

STATEMENT OF ENVIRONMENTAL EFFECTS

21 DRESDEN AVENUE, BEACON HILL

DWELLING ALTERATIONS AND ADDITIONS

**PREPARED ON BEHALF OF
Mr & Mrs Hanson**

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1. INTRODUCTION

This application seeks approval for the demolition of existing structures and construction of alterations and additions to an existing dwelling upon land identified as Lot 16 in DP 217849 which is known as **No. 21 Dresden Avenue, Beacon Hill**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Total Surveying Solutions, Job No. 200871 and dated 09.06.20.
- Architectural Plans prepared by Plan A, Project No. 2022 and dated 25/09/2020.
- BASIX Certificate # A391617 and dated 25 September 2020.
- Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions Pty Ltd, Ref No. 201129 and dated 8 October 2020
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Job No. J3006 and dated 12 October 2020.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 16 in DP 217849 which is known as 21 Dresden Avenue, Beacon Hills. The site is located on the eastern end of the Dresden Avenue cul-de-sac. The site has a curved street frontage of 9.6m to Dresden Avenue. The site which is of irregular shape has an area of 649.9m², with the northern boundary having a length of 40.285m and the southern boundary having a length of 30.11m. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a part two and part and part three storey clad dwelling with a tiled roof located on the front western portion of the site. The dwelling steps down the site. A carport providing parking for a single car located adjacent to the southern boundary is attached to the main dwelling.

The site falls steeply from the street (RL74.92) towards the rear of the site (RL61.00) with a number of rock outcrops. The majority of the vegetation on site is located towards the rear boundary. The rear boundary of the site adjoins Dresden Reserve.

The site is depicted in the following photographs:



View of Subject Site from Dresden Avenue

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on generally similar sized allotments to the subject site. More recent development comprises larger two storey dwellings of modern appearance.

The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling. The additions are to be constructed of external clad walls with a pitched tiled roof.

The proposed additions provide for a new ensuite on the entry level. The ensuite is located on the northern side of the dwelling with a setback of 900mm to the northern boundary. A small deck towards the southeast corner of the dwelling is to be enclosed and provide for a large kitchen. This element will be setback 0.875m to the southern side boundary. This wall will be fire-rated as per the requirements of the BCA.

A new colorbond awning is to be provided over the existing terrace to the rear of the entry level. This structure is setback at least 5.672m to the northern side boundary and 11.743m to the rear boundary.

All collected stormwater will discharge to the existing stormwater system.

The proposal will result in the following numerical indices:

Site Area:	649.9m ²
Landscaped Area:	392.22m ² or 60.3%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

4.1 Planning for Bushfire Protection 2006



Extract of Bushfire Map

The subject site is identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 apply. A Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions which in summary provides:

The highest Bushfire Attack Level to the proposed works was determined from Table A1.12.5 of PBP – 2019 to be 'Flame Zone' and construction requirements within NSW are therefore outside the scope of AS 3959 – 2018. The proposed works will be constructed to section 9 (BAL FZ) under AS 3959 – 2018 and the additional construction requirements detailed in section 7.5 of PBP 2019.

The existing water supply and access provisions are considered adequate and will not be altered as part of this development.

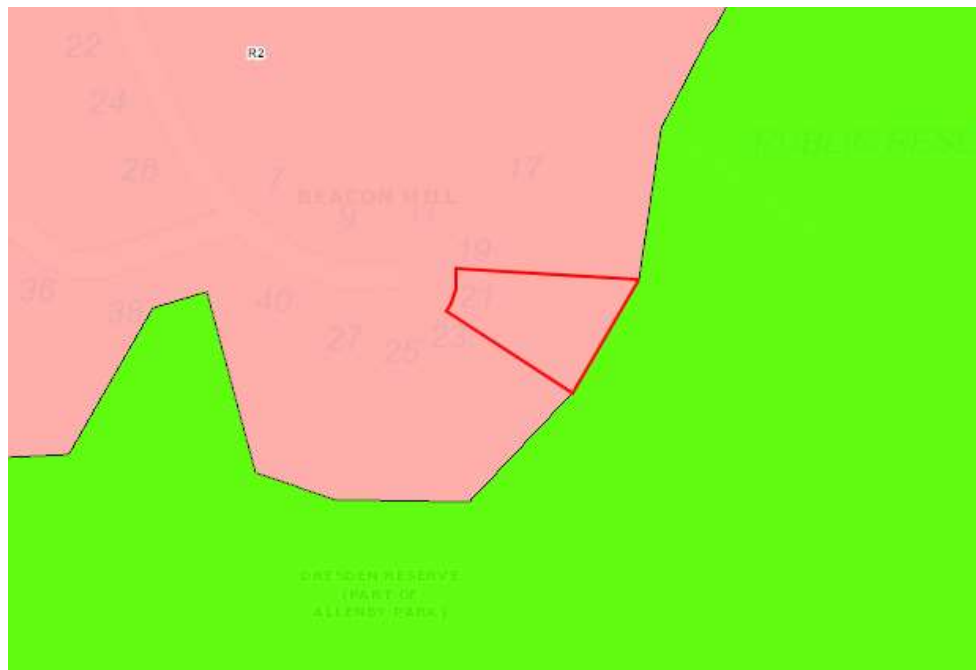
In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the development application.

There is no further information required in this regard.

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



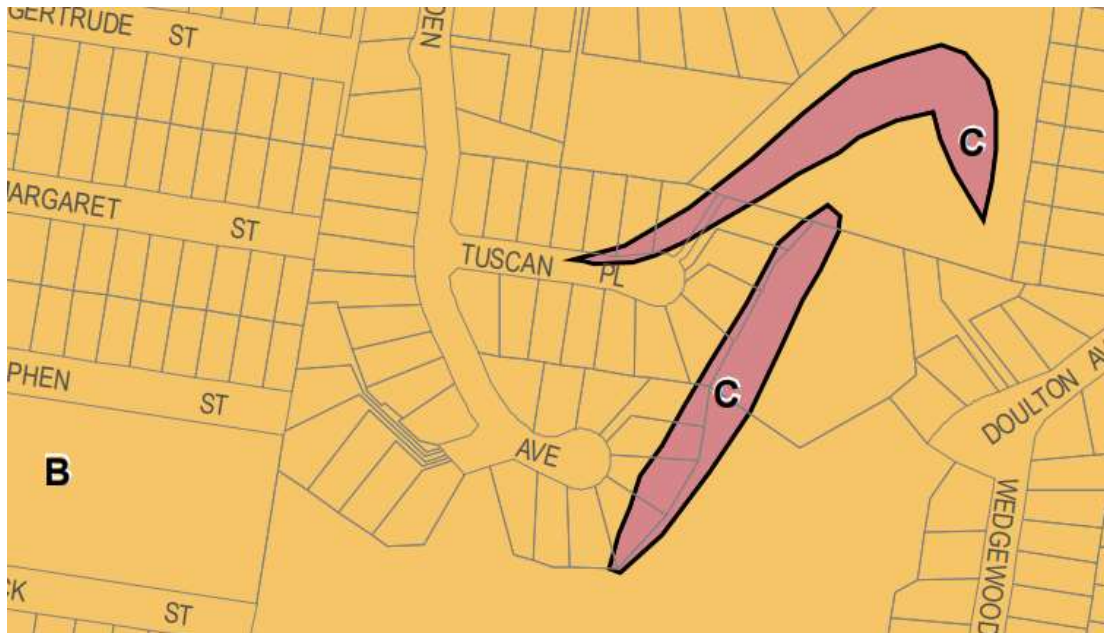
Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling alterations/additions are permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.5m (refer to plans)	Yes

The following provision is also relevant:

Clause 6.4 Development on Sloping Land



Extract of Landslip Map

The site is classified as Class B & C on Council's Landslip Map. A Geotechnical Investigation has been prepared by White Geotechnical and submitted with the application which in summary provides:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Proposed wall height is approx 5.2m

Clause	Requirement	Compliance
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes Eaves are an allowable encroachment.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	There is a minor encroachment to the southeast corner. This portion seeks to enclose an existing deck and as such the existing setback is not reduced. Rather the enclosure of this deck will improve privacy to the surrounding properties by providing an enclosed room without any openings on the southern side elevation.
B7 – Front Boundary Setbacks	Minimum 6.5m	Yes Addition is setback 7.435m to the street frontage, which is located behind the existing building line and complies with this clause.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m	Yes Ample setback provided to the rear boundary.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Not Applicable – no change to existing carport or vehicular access.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Not Applicable – no change to existing carport or vehicular access.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes Collected stormwater will be discharged to the existing stormwater system.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Minimal excavation and fill is required. A Geotechnical Investigation has been submitted with the application.

Clause	Requirement	Compliance
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes The proposal provides for a landscaped area 392.22m ² or 60.3%, which complies with this clause.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Proposal maintains ample private open space in the rear yard which complies with this clause.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Yes A BASIX certificate has been issued and forms part of the submission to Council.

Clause	Requirement	Compliance
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Shadow diagrams, have been prepared. The proposed additions do not result in any additional shadowing of residential properties.
D7 - Views	View sharing to be maintained	Yes The subject site and surrounding properties enjoy views of bushland to the east. The proposal does not obstruct significant views.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The additions have been designed to ensure privacy of the adjoining properties is maintained. The proposed ensuite additions and enclosure of the southeast deck do not provide for any windows on the side elevations. There will be no loss of privacy, with the privacy to the adjoining southern properties improved with the enclose of the existing deck. The new awning over the existing terrace will not have any impact on privacy of the surrounding properties.

Clause	Requirement	Compliance
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal provides for modest additions which are not prominent in the streetscape, comply with Council's building envelope controls and are not unreasonable bulky when reviewed from the adjoining properties.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposal provides for a conventional pitched roof form which is compatible with the variety of roof forms in the locality.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not Applicable
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street	Yes There is sufficient area for garbage storage behind the building line.

Clause	Requirement	Compliance
	Landscaping to be provided to reduce the view of the site facilities.	
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not Applicable
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of dwelling approach and street.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes

Clause	Requirement	Compliance
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as C & B	Yes A Geotechnical Investigation has been submitted with the application.

Clause	Requirement	Compliance
E11 – Flood Prone Land	Not Applicable	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

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5. EP & A ACT - SECTION 41.5

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of dwelling alterations/additions are permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for the construction dwelling alterations/additions without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of dwelling alterations/additions in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide additions to an existing dwelling that is compatible with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of dwelling alterations/additions. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed dwelling additions do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed dwelling alterations/additions at **No. 21 Dresden Avenue, Beacon Hill** is worthy of the consent of Council.

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