

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY PROPOSED NEW DUAL OCCUPANCY AND ANCILLARY EXTERNAL WORKS AT:

22 SUFFOLK AVENUE, COLLAROY

REVISED DA ISSUE

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1 INTRODUCTION

This application for the proposed new dual occupancy and associated landscaping works at 22 Suffolk Avenue, Collaroy [Lot A in D.P. 396160] has been prepared in accordance with the Warringah Council DCP, WLEP 2011, and associated planning maps. In addition, Council's ePlanning tool has been used to identify applicable zonings and restrictions. The application was discussed with duty planner Dan on from Warringah Council on 10th December 2024.

This application seeks approval for a single storey dwelling and garage at the rear of the existing dwelling and associated site works.

The purpose for this application is to upgrade the level of amenity offered by the existing site by responding sensitively to the context and local climatic conditions while accommodating the needs of an ageing couple. Of particular concern to the owners is the ability to age in place and maintain their connection to family and community. Furthermore, the owners seek to allow natural light into the primary living spaces and integrate internal and external living spaces on the site.

This report is to be read in conjunction with Architectural Drawings DA1-DA10 prepared by Incidental Architecture (dated Feb 2025), Detailed Survey Plan SAC/07 prepared by John Richards Surveys, Preliminary Geotechnical Assessment by Ascent Geo (January 2025), Arborist Report by Vertical Tree Management, Stormwater Pipeline Location Report by Total Surveying Solutions, Stormwater Drainage Plan by NB Consulting (19.05.2025) and BASIX certificate.

2 THE SITE

The site is zoned low density Residential area R2. Within this zone, construction of a dual occupancy dwelling is permissible with consent.

There are three objectives for this 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 ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

The project has been designed to meet these three objectives.

The site does not contain a listed heritage item. It is not affected by any natural watercourses, or locations thought to house aboriginal relics. The site is subject to minimum lot size of 600m². There is no history of contamination on the site. The site is not Flood Affected Land, or susceptible to Acid Sulphate Soil.

The site is in Area I on the Height of Buildings Map (HOB_009) in which there is a maximum allowable building height of 8.5m. The site is in Area E (Collaroy Plateau Area Slopes >15°) on the Landslip Risk Map. A portion of the site is mapped as in Area D (Collaroy Plateau Area Flanking Slopes 5° to 15°). A Geotechnical Assessment Report has been prepared by a geotechnical engineer and accompanies this application.

The site is bounded by Suffolk Street to the West and Bedford Crescent to the East at the rear of the property. To the north-east, a large three storey brick house (#15) with a garage accessed from Bedford Cr is located 3.9m from the side boundary. To the south-east, a large three storey brick house (#19) has pedestrian access from Bedford Cr. To the south, a small brick garage is located on the boundary. Opposite the subject site, a number of houses (#16, #18, #20) are oriented towards and accessed from Bedford Cr.

Bedford Cr, which connects four different streets, allows for two opposing lanes of traffic and street parking on one side of the road. A median strip negotiates the terrain and makes way for a lower access road for properties on the Eastern side of the street. It consists of formed kerbs, gutters and wide grassed verges on the western side. Being one street removed from Pittwater Rd, Bedford Cr is used regularly by residents of the immediate locality.

As the attached survey plan indicates, there is a fall of approximately 14m across the subject site from a high edge along Suffolk Ave to the lower boundary of the site at Bedford Cr. There are district and ocean views available towards the East from the subject property and its neighbours.

The subject site has an 18.5m street frontage along Suffolk Ave and a 19m street frontage along Bedford Cr. It is a long site, measuring approximately 47.5m along the Northern boundary. The site is relatively protected from unfavourable weather conditions due to the North-Easterly orientation and the surrounding topography and neighbouring properties partly shielding unfavourable weather from the West and South. It also has excellent access to cooling summer North-East sea breezes.

The site contains a three-storey brick and timber dwelling accessed from Suffolk St and currently occupied by the owners. The existing house does not meet the needs for people with mobility limitations and therefore does not provide the amenity for ageing in place. Additionally, due to the fall of the site, the living areas of the existing house are disconnected from the garden and private open space.

3 PROPOSAL

The proposed development involves a detached dual occupancy and associated site works. It seeks to make use of the secondary frontage to Bedford Cr to increase the amenity of the site and enable the existing owners to age in place. The proposal meets *Liveable Housing Australia's Gold Level* standard in all areas.

Significant aspects of the proposed dual occupancy are as follows :

- A new modest, detached dual occupancy dwelling with two bedrooms, combined living and dining, laundry, bathroom, and associated deck is proposed. All habitable rooms are on one level as to be wheelchair accessible.
- The proposed dwelling is sited so as to maintain views and solar access for the existing dwelling and adjoining neighbours. The design also improves the amenity of the existing garden and private open space.
- A garage for two cars and storage space, connected to the living areas above via a small lift.
- A legible pedestrian access to the front entry along the Southern boundary via a landscaped staircase.
- The roof is designed to consist of two parts in order to minimise visual bulk from the street and maximise afternoon light in the living spaces.
- An open deck facing district and ocean views to the north-east.
- Rainwater tank and PV panels.
- Designed to Liveable Housing Australia Best Practice guidelines.

4 ALTERNATIVES CONSIDERED

The proposal has resulted from a carefully considered design process in which a number of alternative solutions were considered. The submitted proposal found favour due to the fact that it achieves the spatial requirements of the occupants while also responding in the most positive manner to the surrounding environment and climatic conditions.

Alternative design solutions and reasons for rejection are briefly listed below:

Alternative Option 1:

Alterations to existing dwelling.

This was considered for the fact it would maximise floor area while not impacting upon site coverage. It was rejected for the following reasons:

- The existing dwelling is too large for the owners and would require significant alterations to be suitable for people with mobility limitations.
- Renovations to the existing dwelling would require the owners to find alternative accommodation.

Alternative Option 2:

New dwelling and demolish existing dwelling.

This was considered for the fact it would allow much greater freedom than a dual occupancy. It was rejected for the following reasons:

- A new dwelling exceeds the owners' needs.
- The existing dwelling is representative of a once prevalent architectural style which is currently being rapidly replaced. Where possible to retain the existing dwelling, it is a responsible thing to do, architecturally and environmentally.
- It is a costly exercise to demolish the existing and build a completely new dwelling.
- The existing dwelling is in very good condition and would easily meet the needs of a small family.

Alternative Option 3:

Addition to existing dwelling (attached dual occupancy)

This was considered due to the fact that it would allow a greater connection between the residents of each dwelling.

- An addition could potentially appear very bulky (as is the case with some neighbouring properties) and impact solar access for neighbours.
- An attached dual occupancy on this site has limitations in terms of separate access and private open space.

With an above average site area and access to a secondary frontage, the site presents a unique opportunity to develop a detached dual occupancy. Adjacent sites to the north, although sperate lots, occupy a similar land area with houses fronting both Suffolk Ave and Bedford Cr. A dual occupancy

at 22 Suffolk Avenue would maintain visual consistency along Bedford Cr. See aerial map Appendix 1.

By retaining the existing dwelling, it allows family and/or carers to live with the owners on the same site. The proposed development would increase the amenity of the site, whilst responding to the quality of the surrounding neighbourhood and unique characteristics of the site, and offering a positive contribution to the street (Bedford Cr).

5 ENVIRONMENTAL EFFECTS OF PROPOSED DEVELOPMENT

Development Controls

1. Building Height

In accordance with WLEP 2011, the new building work complies with the maximum height restrictions of 8.5m overall.

2. Wall Height

The proposed wall heights are well under 7.2m. As can be seen on the development plans, the proposal is single storey and easily complies with this control.

3. Side Boundary Envelope

The proposed single storey dwelling fits within the 4m / 45 degree building height plan at all points.

4. Setbacks

Side Setbacks

The proposed development complies with the minimum 900mm side setback requirement at all points.

Front Setback

The proposal complies with the minimum 3.5m building setback for secondary frontages. As shown on the site plan, the proposed dwelling is set back further than the dwelling at 15 Bedford Cr and reads visually generally aligned with 9 Bedford Cr.

5. Landscaped Open Space

DCP Clause D1, requires that 40% of the site be occupied by Landscaped Open Space. Based upon a site area of 841m², the required landscaped open space is 336 m². The proposal is designed to include 297 (35.4%) of Landscaped Open Space as defined strictly in accordance with the DCP definition. This is shown shaded on the development plans. This is a minor non-compliance. To supplement the proposed landscape open space, 60.2m² (7.2%) of additional soft landscaping is proposed under roof areas. While this additional area does not fall within the strict definition of Landscaped Open Space as defined in WDCP21, it does contribute to the objectives of the control and adds significantly to the amenity of the proposal when viewed from a public space and for occupants of the site. When these two areas are combined, there is a total of 357.2m² of Landscaped Area (42.5%) which exceeds the required 40% and substantially conforms to the objectives of the clause.

The proposal is designed to meet all of the objects outlines in WDCP21 :

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

In particular, the proposed new landscaped area improves the outdoor recreational opportunities and service amenity of the landscape open space, which is currently too steep for the ageing occupants and disconnected from internal living spaces. The design maintains indigenous vegetation where possible and preserves the existing streetscape by retaining vegetation where possible. New planting will be entirely indigenous and is strategically placed to enhance privacy between buildings and improve the street interface by lessening the bulk of the building. See particularly the front elevation.

6. Private Open Space

The proposal has 46m² of Private Open Space with a minimum dimension of more than 3m, exceeding the requirement of DCP Clause D2 for 35m². Private Open Space is shown shaded on the development plans.

In addition there is a further 28m² of private space for occupants of the secondary dwelling in the form of a deck which substantially conforms to the requirements of the clause.

The objectives of DCP Clause D2 are as follows:

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

All of these objectives are achieved in the design and siting of the two private open space zones. Located to the north of the site, the primary POS (46m²) will receive very good solar access. The siting along the northern boundary also prevents onlooking from the elevated decks of the neighbours to the south. Dense planting to the west and south also ensures privacy. The siting behind the dwelling ensures protection from strong nor'easter winds. The secondary POS (28m²) is located to function as an extension of the living area. The open deck is sufficiently elevated from the street to ensure privacy whilst maintaining access to district and ocean views.

7. Noise

The proposal will have a minimal acoustic impact for neighbouring properties.

8. Access to Sunlight

Shadow diagrams are attached showing 9am, 12 noon and 3pm shadows on the 21/06 in accordance with DCP clause D6. The proposal has no impact on neighbouring dwellings. The neighbour to the south is located much higher than the subject property.

As shown on the shadow diagrams, there will easily be at least three hours of sunlight maintained to neighbouring properties in accordance with DCP Clause D6.

9. Views

The proposed development takes advantage of district and ocean views to the east. It will not interrupt the views of neighbouring properties due to the proposal being single storey and the site topography falling towards the views.

10. Privacy

The proposed development does not compromise the privacy of any of its neighbours. It is designed to create as much private space as possible for the occupants, while retaining the relaxed open feel of the neighbourhood. Dense vegetation ensures the private open spaces of neighbours and the primary dwelling are private.

11. Building Bulk

The proposed dwelling is deliberately articulated in order to minimise the visual bulk of the proposal. The garage, being built into the hill, reduces the overall scale of the dwelling when viewed from the street. Additionally, the split roof breaks down the overall form and reduces the scale of the street elevation.

The building overhangs the natural ground, and is planted on the East and North, which while not conforming strictly to the DCP definition of landscaped open space, does contribute positively to the streetscape.

12. External Colours and Reflectivity

The proposal will be constructed using materials with a low reflectivity index and in natural colours in accordance with DCP Clause D10.

13. Energy Efficiency & Water Conservation

It is the strong desire of the applicant to minimise the harm that is done to the environment as a result of building activity or normal occupation. The building has been designed with reference to the LEP and DCP, and principles of passive solar design. BASIX certification is included with this application. In addition to BASIX, there are numerous ways in which the development has been designed to include environmental features. These are:

- Living spaces with north-easterly orientation and glazing to the North to maximise passive solar benefits and minimise energy consumption for lighting, heating and cooling.
- Any excavated soil to be reused on site where appropriate.
- Well-insulated walls and roof.
- Shading to North and West facing glazing to control heat gain in Summer.
- Cross-ventilation to allow natural cooling in Summer (especially high-level glazing).
- Maximised planting area and soft landscaped surfaces.

- Energy efficient appliances.
- Local indigenous vegetation is to be used.

14. Carparking / Driveways

Two off street garage parking spaces will be provided in accordance with the DCP. The proposed driveway complies with the Standard Vehicle Crossing Profile (Maximum High).

15. Landslip Risk

Due to the location of the site within Areas D and E on the Landslip Risk Map, and proposed excavation is greater than 2m depth in parts, a Geotechnical Report is submitted with the DA as prepared by Ascent Geo.

16. Stormwater

The proposed development is to include an on-site detention system as required by Northern Beaches Council's Water Management for Development Policy clauses 6.0 and 6.7. [See attached stormwater management plan by NB consulting dated XX.](#)

The site does contain a Council stormwater pipeline in a drainage easement along a portion of the southern boundary of the site. An existing stone path and stair is located over the easement along this boundary.

The proposal seeks to replace this existing stair and path to make compliant with the NCC and Livable Housing Design Guidelines. It is proposed the treads be designed to be lifted out of position / dismantled to allow for maintenance access to the easement as required.

Footings of the proposed building adjacent to the easement will be below the invert level of the pipe, outside the zone of influence.

The pipeline has been accurately located and plotted to scale by Total Surveying Solutions and accompanies this application. CCTV footage is also included.

17. Fencing

New fencing is proposed as per WDCP21 D15. The fence is measured at 1.8m from its low side.

18. Site Security

In accordance with DCP Clause 20, the following factors have been considered in order to optimise site security:

- Elevated position of living spaces and bedrooms allows good casual surveillance of the front and back yard.
- Living area and bedroom overlooks front yard and street.

19. Clothes Drying

The proposed development has areas set aside for clothes drying both internally and externally that is not visible from the street.

CONCLUSION

The proposal for the dual occupancy and associated works at 22 Suffolk Avenue, Collaroy fulfils the necessary requirement of providing amenity, privacy, and responding sensitively to the surrounding locality while being environmentally responsible. The proposal is sympathetic to the scale and character of the existing dwelling on the site, its environment and its neighbours.

The proposed development has been carefully considered in reference to the Northern Beaches Council planning instruments. In most aspects the proposal meets the controls of council planning instruments in full. The proposal includes one minor non-compliance, but fully meets all of the objectives for all controls. The proposed development attempts to incorporate design features noted as desired future characteristics of the area as outlined in the DCP.

The construction of the proposed dwelling to meet the needs of the occupants will have a positive social impact, by allowing the owners to continue to be long-term residents of the locality. By meeting *Liveable Housing Australia's Gold Level* standard, the proposal allows the occupants to age in place and maintain their connection with the local community. A range of higher impact solutions have been considered by the applicant, however, the proposed design has been submitted due to its increased amenity and lower impact on the existing structures.

The proposal has been designed by experienced architects and will be constructed to a high standard by a builder with extensive experience in high quality domestic architecture.

The proposal should be granted Development Approval as it will allow for increased amenity for the site, add to the quality of the built environment in the locality and contribute positively to the streetscape. It is strongly felt by the applicant that the natural beauty of the local area must be complemented with a high-quality built environment. The proposed development will increase the visual appeal of the existing site and make a positive contribution to the future of the suburb.



APPENDIX 1 – Site Photos

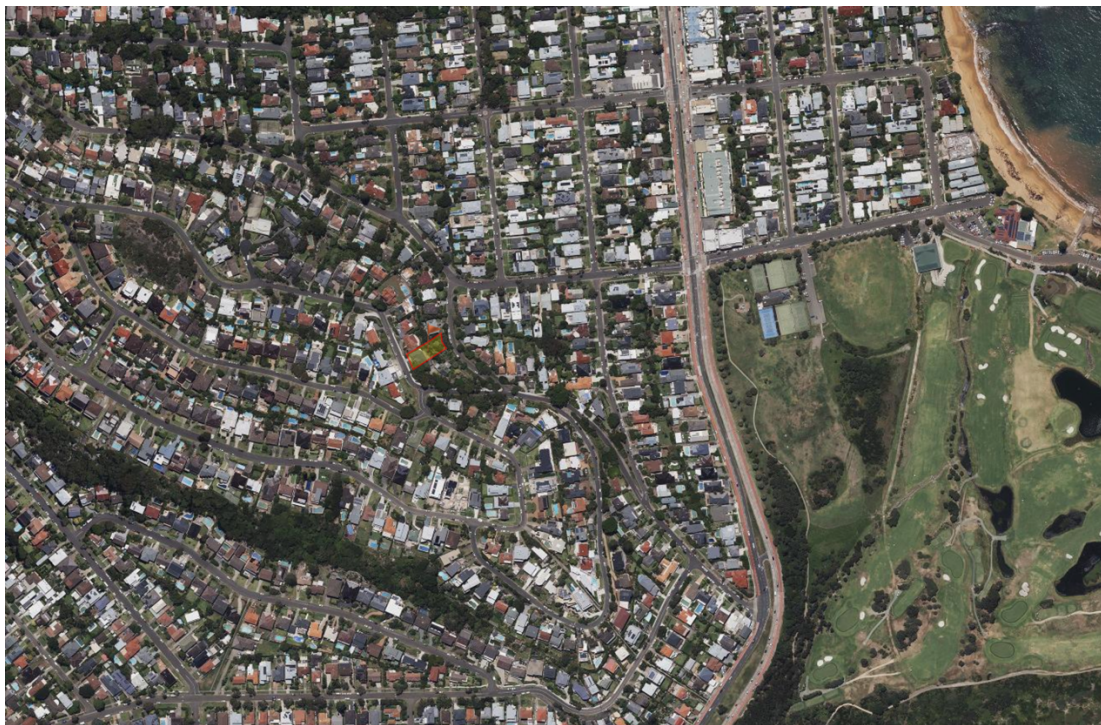


Photo 1 – Site Context. Site shown in yellow. Note proximity to main road and commercial/retail strip.
Source SixMaps



Photo 2 – Site Context. Site shown in yellow. Note existing character of one and two storey dwellings on Bedford Cr. Also note precedence of multiple dwellings over similar land area to north. Source SixMaps



Photo 3 – View from street looking west. Note scale of neighbouring three storey dwellings at #9 and #15 Bedford Cr. NB existing stone path and stairs along south-east boundary over existing easement.



Photo 4 – Looking north along Bedford Cr. Note large scale of neighbouring properties. Source Google maps.



Photo 5 – View of neighbour's outdoor deck south of subject site. Note scale of neighbouring dwelling.



Photo 6 – Rear elevation of existing primary dwelling.



Photo 7 – Filtered district and ocean views to east and north-east.