliant with the 900mm control.	Yes
Front Boundary Setback DCP Control B7	Development is to maintain a front setback of 6.5 metres. To create a sense of openness. To maintain the visual continuity and pattern of buildings and landscape elements. To protect and enhance the visual quality of streetscapes and public spaces. To achieve reasonable view sharing.	The development generally maintains the established front setback of 6.313m to the front entry stairs. The new works to the front facing verandah to square it off will minorly encroach within the 6.5m front setback. We note that the front setback to the external dwelling wall is measured at 7.614m.	No – minorly non-compliant. Generally maintains existing setback.
Rear Boundary Setback	Development is to maintain a minimum	Complies to the dwelling. The existing shed in the north-east corner of the sit is to be replaced	No – complies to dwelling.

Control	Requirement	Proposed	Compliance
DCP Control B9	rear boundary setback of 6 metres.	to create a detached office space to facilitate working from home in the same location. It is considered that this new structure is similar in size in scale to a shed and not give rise to any unreasonable amenity or visual impacts.	New detached office within rear setback.
Parking Facilities DCP Control C3	2 off street parking spaces must be located behind the front building alignment.	Existing 2 car garage retained	Yes
Stormwater DCP Control C4	To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland ; to minimise the risk to public health and safety;	Stormwater management plans have been provided.	Yes
Excavation and Landfill DCP Control C7	Excavation and landfill works must not result in any adverse impact on adjoining land.	No significant excavation work is required. A geotechnical report is provided with this application.	Yes

Control	Requirement	Proposed	Compliance
Demolition & Construction DCP Control C8	A demolition and waste management plan must be satisfactorily completed and submitted.	The demolition required is detailed on the architectural plans provided. Demolished materials will be disposed of appropriately or reused/recycled where possible.	Yes
Waste Management C9	A waste management plans is to be provided with the application.	Any waste materials associated during the construction will be disposed of appropriately or reused/recycled where possible.	Yes
Landscaped Open Space DCP Control D1	A minimum 40% landscaped open space is to be provided.	The proposed landscape area is calculated at 43%.	Yes
Private Open Space DCP Control D2	Dwelling houses with 3 or more bedrooms are to provide a minimum area of 60sqm of private open space.	>60m ² achieved.	Yes
D3 Noise	To encourage innovative design solutions to improve the urban environment. To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion	It is considered that the development will not result in any unreasonable levels of noise that would be associated with use of a dwelling in a residential area.	Yes

Control	Requirement	Proposed	Compliance
	which would be unreasonable for occupants, users or visitors.		
Access to Sunlight DCP Control D6	Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing: At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Shadow diagrams have been prepared and are submitted with the application documentation. Additional overshadowing will occur to 4 Yallaroi Road however will still maintain compliant levels of solar access.	Yes
Privacy DCP Control D8	Ensure the siting and design of buildings provides a high level of visual and acoustic	New private open space deck area to the rear of the ground floor will not give rise to any additional privacy impacts. First floor north facing windows to bedrooms do	Yes

Control	Requirement	Proposed	Compliance
	privacy for occupants and neighbours. To encourage innovative design solutions to improve the urban environment. To provide personal and property security for occupants and visitors.	not pose any significant risk to privacy. We note the significant spatial separation to the northern side boundary providing added privacy attenuation. It is considered that the proposed works do not impact on the visual or acoustic privacy of neighbouring properties.	
Building Bulk DCP Control D9	To encourage good design and innovative architecture to improve the urban environment. Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The dwelling represents a highly articulated design utilising varying materials and finishes with architecturally designed roof forms. We note that the development is compliant with building height with only minor breaches to the building envelope and wall height. The first floor extension is considered modest and confined to the northern side of the dwelling limiting the dwellings bulk and scale. It is considered that the development meets the objectives of this control.	Yes
Building Colours and Materials	Ensure the colours and materials of new or altered buildings	The proposed materials and finishes are shown on the architectural plans.	Yes

Control	Requirement	Proposed	Compliance
DCP Control D10	and structures are sympathetic to the surrounding natural and built environment.		
Roofs DCP Policy D11	Roofs are to be designed to complement the local skyline.	The butterfly pitched roof is consistent with development in the local area.	Yes
Glare and Reflection DCP Policy D12	Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	The proposed window glazing and roof finishes will not give rise to any unacceptable glare or reflection.	Yes
D14 Site facilities	To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours. To encourage innovative design solutions to improve the urban environment To make servicing the site as efficient and easy as possible. To allow for discreet and easily	The development will continue to provide for areas for bin storage, mail boxes and clothes drying areas which will not be visible from the streetscape.	Yes

Control	Requirement	Proposed	Compliance
	serviceable placement of site facilities in new development.		
D20 Safety and Security	To ensure that development maintains and enhances the security and safety of the community.	The proposed development has been designed to provide easily identifiable entrance to the home which will be appropriately lit. Internal living areas overlook the street to maximise casual surveillance in strict accordance with the control.	Yes
E1 Preservation of Trees and Bushland	To protect and enhance the urban forest of the Northern Beaches. To effectively manage the risks that come with an established urban forest through professional management of trees. To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction. To protect, enhance bushland that provides habitat for	No trees are to be impacted or removed with the proposed development.	Yes

Control	Requirement	Proposed	Compliance
	locally native plant and animal species, threatened species populations and endangered ecological communities.		
Landslip Risk DCP Policy E10	The site is identified as falling within Landslip Risk Area A & B The applicant must demonstrate that: • The proposed development is justified in terms of geotechnical stability; and • The proposed development will be carried out in accordance with good engineering practice.	This has been addressed in section 4.1.3 of this report. A preliminary geotechnical report is provided with this application.	Yes

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

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 (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any Planning Instrument

The proposed dwelling is permissible and consistent with the intent of the Warringah Councils Local Environmental Plan and Development Control Plan as they are reasonably applied to the proposed works given the constraints imposed by the sites location, environmental and topographical constraints.

(ii) 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), and

N/A

(iii) Any development control plan

Warringah DCP applies

(iiia) 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, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(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,

Context and Setting

i. *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*

The proposed works are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *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*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

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*

2 car garage maintained

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the dwelling house.

Flora and Fauna

N/A

Waste Collection

Normal domestic waste collection applies to the existing dwelling house.

Natural hazards

The site is identified as a landslip area and a geotechnical report is provided.

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations 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*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *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 can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

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

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development 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*
- *Are the site attributes conducive to development*

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed alterations and additions. The development would not be contrary to the public interest.

5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. The minor variation to the building envelope and wall height is considered to be well founded and appropriate in this instance. It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works are compatible with the desired future character of the locality.
- The proposed works will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.