



**1 KIMO STREET
NORTH BALGOWLAH**

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING**



Report prepared for
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October 2025

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1.0 Introduction

1.1 This is a statement of environmental effects for the alterations and additions to an existing dwelling at 1 Kimo Street, North Balgowlah.

The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Site survey prepared by CMS
- ◆ DA Plans and BASIX Certificate prepared by Action Plans
- ◆ Geotechnical Report prepared by Ascent Geotechnical Engineers
- ◆ Stormwater Management Plan prepared by Taylor Consulting
- ◆ Arborist report prepared by Hugh the Arborist

1.3 The proposed development is compliant with the objectives of all Council controls and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The subject site is located on the southern side of Kimo Street in North Balgowlah, approximately 60 metres east of its intersection with Water Reserve Road. The site is legally described as Lot 313 DP 12316.
- 2.2 It is an irregular triangular shaped lot with a frontage of 15.24 metres to Kimo Street, side boundaries of 30.33 metres (eastern) and 63.895 metres /36.85 metres (western). The site has a moderate slope from the front to the rear of the site of approximately 3.5 metres.
- 2.3 The lot has an area of 718m² and is currently occupied by a split level 2 storey clad dwelling house with a tile roof and attached single car garage.
- 2.4 The property is surrounded by detached residential dwellings in all directions. The Balgowlah Golf Club is located approximately 1.4 kilometres to the southeast. The site is in close proximity to shops and services in North Balgowlah and Balgowlah.

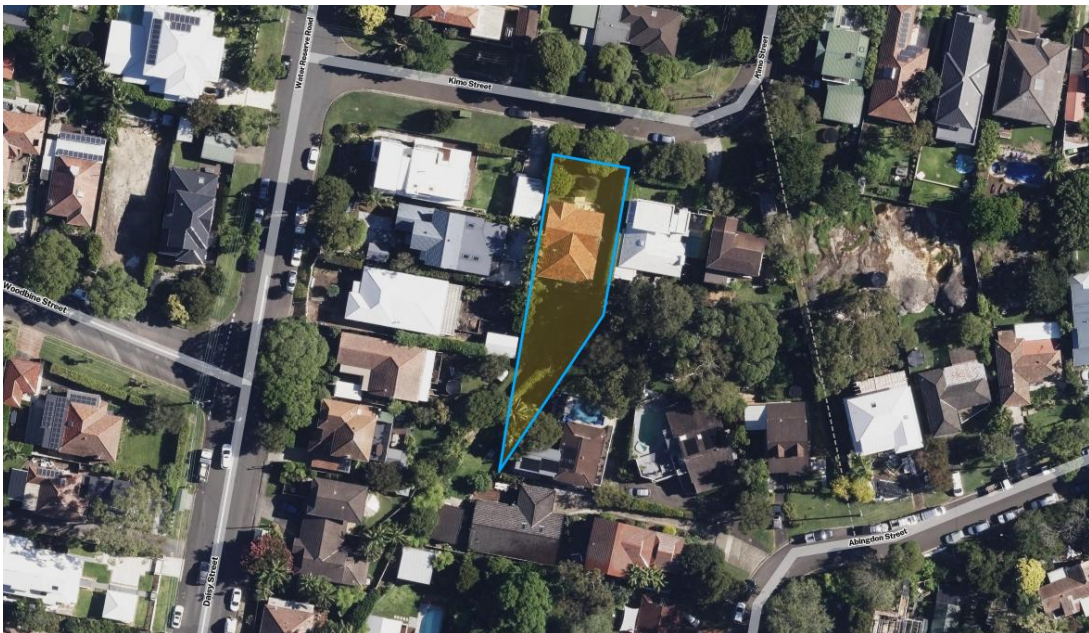


Figure 1. The site and its immediate surrounds

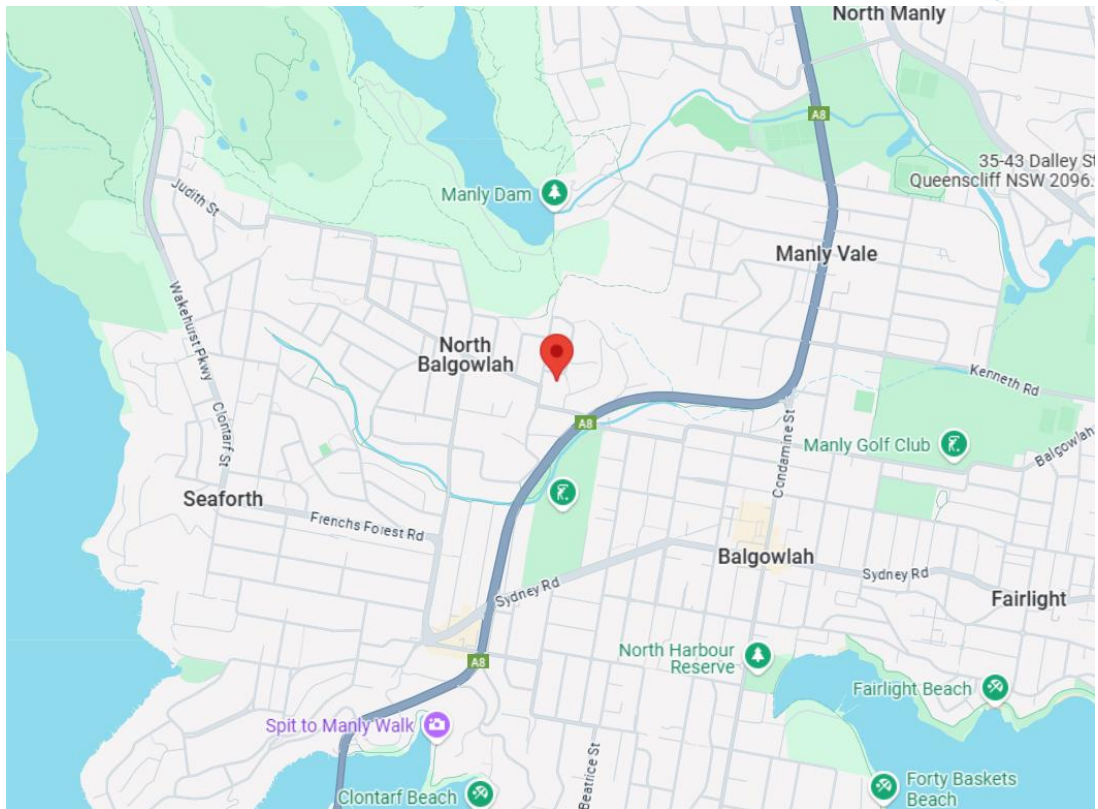


Figure 2. The site within the locality

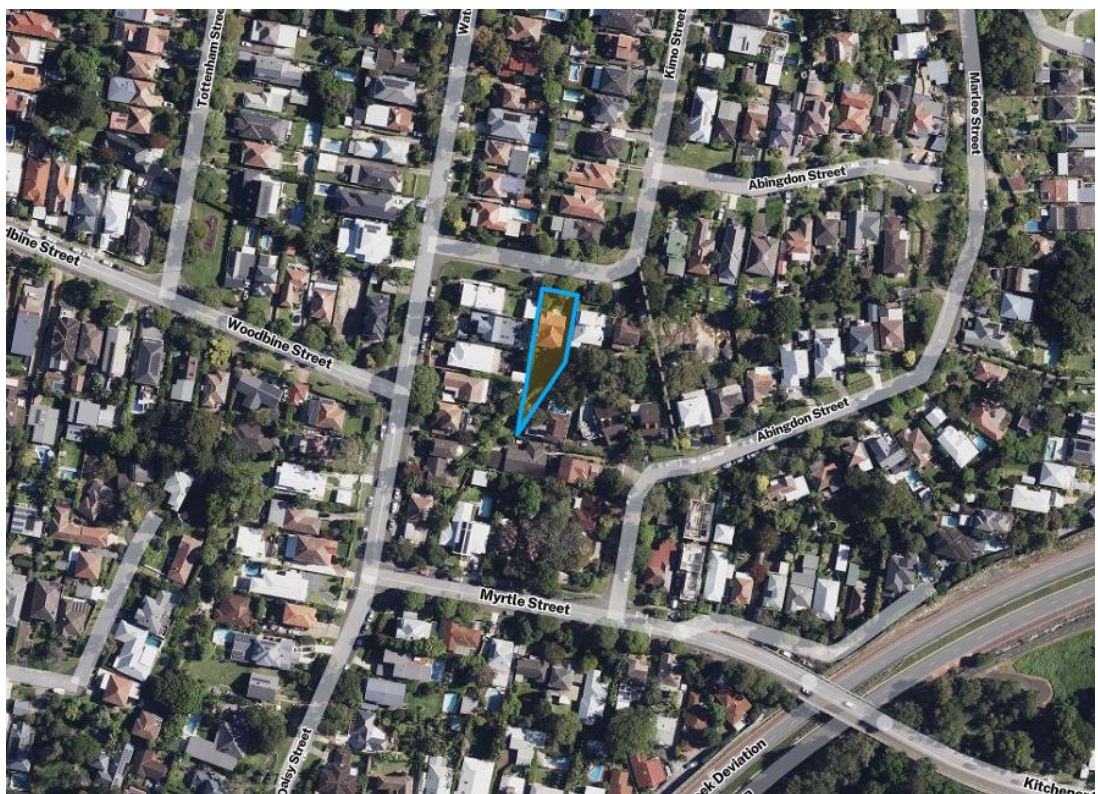


Figure 3. Aerial image of the site within the locality

3.0 Site Photos



Figure 4. Looking south from Kimo Street, the existing dwelling at the subject site



Figure 5. The existing driveway and front landscaping to be reconfigured



Figure 6. The existing driveway and front porch to be reconfigured under this proposal



Figure 7. eastern side of the existing dwelling viewed from the rear of the site



Figure 8. The existing deck and rear landscaping to be reconfigured under this proposal



Figure 9. Existing undercroft to be reconfigured under this proposal

4.0 Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling and associated structures including a new carport to the front and a new pool to the rear of the site and associated works.

4.2 The proposed development incorporates:

Site

- removal of one tree at the front of the site
- demolition of the existing driveway and hard paved surfaces throughout the site
- construction of a new driveway and crossover to proposed carport and bin bay
- proposed new front landscaping and planting throughout the site
- construction of new pool to the rear of the site
- proposed rear paved area to new pool and existing rear landscaping

Ground Floor Dwelling

- demolition of the attached rear deck
- demolition of stairs and balustrade to front porch and proposed extension
- demolition of selected doors and windows, and selected internal and external walls
- demolition to the amenities/facilities to the existing kitchen, bathroom and laundry
- construction of new doors, windows and external walls
- conversion of the tile roof to a new metal roof, and construction of proposed metal carport
- conversion of the ground floor to include existing entry with new mudroom, existing lounge, existing bed 2, proposed formal bath, proposed flexible space, proposed master bed with ensuite, proposed combined kitchen, living and dining room with attached alfresco, proposed stairs to lower ground, proposed stair access to alfresco
- proposed metal roof to include skylights

Lower Ground Floor Dwelling

- demolition of selected doors and windows, and selected internal and external walls
- retention of the existing under house storage
- conversion of the existing garage to proposed storage
- conversion of existing WC and laundry to proposed laundry
- construction of proposed Bed 3, proposed flexible space, proposed rumpus with attached deck, proposed bath

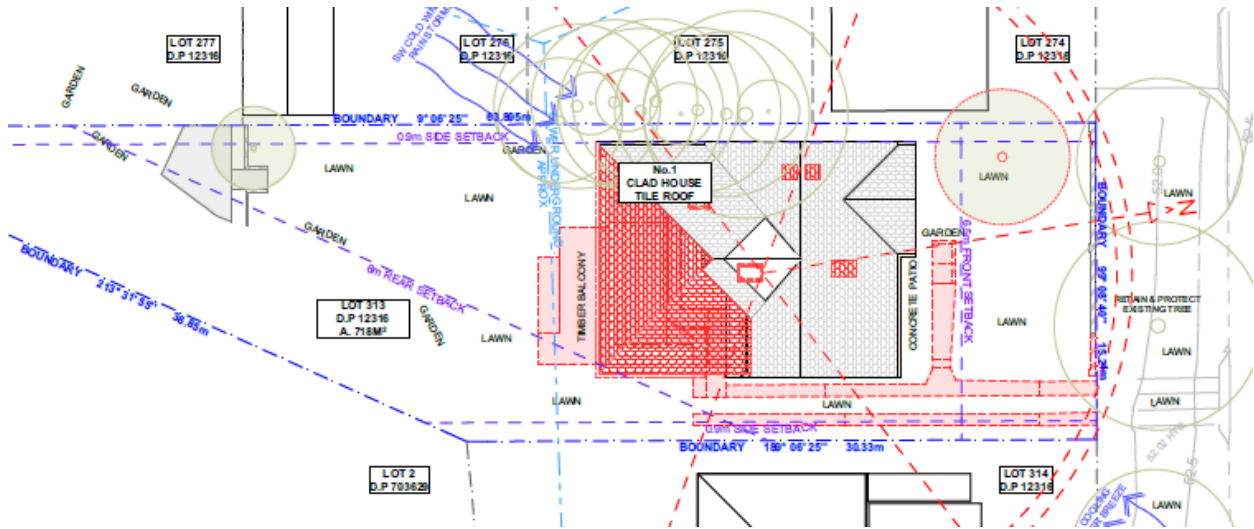


Figure 10. Site Analysis Plan – Demolition

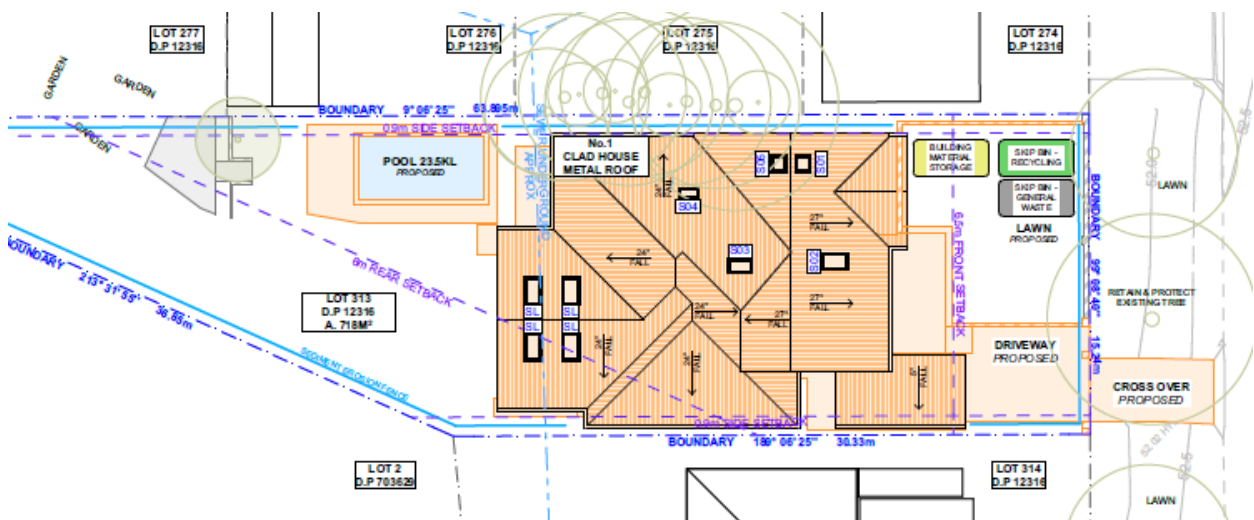


Figure 11. Site Plan – Proposed

5.0 Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of the Environmental Planning and Assessment Regulation (2001) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

This chapter aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native vegetation. One (1) tree is proposed to be removed is supported by an accompanying arborist report.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The subject site has been used for residential purposes in its recent history and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environmental Plan 2011

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011.

The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permissible development consent in the R2 Low Density Residential zone.

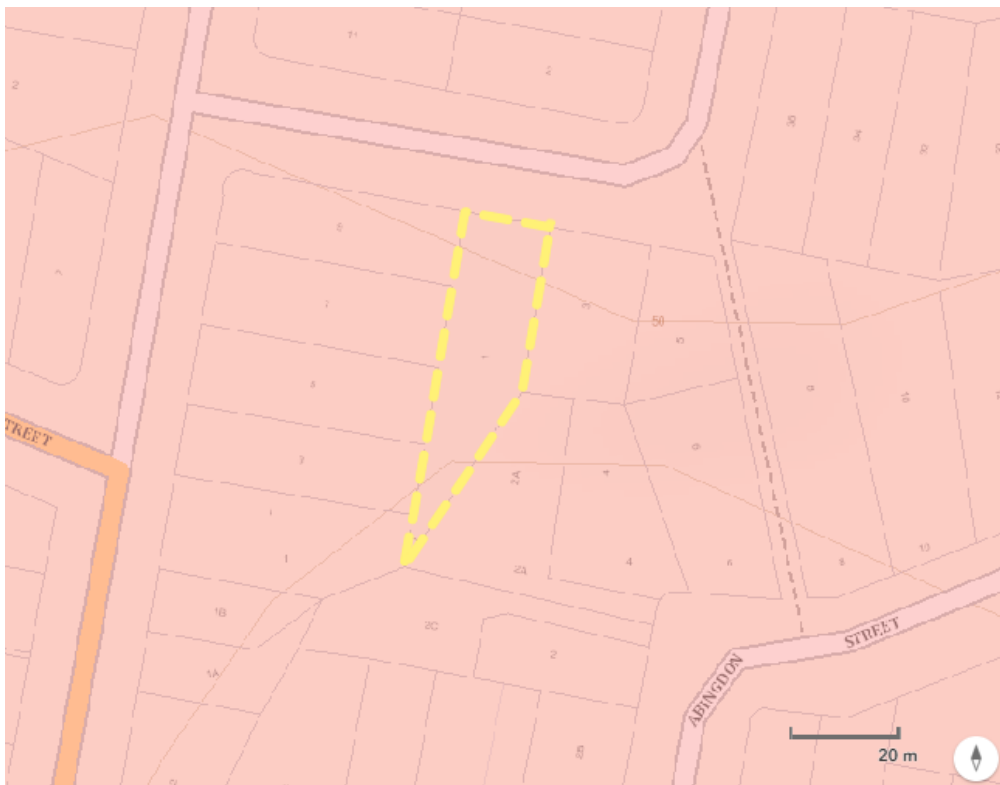


Figure 12. Extract from Woollahra LEP zoning map

Demolition

Demolition works are proposed, as illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Subdivision Lot Size

The site is mapped with a minimum lot size of 600m². The subject site comprises a compliant area of 718m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant height of 7.617 metres.

Floor Space Ratio

The subject site is not mapped with a maximum floor space ratio.

Heritage

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Earthworks

Earthworks are proposed to allow for the construction of the proposed alterations and additions and the pool.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

Development on Sloping Land

The site is located in the area nominated the LEP maps as "Area A – Slope <5" and Area "B – Flanking Slopes 5 to 25". As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached Geotechnical Report prepared by Ascent Geotechnical Engineers, is supportive of the proposed development.

5.3 Warringah Development Control Plan 2011

The relevant sections of the Warringah DCP 2011 are addressed below.

Part A - Introduction

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria

Part B - Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted on the site by the DCP. The additions propose a compliant maximum wall height of 5.51 metres.

Side Boundary Envelope

The site requires a side boundary envelope of 4m/45°. The development proposes a minor encroachment at upper level along the east and western elevation.

The development proposes a built form within the side boundary envelope with the exception of a small portion of the upper floor on the western elevation.

A variation to the boundary envelope is considered appropriate in this case as the development will not result in any unreasonable amenity issues for neighbouring dwellings, including solar access, and remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

The proposed encroachment is minor in nature. The encroachment provides internal amenity while remaining consistent with surrounding dwellings. Being minor, there is no major impact on height or bulk due to this proposed encroachment, particularly given the works are well below the permitted building height and well within the permitted side setbacks.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

The shadow diagrams included with this application, demonstrate that the proposed development maintains equitable solar access to neighbouring properties. Privacy is mitigated through the use of privacy screens and strategic window placement. A site visit has been undertaken, and it is considered the proposal will not result in any view loss impacts.

- *To ensure that development responds to the topography of the site.*

The site has a moderate slope from the front to the rear of the site of approximately 3.5 metres. The existing development consists of a ground floor and lower ground floor. The alterations and additions maintain this arrangement with the ground floor being stepped down the site.

Side Boundary Setbacks

Side setbacks of 900mm are required on the subject site.

The existing development has compliant side building setbacks. The new western side setbacks to the carport are proposed to be 0.507 – 0.526 metres. The encroachment of the carport is considered acceptable being an encroachment permitted by the DCP which specially permits the following exceptions:

Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause

The proposed carport is to be constructed of lightweight materials and is a minor addition with an open style structure. Its siting will allow for an improvement in landscaped area on the site and compliant safe on site parking.

Front Setback

A front setback of 6.5 metres is required on the site by the DCP. The development maintains the compliant setback to Bed 2 of 9.142 metres and proposes a carport forward of the building line of 5.900 metres.

A variation to the front setback control is considered appropriate, in this case, as the new carport has been sited in an appropriate location given the site constraints. The proposed carport will not affect solar access or have privacy impacts. The development improves the grassed area to the front of the site which ensures the proposed development will not present with excessive bulk and the streetscape will be retained.

In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To create a sense of openness.*

The new carport proposes an appropriate location for car parking on the site. The development improves the grassed area to the front of the site which ensures the proposed development will not present with excessive bulk and the streetscape will be retained.

The development is consistent with the location of other parking structures forward of the building line along the street.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

The development will maintain compliant setbacks to the existing ground floor front setback and built form, ensuring visual continuity of the building pattern. The key landscape elements on the site, will be retained. The development improves the grassed area to the front of the site.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

The architecturally designed alterations and additions will result in a high-quality, aesthetically pleasing built form when viewed from the street and the public road. The development improves the grassed area to the front of the site. Existing trees and landscaping on the street frontage will be retained.

- *To achieve reasonable view sharing.*

A site visit has been undertaken and there are no iconic or water views obtained across the subject site from surrounding properties, as such the proposed development will have no impact on any views.

Rear Setback

The DCP requires a rear building setback of 6 metres on the site. The development proposes a non-compliant setback of 0.9m due to the irregular boundary of the site. We would argue that the site does not have a rear set back, being more triangular in shape. Whilst this is the case, an assessment against the objectives is provided.

A variation to the rear setback control is considered appropriate, in this case, as the development is sited in an appropriate location given the site constraints. The proposed development will not affect solar access or have privacy impacts and maintain landscape area to the rear of the site. In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To ensure opportunities for deep soil landscape areas are maintained.*

The key landscape elements on the site, will be retained, including deep soil to the rear of the site. The development improves the grassed area to the front of the site.

- *To create a sense of openness in rear yards*

The alterations and additions are proposed in an appropriate location on the site. The development improves the internal amenity of the dwelling and maintains sufficient open and private space in the rear yard.

- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings*

The shadow diagrams included with this application, demonstrate that the proposed development maintains equitable solar access to neighbouring properties. Privacy is mitigated through the use of privacy screens and strategic window placement. A site visit has been undertaken, and it is considered the proposal will not result in any view loss impacts.

- *To maintain the visual continuity and pattern of buildings and landscape elements*

The open space to the rear of the site will connect with open landscape on adjoining sites. The development will maintain compliant setbacks to the existing ground floor front setback and built form, ensuring visual continuity of the building pattern. The key landscape elements on the site, will be retained. The development improves the grassed area to the front of the site.

- *To provide opportunities to maintain privacy between dwellings*

The development will maintain compliant side setbacks and wall heights. Privacy is mitigated through the use of privacy screens and strategic window placement. We also note that the property to the south is also unusually shaped, with vegetation abutting the location of the proposed works and the dwelling being located well away from the subject site.

Part C - Siting Factors

Traffic Access and safety

The development proposes a new driveway to the carport, in the same location as the existing cross over.

Parking

A maximum garage / carport width of 6 metres or 50% of the building width applies to the site. A minimum 2 car parking spaces per dwelling applies to the site.

The development proposes a new carport at the front of the site. The carport has a width of less than 6 metres and is less than 50% of the building width. The carport will cater for 1 car parking space, with sufficient space forward for a hard stand space to cater 1 car parking space, and an area for the storage of bins.

Stormwater

Stormwater from the alterations and additions have been designed to connect to an upgraded stormwater system on site. See the Stormwater Management Plan prepared by Taylor Consulting.

Excavation and Landfill

Earthworks are proposed to allow for the proposed alterations and additions to the existing dwelling and the pool.

See the Geotechnical Report which demonstrates that the proposed works are consistent with the geological stability of the site.

Demolition and Construction

The proposed alterations and additions involve demolition works as detailed in the attached plans. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying waste management plan.

The development includes a new bin storage area within the carport and waste will continue to be collected by Councils regular service.

Part D - Design

Landscaped Open Space and Bushland Setting

The DCP requires 40% landscaping on the site which is equivalent to 287.2m² for the site area of 718m².

The existing development has a compliant landscaped area of 61.22% (439.55m²) and the development proposes a compliant decrease to the landscaped area to 46.18% (331.55m²).

Private open space

The DCP requires a minimum private open space area of 60m² (with minimum dimensions of 5 metres).

Private Open Space in excess of 60m² is maintained on the site.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this DCP clause.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in a minor increase in shadowing to the western side of the subject site and to the rear yards of 3, 5 & 7 Water Reserve Road.

12pm – The development will result in a minor increase in shadowing to the rear of the subject site.

3pm – The development will result in a minor increase in shadowing to the eastern side of the subject site and to the side setback of 3 Kimo Street and the rear setback of 2A Abingdon Street.

Overall, it is concluded that the private open space of the subject site maintains compliant solar access at 9am and 12pm and compliant solar access at 9am, 12pm and 3pm. Further, adjoining dwellings will achieve a minimum of 3 hours of sunlight between 9am and 3pm on June 21 as required by this DCP clause.

Views

A site visit has been undertaken, and it is considered the development will not result in any view loss impacts.

Privacy

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. Privacy is retained by the existing boundary fencing and existing landscaping.

To minimise privacy impacts to neighbouring dwellings, the new works incorporate several privacy measures. These include privacy screens, reasonable sill levels and window sizes to new window openings.

Building Bulk

The proposed alterations and additions do not create inappropriate bulk. The proposed development is consistent with the streetscape and surrounding dwellings, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Kimo Street.

Building Colours and Materials

The proposed building materials include sheet metal roofing and weatherboard cladding, with details provided in the attached materials and finishes schedule. All materials and finishes are complementary to the residential surrounds and consistent with a modern finish.

Roofs

The addition proposes a 24 degree roof pitch to the rear roof and a 27 degree roof pitch to the front roof of the dwelling, and a 5 degree roof pitch to the proposed carport.

All new roof areas will be constructed of non-reflective metal.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Front Fences and Front Walls

No change is proposed to the existing fencing on the site.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities which will be maintained.

Side and Rear Fences

No change is proposed to the existing fencing on the site.

Safety and Security

An ability to view the entrance to the site is retained from the existing dwelling to the benefit of safety and security of residents.

Conservation of Energy and Water

The alterations and additions have achieved a BASIX Certificate which accompanies the application.

Part E - The Natural Environment

Preservation of Trees or Bushland Vegetation

The development does not propose to remove any significant trees on the site. One (1) tree is proposed to be removed is supported by an accompanying arborist report.

Wildlife Corridors

The subject site is not identified as a wildlife corridor.

Native Vegetation

The site is not identified on the DCP Native Vegetation Map.

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Landslip Risk

A Preliminary Geotechnical Report has been prepared in support of the application in its current form and is attached to this development application package.

6.0 Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
Warringah LEP 2011			
Zoning	R2 – Low Density Residential	-	-
Permissible or existing use	Permissible	-	-
Proposed Zoning	No change	-	-
Lot Size	600m ²	718m ²	Yes – no change
Building Height	8.5 metres	7.617 metres	Yes
Floor Space Ratio	Not identified	-	-
Warringah DCP 2011			
Wall Height	7.2 metres	5.51m	Yes
Number of Stories	Not identified	-	-
Side Boundary Envelope	4 metres / 45 degrees	Proposed: Minor encroachment at upper level	Merit
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	Dwelling: 0.9 metres (east) Carport: 0.507 – 0.526 metres	Yes Merit
Front Boundary Setback	6.5 metres	Existing: 9.142 metres Proposed: 5.900 metres - Carport	Yes Merit
Rear Boundary Setbacks	6 metres	> 6 metres to dwelling	Merit
Parking	2 spaces	2 spaces	Yes
Landscaped Open Space and Bushland Setting	40%	Existing: 61.22% Proposed: 46.18%	Yes
Private Open Space	60m ²	60m ²	Yes
View loss	None identified	-	-
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant	Yes

7.0 Section 4.15 Considerations

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 to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

7.2 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

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?*

These matters have been discussed in detail in the body of the statement.

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?*

The proposed development has been designed to complement the site and its surrounds. The development is appropriate and will have negligible impact on adjacent properties.

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?*

No conflict or issues will arise as a result of the proposed development.

Public domain

The proposed development will have a positive impact on the public domain, as the proposal remains consistent with neighbouring development and the character of the streetscape.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The natural hazard of landslide risk has been considered within this report, and it is concluded that the development will not result in any risks.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions 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?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds.

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 will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments 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?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8.0 Conclusions

- 8.1 The proposed development, for alterations and additions to an existing dwelling at 1 Kimo Street, North Balgowlah, and associated works, is appropriate considering all State and Council controls.
- 8.2 The development has been designed to be consistent with neighbouring development and is considered to be a positive addition, which is well suited to the site, consistent in scale and ensures amenity is retained for neighbours.
- 8.3 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.4 Considering all the issues, the proposed development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Reviewed by
30/10/2025	Tania Hannaford Development Planner	Sarah McNeilly Director

Disclaimer

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