

STATEMENT OF ENVIRONMENTAL EFFECTS

94 EDGECLIFFE BOULEVARD, COLLAROY PLATEAU

**DEMOLITION AND CONSTRUCTION OF A DUAL
OCCUPANCY (ATTACHED) AND STRATA TITLE
SUBDIVISION**

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

JUNE 2025

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1. INTRODUCTION

This application seeks approval for the demolition of the sites existing structures followed by the construction of a dual occupancy (attached) and Strata title subdivision upon land at Lot C in DP 341590 which is known as **No. 94 Edgecliffe Boulevard, Collaroy Plateau**.

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

- Environmental Planning & Assessment Act, 1979.
- State Environmental Planning Policy (Housing) 2021.
- State Environmental Planning Policy (Sustainable Buildings) 2022.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

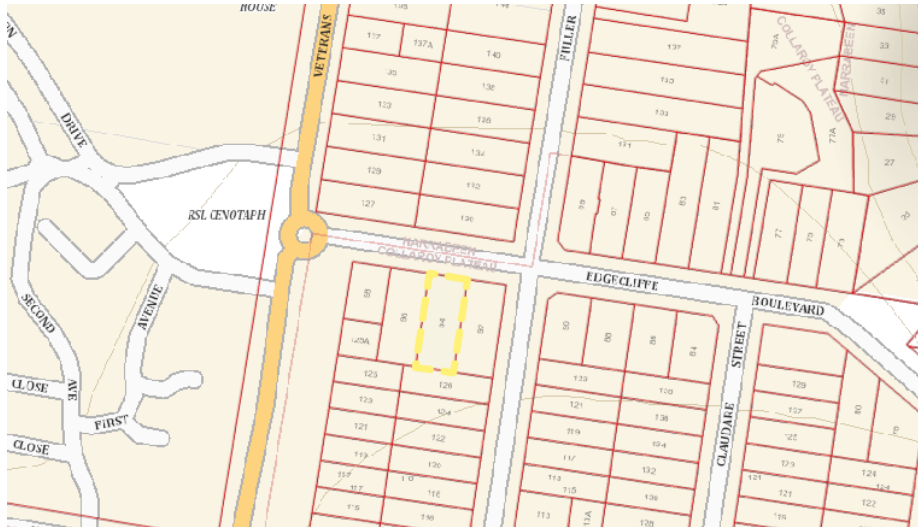
The following details and documents have been relied upon in the preparation of this document:

- Detailed Survey Plan prepared by Azimuth Surveyors Pty Ltd, Ref No. 10421-25 DET and dated 18/02/2025.
- Architectural Plans including Height Blanket, External Finishes and Shadow Diagrams prepared by Duplex Building Design, Project No. 24100, Issue D and dated 18/06/2025.
- Stormwater Management Plan prepared by Amuna Civil Engineering, Ref No. ACE25034, Revision 2 and dated 06/06/2025.
- Landscape Plan prepared by Conzept Landscape Architects, Project No. LPDA25-210, Issue A and dated 20/06/2025.
- BASIX Certificate #1799955M and issued 16 June 2025.

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 C in DP 341590 which is known as 94 Edgecliffe Boulevard, Collaroy Plateau. The site is a rectangular shaped allotment and is located on the southern side of Edgecliffe Boulevard to the west of its intersection with Fuller Street. The site has an area of 755.73m² with the northern boundary having a street frontage of 17.775m to Edgecliffe Boulevard. The locality is depicted in the following map:



Site Location Map

The site currently comprises a two storey brick dwelling with a pitched tiled roof. The dwelling is located towards the front northern portion of the site. The dwelling and lower level double garage are orientated towards Edgecliffe Boulevard. A concrete and paved driveway located adjacent to the western boundary provides vehicular access to the double garage.

The site has a gradual slope from the rear southeast corner (RL70.26) towards the street frontage (approximately RL68.08). Consistent with the fall of the land the majority of stormwater collected from the development is to be discharged to the street gutter. A pump out system is also proposed for each basement area.

There are a number of trees on site, the majority of which are identified as 'exempt species' not requiring Council consent for removal. An Arboriculture Impact Assessment has been prepared by Arbor Express which indicates that the proposal requires the removal of ten (10) trees, only one of which require approval for removal.

The site is depicted in the following photographs:



View of Subject Site from Edgecliffe Boulevard



View of the Rear Yard

The existing surrounding development comprises a mix of original housing stock and a more recent emergence of larger two and three storey dwellings. The site is located in close proximity to local services and facilities, schools and a number of playing fields.

The subject site and existing surrounding development are depicted in the following photographs:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the demolition of the existing structures and construction of new dual occupancy (attached) and Strata title subdivision pursuant to Chapter 6, Part 2 of SEPP (Housing).

The proposed dual occupancy is to be constructed of a mixture of rendered masonry and external clad walls with a flat steel roof. The proposed development is located centrally on site. The development is designed with the entries for both dwellings to be orientated towards Edgecliffe Boulevard.

The development is provided with a setback of 7.887m as measured from the Edgecliffe Boulevard frontage as measured from the lower level garage. The ground floor level is setback 10.026m, with the first floor setback 10.927m, as measured from the wall of the development. The ground is provided with setback of at least 0.912m is provided to the sites eastern side boundary with a setback of at least 0.979m to the western boundary. A setback of at least 9.684m is provided to the rear boundary.

The dual occupancy provides for two dwellings with essentially the same floor plan as detailed below:

Basement Floor: Entry/lobby, store, laundry and double garage.

Ground Floor: Lounge room, bathroom, kitchen, dining / living room.

First Floor: Four bedrooms (main bedroom with ensuite) and bathroom.

Stormwater

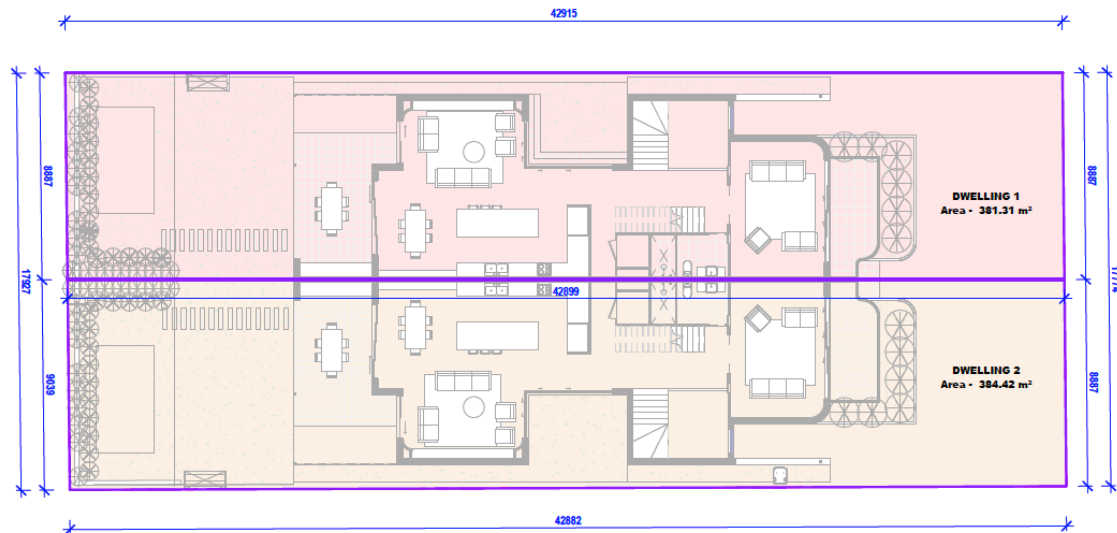
The proposal provides for the majority of stormwater collected from the development is to be discharged to the street gutter. A pump out system is also proposed for each basement area as detailed in the Stormwater Management Plan prepared by Amuna Civil Engineering.

Landscaping

The proposal requires the removal of ten (10) trees, only one (Tree 8) of which requires approval for removal. An Arboriculture Impact Assessment Report has been prepared by Arbor Express which identifies that Tree 8 does *not* have a high retention value. Following completion of the building works the site will be suitably landscaped as detailed in the Landscape Plan prepared by Conzept Landscape Architects which includes 4 additional canopy trees and a number of shrubs including screen planting.

Strata Title Subdivision

The proposal also seeks the Strata title subdivision of the completed development. The proposed boundaries are consistent with the proposed built form and is as depicted below:



Extract of Plan of Proposed Strata Subdivision

The proposal will result in the following numerical indices:

Site Area:	765.1m ²
Proposed Landscaped Area:	306.1m ² or 40.0%
Proposed Lot 1:	381.31m ²
Proposed Lot 2:	384.42m ²

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 Northern Beaches Council.

4.1 State Environmental Planning Policy (Housing) 2021

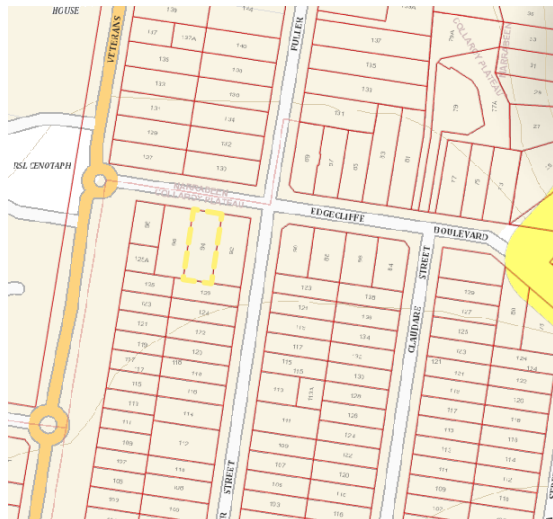
This application is made pursuant to Chapter 6 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) which came into effect on 28th February 2025.

Pursuant to clause 164(1) of the Housing SEPP, the Northern Beaches LGA is one to which Chapter 6 applies. Further, pursuant to clause 166 of the Housing SEPP, development for the purpose of a dual occupancy development is permitted with consent on the site, as it is located within Land zoned R2 – Low Density Residential.

There are no other provisions of the SEPP which apply to the proposed development.

4.2 Planning for Bushfire Protection 2019

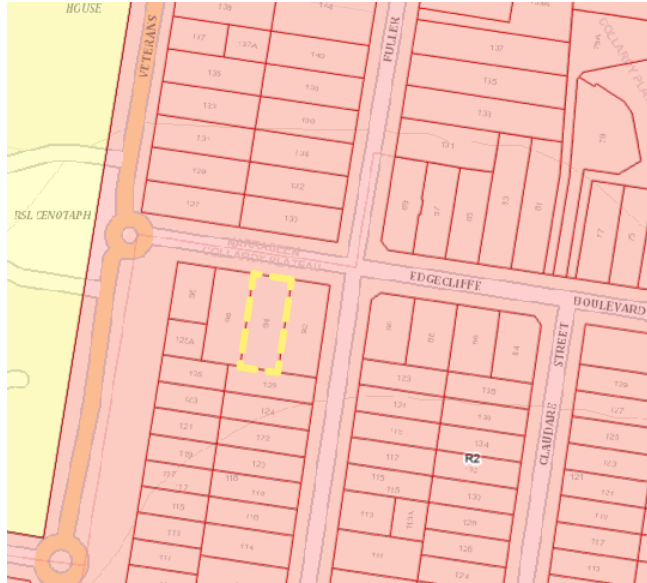
The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2019 do not apply.



Extract of Bushfire Map

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. Dual occupancy development is prohibited in the zone however permissible pursuant to clause 166 within Part 2 of Chapter 6 of SEPP Housing with strata subdivision permissible pursuant to clause 2.6 of WLEP. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.65m	Clause 4.6 variation request has been provided.

Clause 4.1 Minimum Subdivision Lot Size

This clause ordinarily provides for a minimum lot size of 450m² for subdivision. However, subclause 4(a) provides:

- (4) *This clause does not apply in relation to the subdivision of any land—*
- (a) *by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*
 - (b) *by any kind of subdivision under the Community Land Development Act 2021.*

As the proposal seeks approval for Strata subdivision compliance with minimum allotment size does not apply.

Clause 6.4 Development on Sloping Land

The site is classified as Class A on Council's Landslip Map. No further information is required to address this clause.

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

4.4 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	Wall height varies ranging from 6.365m at the rear of the development. The non-compliance at the front portion of the development is a result of the slope of the site and the previous excavation on site. This is discussed in further detail in the Clause 4.6 variation request.
B3 - Side Boundary Envelope	Building envelope 45 degrees from 5m. Eaves up to 675mm are an allowable encroachment	See discussion at end of table.
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes A setback of at least 0.912m is provided to the side boundaries.

Clause	Requirement	Compliance
B7 – Front Boundary Setbacks	Minimum 6.5m	<p>Yes</p> <p>The proposal provides for a setback of at least 7.887m as measured from the garage to the street frontage.</p> <p>As wall heights increase the front setback is also increased.</p> <p>Whilst the planters to the ground floor are setback 6.322m, this element provides for articulation and introduces landscaping. The very minor non-compliance is considered negligible and justified.</p>
	Secondary frontage 3.5m	Not Applicable
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.5m	<p>Yes</p> <p>A setback of 9.684m is provided to the rear boundary.</p>
	Swimming pools and outbuildings that, in total, do not exceed 50% of the rear setback area, are permitted provided that the objectives of this provision are met.	<p>Yes</p> <p>The proposed swimming pools do not occupy more than 50% of the rear setback area.</p> <p>The proposal maintains generous setbacks to the rear adjoining built form and will ensure that privacy to the adjoining rear property is maintained.</p>
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes The proposal provides for single vehicular crossing to be accessed from Edgecliffe Boulevard to service both dwellings in accordance with Council controls.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal incorporates a new double garage for each dwelling. The garages are incorporated into the lower level and located behind the required front setback. The carefully considered external finishes and elevated planters ensure that the garages will not be prominent in the streetscape. The development has been designed with a well-articulated façade with varied setbacks.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes The proposal provides for the majority of stormwater collected from the development is to be discharged to the street gutter. A pump out system is also proposed for each basement area as detailed in the Stormwater Management Plan prepared by Amuna Civil Engineering.

Clause	Requirement	Compliance
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes Soil and sedimentation controls will be implemented prior to any works commencing on site.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Some excavation is required to accommodate the development, however it does not have any impact on existing protected trees or the amenity of adjoining properties. The excavation is well setback from the boundaries of the site.
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 for the storage of waste and recycling containers within the basement level.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes The proposal provides for a landscaped area of 40% and complies with this clause.

Clause	Requirement	Compliance
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Each dwelling is provided with ample private open space (in excess of 60m ²). The private open space for each dwelling is located at ground level, directly accessible from the internal living areas and receives good solar access.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun and ensure appropriate ventilation/natural cooling. Compliance with SEPP (BASIX) requirements.	Yes The dwellings will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.
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 submitted with the application. Given the north south orientation of the allotment, the proposal continues to maintain solar access to the adjoining properties, that complies with this clause.

Clause	Requirement	Compliance
		<p>Each dwelling proposed provides for good internal solar access with a lounge area orientated towards the north. A balcony adjacent to the lounge room ensures a suitable area of private open space is orientated directly to the north. Alternative private open space is located in the rear yard.</p>
D7 - Views	View sharing to be maintained	<p>Yes</p> <p>The subject and adjoining properties do not enjoy any significant views. The proposal generally complies with the building height control and the objectives of this clause.</p>
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	<p>Yes</p> <p>The proposed development has been designed to maintain privacy to the adjoining properties.</p> <p>This has been achieved by locating the majority of high use living areas on the ground floor with living areas orientated towards the street or rear yard. Windows and openings are carefully located, with no openings on the side elevations of the ground floor for those portions of the development within proximity of the boundaries.</p>

Clause	Requirement	Compliance
		<p>Noting that any openings orientated to the side are setback at least 3.9m to the side boundary.</p> <p>The first floor is provided for increased setbacks, ranging from 1.8m.</p> <p>Windows to bedrooms are setback at least 3.8m to the site boundary.</p> <p>The proposal ensures an appropriate level of privacy.</p>
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.	<p>Yes</p> <p>The proposed dwelling is well articulated through the use of varied setbacks and change in external finishes. The proposal is compatible with the existing surrounding development.</p>
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	<p>Yes</p> <p>External finishes selected to complement the existing surrounding development and the natural environment.</p>
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	<p>Yes</p> <p>The proposed incorporates a flat roof form with parapet which is compatible with the local skyline.</p>
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	<p>Yes</p> <p>The proposal will not result in unreasonable glare or reflection.</p>

Clause	Requirement	Compliance
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. Landscaping to be provided to reduce the view of the site facilities.	Yes There is ample area on site for storage and site facilities.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Yes
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.	Yes Each swimming pool is located in the rear yard and appropriately setback from the side and rear boundaries.
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

Clause	Requirement	Compliance
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes Both dwellings are orientated towards Edgecliffe Boulevard and provides views of the street and the dwelling approach. The entry of each dwelling is easily identifiable when accessing the site from the 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
D23 - Signs	Not Applicable	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Yes An Arborist Report has been submitted.
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

Clause	Requirement	Compliance
E10 – Landslip Risk	Identified on map as A	Yes No further information is required.
E11 – Flood Prone Land	Not Applicable	Not Applicable

****B3 Side Boundary Envelope**

This clause specifies a building envelope measured at 45 degrees from height of 5m. Eaves up to 675mm are an allowable encroachment. The stated objectives of this clause are:

- *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 topography of the site.*

As depicted in the architectural plans, there is a very non-compliance with the envelope which is confined to the parapet roof. The proposed non-compliance is considered to achieve the objectives of this clause and be justified in this instance for the following reasons:

- The non-compliance is restricted to a small portion of the parapet roof only.
- The first floor is provided with a generous setback of at least 1.827m to the side boundaries. This increased setback provides for articulation and minimises bulk and scale when viewed from the adjoining properties and the streetscape.
- The proposal, and in particular the non-compliance, does not result in any unreasonable overshadowing. As noted previously the site benefits from a north south orientation, with all adjoining properties continuing to receive good solar access.
- The proposal continues to ensure an appropriate level of privacy to the adjoining properties. The area of non-compliance relates only to a portion of the parapet roof which does not have any impact on privacy.

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

5. EP & A ACT - SECTION 4.15

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 a dual occupancy (attached) and subsequent Strata title subdivision is permissible with the consent of Council in this zone, pursuant to Clause 166 of SEPP (Housing) 2021. 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 a dual occupancy (attached) without any detrimental impact on the environment, social and economic status of the locality. An Arborist Report has been submitted with the application. All collected stormwater will be discharged to the street gutter and the proposal will not result in any additional runoff to the adjoining properties.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of a dual occupancy (attached) in this zone is permissible with the consent of Council pursuant to Clause 166 of SEPP (Housing) 2021. The resultant building 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 for an alternative form of housing that is consistent 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 demolition of the existing structures and construction of a new dual occupancy development (attached) and Strata title subdivision. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed development does 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 demolition and construction of a dual occupancy development (attached) and Strata Title subdivision upon land at **No. 94 Edgecliffe Boulevard, Collaroy Plateau** is worthy of the consent of Council.

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