

STATEMENT OF ENVIRONMENTAL EFFECT

FOR ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE:

909 Pittwater Road Collaroy

Prepared -May 2025



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INTRODUCTION

Application and Proposed Development

This report has been prepared by Duktig Design Pty Ltd for the owners of the subject property, Mr Vern and Mrs Lynne Jackson. It is submitted to the Northern Beaches Council for Development Application (DA) for alterations and additions to the existing dwelling at 909 Pittwater Road, Collaroy being Lot 24, Section 6 DP 10609

The proposal responds to the existing site conditions, bulk, scale, setbacks and rhythms of the surrounding neighborhood, while improving the amenity of the existing dwelling.

The property is zoned R2 Low Density Residential

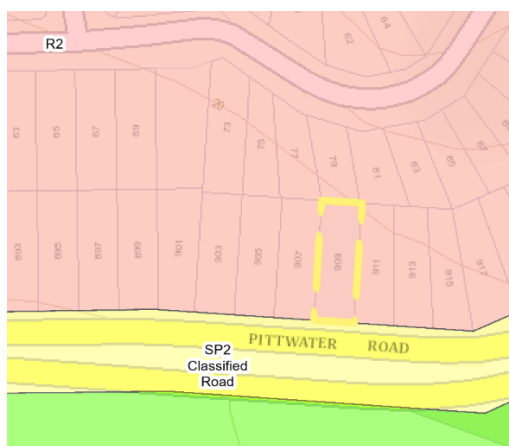


Figure 1 – Site Zoning (source: Spatial planning viewer)

The site is not listed as a Heritage Item, nor is it located within a Conservation Zone, It is identified as a Geotechnical Hazard and Bushfire Hazard in accordance with Warringah Council LEP 2011. Additionally, the site is not classified as a flood control lot, but it is noted as being within an Acid Sulfate Soils Area (Class 5). The proposed work involves alterations and additions to the existing residence, including:

Lower Ground

- Demolition of existing single storey garage to allow for new driveway crossover
- New entry vestibule with access stair and lift
- Ancillary basement storage and plant to be retained.

Ground

- Addition of new entry, access lift, small extension to guest bedroom and new access stairs to upper floor addition.

Upper Ground

- Create an upper master bed retreat with ensuite with small living space and two additional bedrooms

External Finishes

- Replacement of existing non-compliant single garage with a new screened double carport.
- Associated landscape works to integrate driveway and carport with the existing garden.

The SEE should be read in conjunction with Development Application prepared by Duktig Design (dated 19th May 2025).

Consent Authorities

The proposal responds to the existing site conditions, bulk, scale, setbacks and rhythms of the surrounding neighborhood, while improving the amenity of the existing dwelling.

The purpose of this statement is to address the planning issues associated with the proposal and specifically to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 4.15 of the Environmental Planning and Assessment (EP&A) Act, 1979 and the relevant environmental planning instruments and development control plans including:

In preparing this document, consideration has been given to the following (as stated as applying by NSW Planning Portal):

- Warringal DCP 2011
- Warringal LEP 2011
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land

Application (pub. 2-12-2021)

- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)

SITE DESCRIPTION

Size and Shape Allotment

The subject site is located on the western side of Pittwater Road within the suburb of Collaroy, in the Northern Beaches Local Government Area. It comprises a regular-shaped allotment with primary frontage to Pittwater Road of 15.24 metres to Pittwater Road. The eastern and western side boundaries measure 45.72 metres and a total land size of 696.8m². The rear eastern boundary has a length of 16.770 metres. The total area of the site is 696.8m².

The site is located on the western side of Pittwater road



Figure 2 – Site location/ aerial context photograph (source: Six Maps)

Property Description

The existing building consists of a single storey brick residence with elevated subfloor construction and tiled roof with a front entry access via verandah stairs. The front setback has single garage on frontage with landscaped terrace over.



Figure 3 – Existing front southern façade facing Coronation St (source: LJ Hooker)

The ground floor layout consists of a living, dining, kitchen, bedrooms and study with laundry with storage and located on the lower ground level.

The site slopes downwards from the northern boundary to the southern boundary creating a total height difference of approximately 8 metres across the site. The slope is relatively gentle and consistent, with the fall managed through retaining walls, stepped pathways, and terracing. The slope naturally directs water flow toward the southern end of the site, where stormwater management features (such as existing gutters and pathways) help mitigate erosion and pooling.

This slope is a key topographical feature influencing site design and development, with potential implications for drainage and the seamless aesthetic integration of new structures to minimize bulk and scale without compromising the integrity of the existing house.

The subject property although located on a busy arterial road enjoys significant water views across Pittwater Road through to Dee Why lagoon and beyond to the ocean.

Further details are provided in the site survey prepared by Beyond Measure Surveys, Reference 1380 dated 4th December 2023 which accompanies the DA submission.

Context

The surrounding residential neighborhood is characterised by low density residential development of typically two to three storeys. There is a combination of post-war single and two storey detached dwellings interspersed with contemporary development similar in size and scale to the subject site.

The property to the west (No. 907) consists of a two storey rendered residence with metal roof. It is accessed via a steep driveway with double garage underneath.



Figure 4 - View of property No 907 from Pittwater Road



Figure 5- View of properties No 907, 909 and 911 from Pittwater Road

The property to the east (No. 911) consists of a recently completed two and three storey dwelling with garage underneath.

To the rear of the subject property is 79 Cumberland Avenue which consists of a two storey brick and tiled elevated residence partly obscured by landscaping. No. 81 Cumberland is also visible partially to the north eastern corner which is an elevated two storey brick residence with metal roof.



Figure 6- View of existing property looking to the rear No 79 & 81 Cumberland Ave



Figure 7 - View across Pittwater Road to Dee Why lagoon

The bulk and form of the dwellings reflects the influence of the sloping terrain and generous landscaped sites. There is a consistency of parking and ancillary structures located forward of the building line.



Figure 9- View of subject residence from the rear and adjoining property No. 907



Figure 10- View of existing property and adjacent properties No. 907



Figure 11- View of existing property garage on the building line.



Figure 12- View of existing property and adjacent properties No. 911 and 913



Figure 13- Streetscape

Proposed Development

As detailed within the accompanying plans prepared by Duktig Design, the proposal is seeking consent for alterations and additions to 909 Pittwater Road Collaroy. The proposal involves modest alterations and additions to the existing single storey brick and residence on the subject site.

Specifically, the proposal includes the following:

Lower Ground

The proposal includes:

While the main focus of this proposal is the first-floor works, the lower ground floor will also be improved. The existing single garage will be demolished and replaced with a double carport to provide additional off-street parking, given limited and restricted street parking along Pittwater Road.

A key aspect is the addition of a new entry foyer with lift access from the carport, supporting long-term living and accessibility.

The carport is sited forward of the building line to avoid impacting existing house footings and is consistent with current on-site and neighbouring parking arrangements. The proposal also includes a car standing area to allow vehicles to turn on-site and exit safely in a forward direction onto busy Pittwater Road.

Ground Floor

The proposal includes minor modifications to the ground floor to improve accessibility, function, and integration with the proposed upper floor addition. Works involve the construction of a new entry foyer, installation of an internal lift, a small extension to the existing guest bedroom, and a new staircase providing access to the upper level. The existing open-plan layout is preserved, maintaining the spatial flow and maximising natural light penetration.

As part of the upgrades, the external access stair is relocated to improve circulation and deliver a more efficient and defined sense of arrival. Together with careful material selection and detailing, these changes support the dwelling's energy efficiency and ensure a cohesive integration with the existing built form.

First Floor

The proposal includes a lightweight upper floor addition with a skillion roof designed to maximise solar access while keeping the overall bulk and scale to a minimum. The roof form supports passive solar design and enhances natural ventilation, contributing to the home's energy efficiency.

The addition provides a modest increase in living space, including a retreat, master bedroom, and additional bathrooms. A private roof terrace, accessed from both the retreat and master bedroom, offers a functional indoor-outdoor area while maintaining privacy and limiting visual impact on neighbouring properties.

Design

The proposed development has been carefully designed to support the evolving lifestyle needs of the long-term occupants, with a particular focus on comfort, accessibility, and future adaptability. The addition integrates sensitively with the existing dwelling and surrounding context, using lightweight construction, appropriate setbacks, and articulation to ensure the upper floor remains visually recessive and consistent with the established streetscape character.

Key design objectives include:

- Enhancing internal amenity and ease of movement by incorporating a lift and clear circulation paths, supporting long-term accessibility and flexibility of use.
- Introducing an upper floor roof terrace to create a functional indoor-outdoor living space that takes advantage of natural light, ventilation, and district views.
- Improving visual and acoustic privacy through the inclusion of carefully positioned screening elements and thoughtful spatial planning.

The proposal adopts a contemporary yet respectful design approach, with careful material selection and detailing to ensure cohesion with the existing dwelling. The design has been refined to reduce visual impact, respond to site conditions and provide a high-quality adaptable home suited to changing needs over time, while remaining contextually sympathetic and consistent with the neighbourhood character and streetscape.

Material, Finishes and Colours

All external finishes, colours and materials have been selected to integrate with the existing landscaping and reflect a refined coastal aesthetic. The existing rendered brick base is retained to provide a solid and grounded appearance, while the use of lightweight construction above, including timber look fibre cement cladding and matte finish standing seam metal wall and roof cladding, helps reduce perceived bulk and adds visual texture to the facade.

These elements work together to create a contemporary beachside character that remains sympathetic to the surrounding built form.
Refer to external finishes sheet.

PLANNING CONTROLS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan 2011.

The proposed development is classified as a "dwelling house," defined as a building containing a single dwelling.

A dwelling house is a permissible form of development within the R2 zone, subject to development consent.

Clause 2.3:- Zone objectives and land use table. The objectives of the R2 Zone are 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 proposed development is a low-density residential dwelling that is compatible with the existing and desired future character of the area. It has been designed to provide a high standard of amenity for neighbouring properties while responding appropriately to the site's natural constraints. The proposal is considered to align with the objectives of the R2 Low Density Residential zone.

Clause 4.3:- Height of Buildings

Standard	Permitted	Complies	Comment
8.5m ridge height.	<8.5m.	Yes	There is a minor breach of eave overhang but no building envelope exceeds this required height

Clause 4.6 – Exceptions to Development Standards

The proposed development complies with all relevant development standards under the LEP and does not seek to contravene any provisions.

Clause 5.9 – Preservation of Trees or Vegetation

No tree removal is required to accommodate the proposed dwelling. Existing mature trees at the rear of the site will be retained. Replacement planting and additional landscaping will be undertaken upon completion of construction.

Clause 5.10 – Heritage Conservation

A review of relevant heritage registers confirms that the subject site is not listed as a local, state, or regional heritage item, nor is it located within a heritage conservation area.

Clause 5.11 – Bush Fire Hazard Reduction

The subject site is identified as bushfire prone land under Council's mapping. Please refer to the accompanying Bushfire Assessment Report for further detail.

Clause 6.1 – Acid Sulfate Soils

The site is not identified as being affected by acid sulfate soils.

Clause 6.2 – Earthworks

Earthworks are required to establish a level platform for the carport and to achieve compliant driveway gradients. The extent of cut and fill is considered reasonable given the site's natural topography. All excavation will be properly battered or retained to ensure structural stability and minimise impacts on adjoining properties.

Clause 6.3 – Flood Planning

The site is not identified as being located within a designated flood planning area.

The proposal is considered to generally satisfy the objectives of all the relevant development standards relating to dwelling houses as contained within WLEP 2011.

Warringah Development Control Plan 2011

PART B BUILT FORM CONTROLS

Standard	Permitted	Complies	Comment
8.5m ridge height.	<8.5m.	Yes	There is a minor breach of eave overhang but no building envelope exceeds this required height

Standard	Provision	Complies	Comment
B1 – Wall heights Max. wall height 7.2m existing ground to upper ceiling.	7.6m max. wall height.	No	A minor variation to the 7.2m maximum wall height is proposed along part of the side elevation, resulting from the natural slope of the site and the retention of the existing elevated ground floor. The variation is limited in extent, has no adverse impact on visual bulk, overshadowing, or privacy, and is mitigated through thoughtful articulation, varied materials, and raised sill heights.
B2 - Number of Storeys Max. no. storeys shown on DCP No. Storeys map.	Two/Three Storey	N/A – subject site not listed	
B3 Side Boundary Envelope Side boundary envelope 45° & 4m or 5m from existing ground (refer DCP Map)	4m Building Envelope	No	The minor breach of the Building Height Plane is due mainly to eaves and a small portion of upper wall resulting from the retention of the existing elevated ground floor on a sloping site. The variation responds to natural topography, avoids unnecessary demolition, and does not result in adverse impacts to bulk, overshadowing, or privacy. The proposal remains within the overall height limit and satisfies the objectives of the control, with the variation considered reasonable in context.

B4 - Site Coverage Site coverage as per Site Coverage Map	N/A	N/A	N/A
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B5 Side Setbacks As per DCP Side Boundary Setbacks map: - 0.9m.	1.34m minimum.	Yes	
B7 – Front Boundary Setbacks As per DCP Front Boundary Setbacks map: - 6.5m.	8.06m N/A	Yes N/A	The carport is 2.106 from front setback. The main building is compliant setback 8.06 from front boundary
B9 Rear Boundary Setbacks As per DCP Rear Boundary Setbacks map: - 6m.	18.320m existing	Yes	Note: New works 22110mm setback to first floor
B11 - Foreshore Building Setback As per the map – 15m	N/A	N/A	
B12 - National Parks Setback As per the map - 20m	N/A	N/A	
B13 - Coastal Cliffs Setback As per map.	N/A	N/A	
B14 - Main Roads Setback As per map.	N/A	N/A	

PART C SITING FACTORS

Requirement	Provision	Compliance
C2 – Traffic, Access and Safety Suitable vehicular access from a public road.	Access from public road provided.	Yes
C3 – Parking Facilities Garage carport integrated into house design. Parking not to obscure views from dwelling to street. Garage/carport opening max. 6m or 50% building width, whichever lesser.	Open screened carport integrated into front façade of the proposed dwelling. Proposed garage not anticipated to obstruct views to the street. Double open carport/ no garage door	Yes Yes Yes

2 spaces per dwelling.	2 spaces provided within the attached subfloor garage.	Yes
C4 – Stormwater Suitable stormwater system for each site.	Stormwater as per Hydraulics.	Yes
C5– Erosion and Sedimentation Erosion and Sedimentation controls to be in place.	Erosion and sediment control plan provided with the subject DA	For council's review
C7 – Excavation and Landfill Cut and fill not to impact neighbours.	Cut and fill have been appropriately minimised through drop-edge beams, and retaining walls, reducing impacts on adjoining properties. No imported fill is proposed as part of the works.	Yes

C9 -Waste Management Waste Management Plan to be provided. Bin storage area to be allocated.	Bin storage provide in the carport out of sight	Yes
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PART D DESIGN

Requirement	Provision	Compliance
D1 – Landscape Open Space and Bushland Setting Landscaped open space as per map soft landscape with min 2m width. Subject site = 40%	Existing 31% Proposed 29% Including pool existing 35% Including pool and roof terrace 35%	No The proposal maintains the existing ratio of landscaped and open space by accommodating the carport and turning bay within the existing site layout. These elements are necessary to ensure safe and efficient vehicle egress to and from the site, without further reducing usable outdoor space.
D2 – Private Open Space POS area =3+ bedrooms – 60m ² min 5m width. Direct access from living area. POS located behind building line. Maximise solar access & privacy.	>60m ² with min width of 5m. Accessed from dining. Located behind the building line The design provides an appropriate level of solar access and privacy. The orientation of the allotment allows for effective solar access to the primary outdoor space and living areas.	Yes Yes Yes

<p>D6 – Access to Sunlight</p> <p>Consider solar access & ventilation in siting of dwelling.</p> <p>3hrs sunlight to 50%POS and glazed areas to living rooms between 9am & 3pm.</p>	<p>The dwelling is suitably positioned in response to the allotment's orientation.</p> <p>Due to the proposed setbacks, height, and articulation, both the proposed and adjoining private open spaces and living areas will receive an appropriate level of solar access.</p>	<p>Yes</p> <p>Yes</p>
<p>D7 – Views</p> <p>View sharing to be considered.</p>	<p>No loss of views is anticipated.</p>	<p>Yes</p>
<p>D8 – Privacy</p> <p>Maintain privacy to adjoining properties.</p>	<p>Living areas are primarily oriented towards the rear private open space and front setback. Adequate setbacks and landscaped areas are provided to maintain privacy</p>	<p>Yes</p>
<p>D9 – Building Bulk</p> <p>Avoid large areas of continuous wall planes. Max. fill 1m and to remain within building footprint.</p> <p>Minimise excavation.</p> <p>Orientate dwelling to street.</p> <p>Use articulation and materials to reduce building mass.</p>	<p>The dwelling is appropriately sited and addresses the street frontage with a well-articulated built form.</p> <p>Extensive articulation and a considered mix of materials help reduce visual bulk, ensuring the building mass is compatible with the site and surrounding locality.</p> <p>Fill is contained within the building footprint and remains under 1 metre, while excavation is not considered excessive.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>D10 – Building Colours and Materials</p> <p>Colours finishes to blend with natural setting.</p>	<p>Materials and colour schedule provided for Council's consideration.</p>	<p>Yes</p>

<p>D11 – Roofs</p> <p>Pitch to compliment streetscape.</p> <p>Varied roof forms to be provided.</p> <p>Eaves required.</p>	<p>Pitch in keeping surrounding area.</p> <p>Varied roof provided.</p> <p>Eaves provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>D12 – Glare and Reflection Materials to minimise glare.</p>	<p>Non-reflective materials proposed.</p>	<p>Yes</p>
<p>D13 – Front fences and Front walls</p> <p>Front fences 1.2m.</p> <p>Solid fences to be articulated and setback for landscaping.</p> <p>Provide casual surveillance (unless excessive noise requires blocking).</p>	<p>A 1.5m high front fence is proposed to address noise and privacy impacts from busy Pittwater Road.</p> <p>The design includes articulation and terraced planters to soften its appearance, maintains passive surveillance, and provides a visually appropriate response to the site context.</p>	<p>N/A</p>

<p><u>D14 – Site facilities</u></p> <p>Site Facilities – bin storage, clothes drying etc to be provided</p>	<p>Large rear yard provides adequate area for site facilities.</p>	<p>Yes</p>
<p>D15 – Side and Rear Fences</p> <p>Side & Rear boundary fencing max. 1.8m measure from low side (can be averaged for sloping sites to allow regular steps).</p>	<p>Boundary fencing to be provided in accordance with the Dividing Fences Act and Council's requirements.</p> <p>Existing to be retained</p>	<p>Yes</p>
<p>D16 - Swimming Pools & Spas</p> <p>Not within primary setback (2ndry setback OK for corner sites).</p> <p>Appropriate setback from trees.</p>	<p>Pool is existing</p>	<p>N/A</p>

D20 Safety and Security Casual surveillance of street & suitable lighting.	Casual street surveillance is provided from the entry and front-facing rooms, including clear views from the entry and rumpus windows. No entrapment areas are present in the design.	Yes
D22 – Conservation of Energy and Water Design for water and energy conservation.	Refer Basix	Yes

PART E THE NATURAL ENVIRONMENT

Requirement	Provision	Compliance
<p>E3 – Threatened species, population, ecological communities</p> <p>Minimise tree removal and protect remaining trees.</p> <p>Flora & Fauna assessment if native veg >100m² to be removed or veg removed from site in last 5 years.</p>	<p>No trees are required to be removed for the proposed dwelling. Less than 100m² of vegetation will be cleared, with additional planting to follow construction. The development is not expected to impact the area's landscape character.</p>	YES

E8 - Waterways and Riparian Land Waterway Impact Statement for works in waterway. Riparian Land Group A & Group B have specific requirements. APZ not to extend into such land.	N/A	N/A
E9 - Coastline Hazard	N/A	N/A
E10 - Landslip Risk As per the map. Geotech required where indicated in DCP.	Landslip Risk identified as Area D. Geotech Report provided for Council's consideration	Yes

E11 – Flood Prone Land Flood Risk map indicates level. Requirements outlined in DCP.	N/A	N/A
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The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Warringah DCP 2011.

Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed alterations and additions at 909 Pittwater Road include a modest upper floor extension, with single-storey works to the side and rear. The design maintains a low visual impact, integrates with neighbouring properties, and responds to the site's context.

Key considerations such as solar access, privacy, acoustics and views have been addressed to protect adjoining amenity. The proposal reflects the character of the area and aligns with the scale and form of nearby dwellings.

Sedimentation and Erosion Control

Minor excavation is required to form a level platform. Sediment controls, including geofabric and hay bales, will be installed as needed and maintained in accordance with Council policy. Compliance will be ensured via consent conditions.

Waste Minimisation

Waste will be managed in accordance with the submitted Waste Management Plan, with all materials stored appropriately and removed by licensed contractors.

Noise and Vibration

Construction will occur during approved hours. No vibration impacts are anticipated, and standard noise management measures will be applied.

Character, Siting, and Relationship to Adjoining Land

The site is within an established residential area with convenient access to services and transport. The proposed two to three storey dwelling responds to the site's constraints and fits comfortably within the local character. It is a permissible form of development and meets the intent of relevant planning controls.

Public Interest

The proposal will not adversely impact the environment or local character. It improves residential amenity while protecting neighbouring properties and is consistent with the public interest.

CONCLUSION

This Statement supports proposed alterations and additions to the existing dwelling at 909 Pittwater Road, demonstrating consistency with the objectives of the Environmental Planning and Assessment Act 1979 and the applicable planning controls.

The proposal complies with the aims and objectives of the **Warringah Local Environmental Plan 2011**, permitting residential development within the R2 Low Density Residential zone. It is also generally consistent with the intent of the **Warringah Development Control Plan 2011**, particularly in relation to streetscape character, built form, and amenity.

The design responds sensitively to the existing built context and retains the visual scale of the dwelling when viewed from the street. No adverse impacts to privacy, solar access, or views are anticipated for adjoining properties.

The proposal provides a high-quality, contemporary extension that enhances the function and appearance of the existing dwelling while meeting the long-term needs of the current occupants. Careful consideration has been given to neighbourhood character, resulting in a well-integrated and low-impact outcome.

Given the above, the proposal is considered appropriate for development consent.Ω