



## **Lot 3, 7-11 VETERANS PARADE COLLARROY PLATEAU**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR THE CONSTRUCTION OF A NEW DWELLING**



Report prepared for  
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June 2022

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## **1. Introduction**

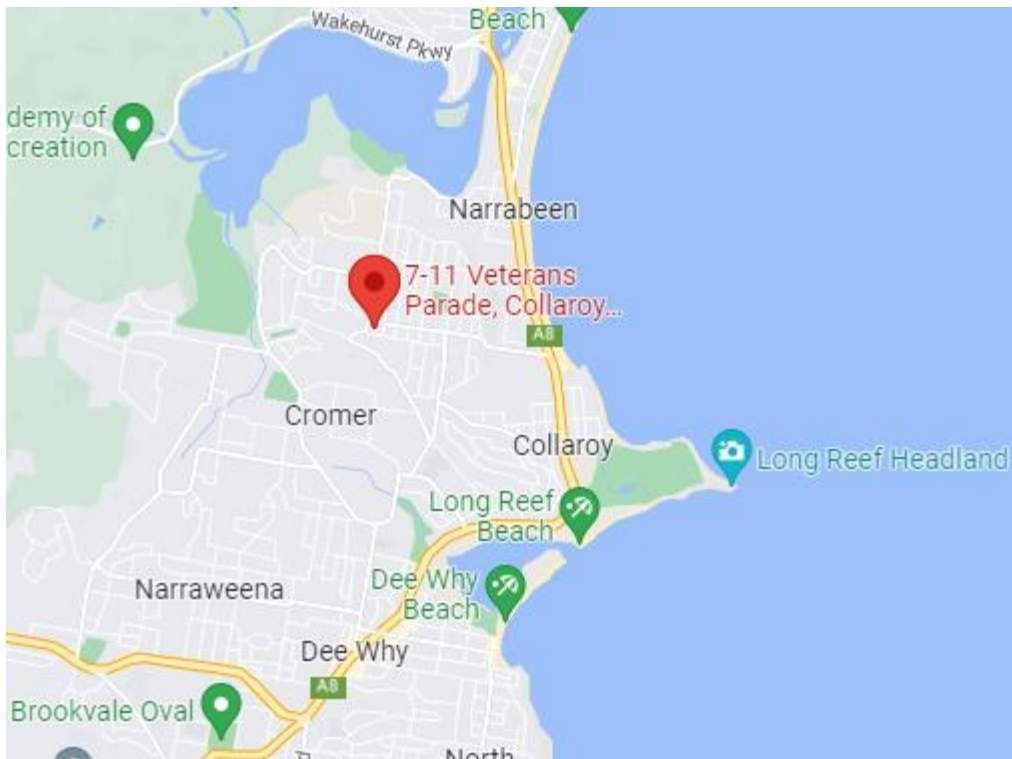
- 1.1** This is a statement of environmental effects for the construction of a new dwelling at Lot 3, 7-11 Veterans Parade, Collaroy Plateau.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit,
  - Site Survey prepared by Donovan Associates,
  - DA Plans and BASIX Certificate prepared by ICON Homes,
- 1.4** The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and results in improved amenity for the residents of the site.

## 2. The site and its locality

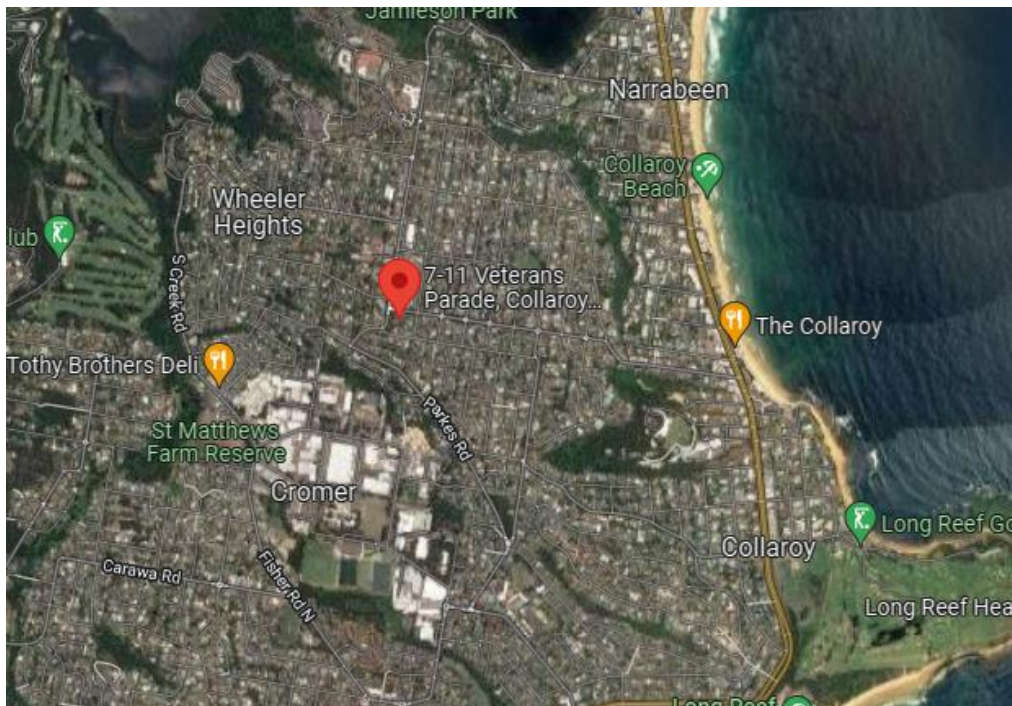
- 2.1 The site is located on the eastern side of Veterans Parade in Collaroy Plateau, approximately 30 metres south of its intersection with Telopea Street. The site is legally described as Lot 3 Sec A DP 33000.
- 2.2 It is a rectangular shaped lot with boundaries of 10.515 metres (north – rear boundary), 10.515 metres (south – frontage to Veterans Parade), 41.62 metres (eastern side boundary) and 41.465 metres (western side boundary). It slopes gently to the south, towards the street frontage and comprises an area of 436.8m<sup>2</sup>.
- 2.3 The site is currently vacant.
- 2.4 The property is surrounded by detached residential dwellings to the north and east. Two vacant lots adjoin the site to the west. It is located in close proximity to Wheeler Heights Public School to the north west and local shops and services to the north on Veterans Parade.



**Figure 1: Aerial Image of the subject site (site is now vacant, formerly a 2 storey aged care facility)**



**Figure 2: The site within the locality**



**Figure 3: Aerial Image of the site within the locality**



### 3. Site Photos



Figure 4: The subject site, looking east from Veterans Parade.



Figure 5: The subject site and adjoining vacant allotments at 9-11 Veterans Parade





**Figure 6: The neighbouring dwelling to the south at 5 Veterans Parade**



**Figure 7: The neighbouring properties to the east of the subject site.**





**Figure 8: Looking west towards Veterans Parade, the subject site**



**Figure 9: Looking north towards Telopea Street from the subject site**





**Figure 10: Looking east, the existing vehicular access to the site from Veterans Parade**

#### **4. Proposed Development**

The proposed development is for the construction of a new two storey dwelling on the site. Specifically, the development proposes the following:

##### **A New Dwelling comprising of:**

##### **Ground Floor Dwelling**

- Double garage with panel lift door,
- Porch and entry,
- Staircase to access the first floor,
- Media Room,
- WC & Laundry,
- Study,
- Kitchen, dining, and family room,
- Gas fireplace
- Alfresco area,
- Slimline 3,000 litre rainwater tank.

##### **First Floor Dwelling**

- Master bedroom with WIR & ensuite and west facing balcony,
- Bathroom,
- Bedrooms 2, 3 & 4,
- Sitting area,
- Hallway, linen cupboard and staircase to access the ground floor.



## 5. Statutory Framework

### 5.1 State Environmental Planning Policies

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) 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** (formerly SEPP Vegetation in Non-Rural Areas 2017)

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. As the proposal does not involve the removal of any trees the development remains consistent with the provisions of the SEPP.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021** (formerly SEPP No. 55 – Remediation of Land)

The subject site has historically been used for residential purposes 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

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### 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 a dwelling house and secondary dwelling, which are permitted with development consent in the R2 zone.



Figure 11: Extract from Warringah LEP 2011 Zoning Map

### Demolition

No demolition works are proposed as the site is currently vacant.

### Minimum Lot Size

The site is mapped with a minimum lot size of 450m<sup>2</sup>. The subject site is an existing undersized parcel, comprising an area of 436.8m<sup>2</sup> and no subdivision is proposed.

### Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres and the development proposes a compliant maximum height of 6.876 metres.



### **Heritage Conservation**

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

### **Flood Planning**

The site is not identified on the NBC Flood Hazard mapping.

### **Acid Sulfate Soils**

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

### **Earthworks**

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented, to ensure best practice procedures are followed, and all works will be undertaken in accordance with engineering details.

### **Development on Sloping Land**

The site is located in the area nominated on the LEP maps as Area A – Slope < 5. 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.*

A Preliminary Assessment of site conditions has been prepared, supporting the development in its current form, and is attached to this application.

### 5.3 Warringah Development Control Plan

The relevant sections of the DCP 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 by the DCP and the development proposes a compliant maximum wall height of 5.2 metres.

##### Side Building Envelope

The site requires a side boundary envelope of 5m/45°. The development proposes a minor variation to the side boundary envelope on the northern and southern boundaries. As the site is zoned R2 the DCP allows an exception to this control for fascias, gutters, eaves (up to 0.675 metres from the boundary) to encroach beyond the side boundary envelope.

Therefore, a variation is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

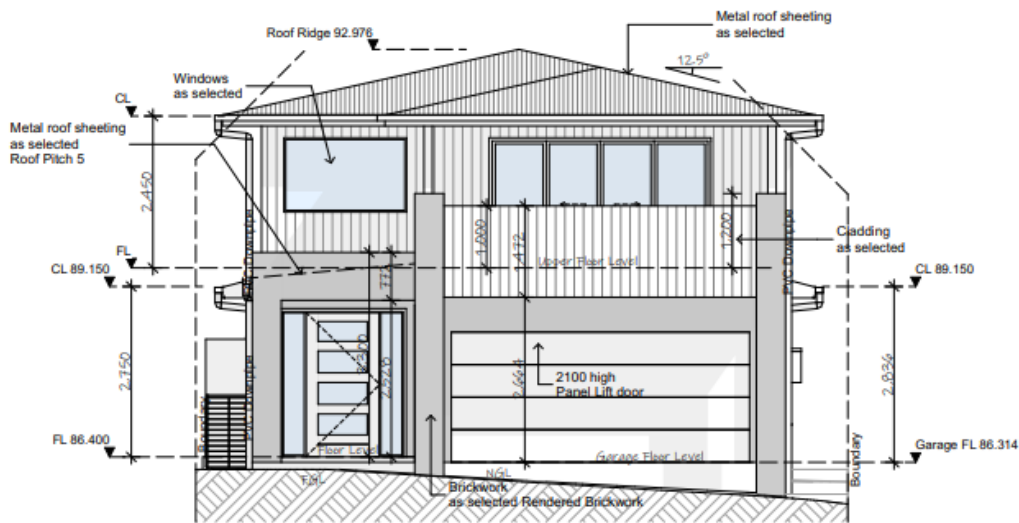
- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

##### Comment:

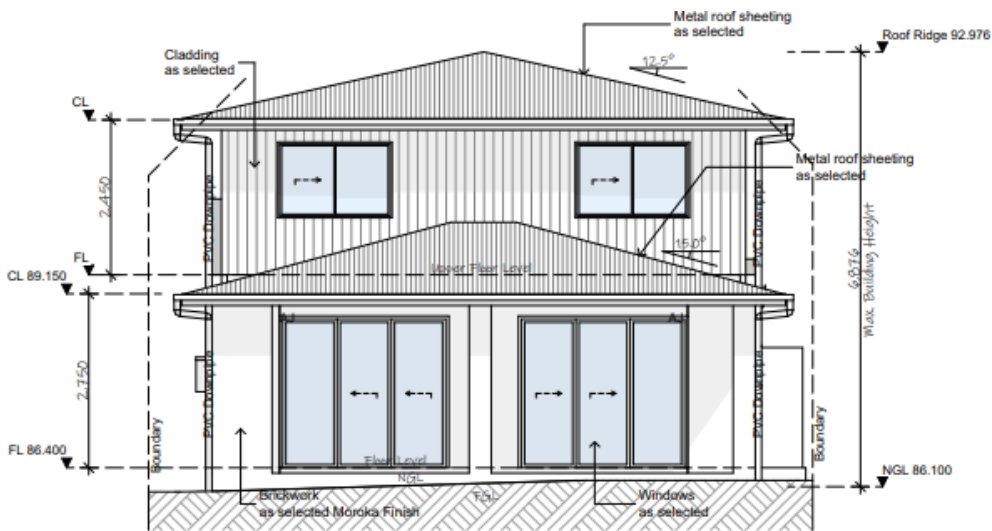
The development will present as a two-storey dwelling house to the street, with a compliant maximum building height, wall heights and setbacks.

The proposed breach is minor and limited to the eaves and gutters on both elevations, as illustrated in Figures 12 and 13 below. There will be no impact on neighbouring properties and the resulting dwelling will be a consistent bulk and scale with surrounding dwellings and the streetscape character.





**Figure 12: Plan Extract – Front/East Elevation illustrating minor building envelope breach on northern and southern sides**



**Figure 13: Plan Extract – Rear/West Elevation illustrating minor building envelope breach on northern and southern sides**

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

Comment:

Consistent. The neighbouring dwellings will receive ample solar access and light, despite the variation to the building envelope control.

In addition, privacy is maintained between dwellings with a number of privacy measures incorporated into the design including offset windows, orienting larger glazing to the front and rear of the site, high sill heights and privacy glazing.

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

**Comment:**

Consistent. The subject site has a gentle fall to the west (towards the Veterans Parade frontage). The development is highly responsive to the topography of the site and presents with an appropriate, 2-storey scale to the street.

**Side Boundary Setbacks**

The DCP requires side setbacks of 900mm on the subject site.

The development proposes compliant side setbacks of 0.91 metres (north) and 1 metre (south).

**Front Boundary Setback**

A front setback of 6.5 metres to the primary road frontage is required on the site.

The development proposes a compliant primary front setback of 6.5 metres.

**Rear Boundary Setback**

The DCP requires a rear setback of 6 metres on the subject site.

The development proposes a compliant rear setback of 12.268 metres to the covered alfresco dining area.

**Part C Siting Factors**

**Traffic Access and Safety**

The development proposes to upgrade the existing concrete driveway providing vehicular access to the site and provide a new compliant driveway to the dwelling.

### **Parking Facilities**

The DCP requires a minimum 2 car parking spaces and a maximum width of garage openings of 6 metres or 50% of the building width (whichever is lesser).

The development proposes a new compliant double garage.

### **Stormwater**

Rainwater from the dwelling will be detained in the proposed 3,000 litre rainwater tank, for reuse onsite.

Surface stormwater will be connected to the existing drainage infrastructure on the site, which drains to Veterans Parade.

### **Excavation and Landfill**

Minimal earthworks are proposed to prepare the site for construction. Standard erosion and sediment control measures will be implemented, to ensure best practice procedures are followed, and all works will be undertaken in accordance with engineering details.

The site is located in the area nominated in the LEP maps as Area A – Slope < 5. A Preliminary Geotechnical Assessment, supporting the development in its current form, is provided with this application.

### **Demolition and Construction**

No demolition works are proposed as the site is vacant.

### **Waste Management**

Appropriate waste management will be undertaken during the construction process. All waste materials will be recycled where possible, with details provided in the accompanying Waste Management Plan.

Compliant bin storage areas are provided on the site, with waste to be collected by Council's regular service.



## **Part D Design**

### **Landscaping and Open space and bush land setting**

The DCP requires 40% landscaping on the site which is equivalent to 174.72m<sup>2</sup> for the site area of 436.8m<sup>2</sup>.

The development proposes a compliant landscaped area of 40.10% or 174.97m<sup>2</sup>.

### **Private open space**

The DCP requires a minimum 60m<sup>2</sup> private open space (with minimum dimensions of 5 metres). The development proposes a compliant private open space in excess of this requirement in the rear yard for the enjoyment of residents.

### **Noise**

The development will not result in noise levels inappropriate to the residential area and 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 clause DCP.

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

**9am** – The development will result in some overshadowing to the front yard at the subject site, as well as the front and rear yards of the adjoining property at No. 5 Veterans Parade.

**12pm** – The development will result in overshadowing across the driveway at No. 5 Veterans Parade which runs parallel to the southern property boundary of the subject site, as well as to the rear yard. However, the door to the rear living room at this property will retain ample solar access throughout the day.

**3pm** – The development will result in some overshadowing across the rear yard at No. 5 Veterans Parade, however the door to the rear living room will retain an acceptable level of solar access.



**Figure 14.** The rear living area at No. 5 will receive compliant solar access throughout the day, with full sun at 9am and 12pm and half sun at 3pm (Source: realestate.com.au)



**Figure 15.** The front living area at No. 5 Veterans Parade will also receive ample sunlight throughout the day (Source: realestate.com.au)

While compliant, we do note that there is some overshadowing to part of the principal private space at the rear of the neighbouring lot at No. 5 Veterans Parade.

The DCP specifically considers such shadows as acceptable in the following circumstance:

- i) *the slope or topography of the site or adjoining property makes compliance impractical;*
- ii) *other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.*

As stated above, the private open space of Lot 3, 7-11 Veterans Parade maintains compliant solar access throughout the day. It is a portion of the private open space at the rear of No.5 Veterans Parade that will be subject to some overshadowing in the afternoon. However, it is considered that between the hours of 12pm and 3pm the proposal represents an overall improvement to the shadow impact caused by the former large, aged care facility. Due to the slope of the land, the southern side of this former building represented two storeys (accommodation on first floor level and carparking below), having a significantly larger building footprint to the proposal, and built across the full length of the site (east to west), resulting in a minimal setback to the rear (eastern) property boundary. See Figure 16 below.



**Figure 16. The former aged care facility on the site**



Given the size and scale of the former building, it is concluded that the proposal represents an improvement to the solar access conditions. In addition to this, the proposal's generous compliant rear setback of 12.268 metres will improve access to sunlight at the rear of the neighbouring property at No. 5 Veterans Parade.

### **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 compliant side setbacks proposed and no direct overlooking into any key living areas.

The ground floors of the subject site and adjoining dwellings will be visually separated by side boundary fencing. A number of privacy measures have been incorporated into the design to maximise privacy including offset windows, orienting larger glazing to the front and rear of the site, high sill heights and privacy glazing.

### **Building Bulk**

The proposed development does not create inappropriate building bulk. The development is considered appropriate for the residential setting.

### **Building Colours and Materials**

The proposed building materials include rendered brickwork and facebrick to the ground floor, cladding to the first floor and metal roofing, with details provided in the attached materials and finishes schedule.

All materials and finishes are complementary to the residential surrounds and are consistent with a modern finish.

### **Roofs**

The development proposes a metal roof with a 12.5°. The roof design is consistent with the surrounding dwellings and streetscape character of the area.

### **Glare & Reflection**

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

### **Site Facilities**

All site facilities including a bin storage area, mailbox and clothes drying facilities are provided on the site.

### **Side and Rear Fences**

The development will retain the existing timber fencing on the southern and eastern boundaries. New fencing is proposed on the northern boundary.

### **Safety and Security**

An ability to view the street frontage is retained which is to the benefit of safety and security of residents.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate which accompanies the application.

## **Part E The Natural Environment**

### **Preservation of Trees or Bushland Vegetation**

The development does not propose the removal of any trees on the site.

### **Wildlife Corridors**

There will be no impact on any valued wildlife as a result of the proposed development.

### **Native Vegetation**

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

### **Retaining unique Environmental Features**

There are no significant environmental features on the site.

### **Waterways and Riparian Lands**

There will be no impact on waterways or riparian lands in the locality.

### **Landslip Risk**

The site is located in the area nominated in the LEP maps as Area A – Slope < 5. A Preliminary Geotechnical Assessment has been prepared and is provided with this application.



## 6. 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
<b>Warringah LEP 2011</b>			
Lot Size	450m <sup>2</sup>	436.8m <sup>2</sup>	Existing non-compliance.
Building Height	8.5 metres	6.876 metres	Yes
Floor Space Ratio	Not identified	-	-
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	5.2 metres	Yes
Number of Stories	Not identified	-	-
Side Boundary Envelope	5 metres / 45 degrees	Breach on north and south elevations	Yes – Compliance with objectives achieved
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	N: 910 mm S: 1.0 metre	Yes
Front Boundary Setback	6.5 metres	8 metres	Yes
Rear Boundary Setbacks	6 metres	12.268 metres	Yes
Parking	2 spaces	Enclosed double garage to accommodate 2 spaces	Yes
Landscaped Open Space and Bushland Setting	40% of lot area (174.72m <sup>2</sup> for site area of 436.8m <sup>2</sup> )	40.10% (174.97m <sup>2</sup> )	Yes
Private Open Space	60m <sup>2</sup>	In excess of 60m <sup>2</sup>	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant solar access achieved for subject site and neighbouring dwelling	Yes – an improvement to previous solar conditions with aged car facility

## 7. 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 development 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 proposal 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***

There will be no impact.

### ***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 site is not constrained by natural hazards.

### ***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 proposal fits well within the context of the surrounds and is an appropriate scale.

*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 and 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. Conclusions**

- 8.1** The proposed development for the construction of a new dwelling at Lot 3, 7-11 Veterans Parade, Collaroy Plateau is appropriate considering all State and Council controls.
- 8.2** 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.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.

## Planner Declaration

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### This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final (V2)

### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
9/06/2022	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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