

Northern Beaches Council

Planning & Development

STATEMENT OF ENVIRONMENTAL EFFECTS.

PROPOSED ALTERATIONS & ADDITIONS 10 WILLANDRA ROAD BEACON HILL NSW 2100 Dated 15th December 2021



CONTENTS

- 1. INTRODUCTION**
- 2. TYPE OF DEVELOPMENT**
- 3. SITE DESCRIPTION**
- 4. CONTROLS & ASSESSMENT**
- 5. CONCLUSION**

1. INTRODUCTION

The following document is to be read in conjunction with plans, specifications and associated documentation prepared by:

**Planning 2 Build
Design & Drafting
Licence No 6716C**

For Alterations & Additions at 10 Willandra Road Beacon Hill

2. TYPE OF DEVELOPMENT

The owners of the property wish to apply for a Development Approval for the following scope of works:

Alterations and Additions to accommodate the following:

- Removal of an existing skillion roof and the extension of the existing living area.
- Replacement of an existing deck and pergola roof with an RC tiled terrace
- New roofing over the newly constructed areas to match the existing pitched roof.

3. SITE DESCRIPTION

- The existing home sits on Lot 12 DP 24075 with a site area of 836.3m²
- The zoning controls are – R2 Low Density Residential.
- The site is in Bush Fire Prone Land
- The existing dwelling is a single-storey full brick residential dwelling with a tiled roof and a concrete driveway.
- The property also has a separate studio and weatherboard shed.
- The property is on a sloping site and contains established lawns and gardens.

4. CONTROLS & ASSESSMENTS

This statement has been prepared to analyse and respond to the relevant objectives, planning controls and to adhere to the desired future character of the local environment contained within the:

Warringah Local Environmental Plan 2011

Current version for 14 July 2021 to date

PART 1 PRELIMINARY – NA

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

Zone R2 Low Density Residential

1. Objectives of zone

- 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 provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Assessment

- The proposed development is a rear addition to a single storey dwelling to provide housing needs.

- The development is allowable under the objectives of the zone.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT – NA

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

Control	Requirement	Comments	Compliance
4.3 Height of buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map . Maximum Height = 8.5m	The maximum height from natural ground level to the proposed ridge is 7.2m and complies with the LEP	Yes
4.4 Floor space ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	Not Applicable in the area	Yes
4.5 Calculation of floor space ratio and site area	The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings	The proposed additional floor area is 4.2 sqm and the dwelling will have a total floor area of 176.6 sqm The proposal has a floor space ratio of 21%	Yes

PART 5 MISCELLANEOUS PROVISIONS – NA

PART 6 ADDITIONAL LOCAL PROVISIONS - NA

[Warringah Development Control Plan 2014](#)

Part A Introduction - NA

Part B Built Form Controls

Control	Requirement	Comments	Compliance
B1 Wall Heights	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)	The maximum height from natural ground level to the ceiling is 4.235m and complies with the LEP	Yes
B5 Side Boundary Setbacks	Setbacks is to maintain a minimum setback from side boundaries as shown on the map. = 0.9m	The proposed roofed terrace is to be supported on posts and	Yes

		beam and is located 1000m from the northern boundary The setback on the southern side remains consistent with the existing at 3.460m and comply with the DCP.	
B7 Front Boundary Setbacks	Development is to maintain a minimum setback to road frontages. = 6.5m	The proposed is at the rear of the dwelling and the existing Front setback remains unchanged at 12.000m from the front boundary and complies with the DCP	Yes
B9 Rear Boundary Setbacks	Development is to maintain a minimum setback to rear boundaries. = 6.0m The rear setback area is to be landscaped and free of any above or below ground structures.	The rear additions and new roofing remain more than 18m from the rear boundary and comply with the DCP	Yes

Part C Siting Factors

Control	Requirement	Comments	Compliance
C3 Parking Facilities	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 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.	The proposal utilises the existing driveway and parking spaces which fall behind the front setback and comply with the DCP	Yes
C4 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 for Development Policy	The stormwater from the proposed development will be connected to the existing stormwater service which is to be checked for adequacy upgraded if required and installed in accordance with Council's Water Management for Development Policy	Yes
C8 Demolition and Construction C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the <u>Waste Management Guidelines</u>	This Development Applications is accompanied by a <u>Waste Management Plan</u>	Yes

Section D Design

Control	Requirement	Comments	Compliance
D1 Landscaped Open Space and Bushland Setting	The required minimum area of landscaped open space as shown on DCP Map Landscaped Open Space and <u>Bushland</u> Setting is = 40%.	The development proposal retains 403m ² of landscaped area and this represents 48% and complies with the DCP	Yes
D2 Private Open Space	Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms requires: A total of 60m² with minimum dimensions of 5 metres 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. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development. Private open space shall not be located in the primary front building setback. Private open space is to be located to maximise solar access	The proposal includes a minimum of 218m² which is directly accessible from the living area. The private open space is located in the rear of the dwelling which has a northerly aspect and affords privacy with good solar access and complies with the DCP	Yes
D6 Access to Sunlight	Development should avoid unreasonable overshadowing any public open space. 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.	The proposed Alfresco roofing and additional roof are single storey and have minimal effect on the access to sunlight for the occupants and the adjoining properties areas of open space.	Yes
D7 Views	Development shall provide for the reasonable sharing of views.	The proposal is single storey and there is minimal effect upon the views of adjoining properties.	Yes
D8 Privacy	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposal is designed to provide privacy for occupants and occupants of adjoining properties.	Yes

D9 Building Bulk	Side and rear setbacks are to be progressively increased as wall height increases. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised. Building height and scale needs to relate to topography and site conditions. Orientate development to address the street. Use colour, materials and surface treatment to reduce building bulk. Landscape plantings are to be provided to reduce the visual bulk of new building and works. Articulate walls to reduce building mass.	The development proposal has considered the requirements of the DCP regarding height, bulk and setbacks and is considered to have minimal effect on the adjoining properties and the streetscape. The roof height remains as existing and will have minimal effect upon adjoining properties. The additional living room and terrace have been designed to minimize excavation. The building height relates to the topography of the site. Colours and materials have been selected to blend with the existing textures and materials of the existing dwelling and the natural environment.	Yes
D10 Building Colours and Materials	The colours and materials used for <u>alterations and additions</u> to an existing structure shall complement the existing external building façade.	Colours and materials have been selected to blend with the existing textures and materials of the existing dwelling and the natural environment.	Yes
D11 Roofs	Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Articulate the roof with elements such as dormers, gables, balconies, verandas and pergolas. Roofs shall incorporate eaves for shading. Roofing materials should not cause excessive glare and reflection.	The proposed skillion roof form has been designed to have minimal effect on the views of adjoining properties and not dominate both the existing dwelling façade and the streetscape. The terrace roof has been designed to afford shade in summer and shelter through winter.	Yes
D12 Glare and Reflection	Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following: Selecting materials for roofing, wall claddings and glazing that have less reflection Eg: medium to dark roof tones;	The selected roofing will have a medium to dark surface. A schedule of material finishes accompanies this application.	Yes

Part E The Natural Environment

Control	Requirement	Comments	Compliance
E1 Preservation of Trees or Bushland Vegetation	Authority to clear a <u>tree</u> or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy	There are no trees required to be removed with this proposal.	Yes
E10 Landslip Risk	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.	The site has been identified as being located in Area B – flanking slopes from 5 to 25 degrees. A preliminary Geotechnical assessment of the site has been carried out and accompanies this report.	Yes

5. CONCLUSION

The proposed development has considered the relevant guidelines contained in the;

- Warringah Local Environment plan 2011
- Warringah Development Control Plan 2014

It is thought the development will have minimal impact on its surrounding natural and built environment, streetscape and general visual character and has sought to comply with the guidelines provided.

Statement Prepared by:

Tony O'Brien

☎ - Mobile: 0419 800 614

tony@planning2build.com.au www.planning2build.com.au