



## STATEMENT OF ENVIRONMENTAL EFFECTS

82 Anzac Avenue Collaroy  
*Additions and alterations to a dwelling house*

Prepared for  
Mark & Jennifer Harrison

# STATEMENT OF ENVIRONMENTAL EFFECTS

Ground and first floor additions and alterations to a dwelling house  
82 Anzac Avenue Collaroy  
Lot 10 Sec 14 DP 13788

C.F. Blyth

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82Anzac/SEEV1

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### ANEXURE 1 Reduced copies architectural drawings

## 1.0 INTRODUCTION & SUMMARY

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This application proposes ground and first floor additions and alterations to the subject house located at Collaroy.

The application is accompanied by the following:

- *Plans, elevations and sections by HSA Architects;*
- *Geotechnical report prepared by ASCENTGEO;*
- *BASIX certification prepared by GRS Reports;*
- *Site survey prepared by True North Survey Group, registered surveyors;*
- *Statement of Environmental Effects by Chris Blyth, Town Planner;*

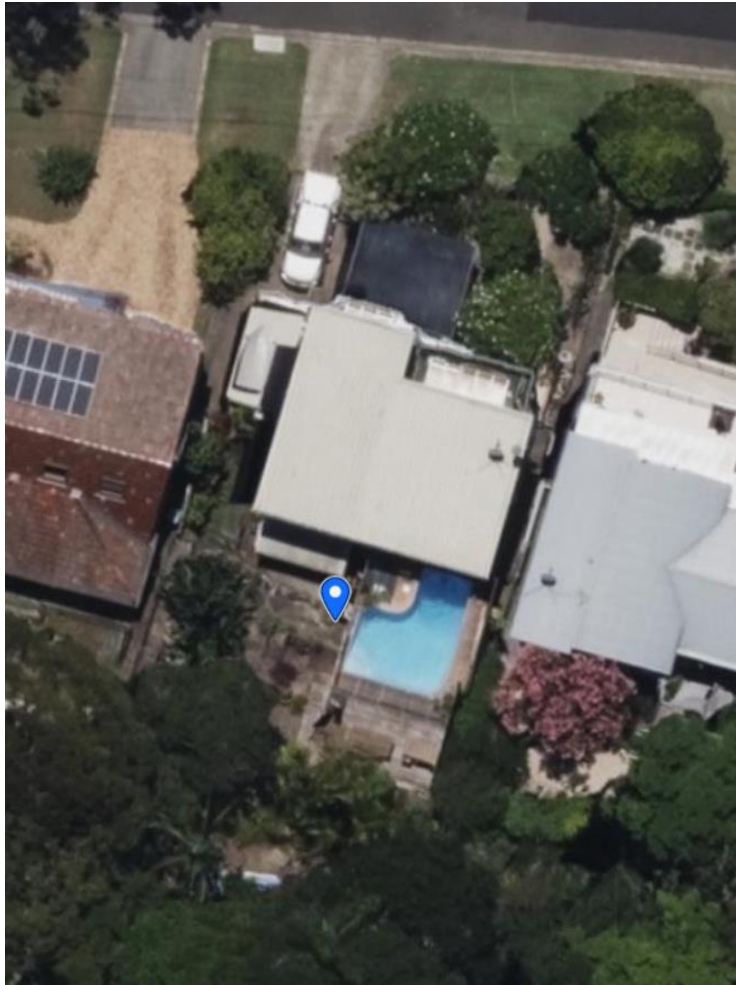
The proposal will rationalise the existing house floor plan which exhibits a number of inefficiencies. The result will be a dwelling of greater liveability for the residents which will fit in with the scale of development in the locality and which will not cause any adverse impact on neighbours.

The proposal achieves compliance with the applicable planning regime and is concluded as being appropriate in the circumstances of the case and suitable for approval after consideration of the matters in S.4.15 of the Environmental Planning & Assessment Act 1979.

## 2.0 THE SITE AND CONTEXT

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The land is an essentially parallelogram shaped allotment lot known as lot 10 Sec 14 DP 13788 situated midway along the southern side of Anzac Avenue between Plateau Road and Bedford Crescent. It has an area of 580.8m<sup>2</sup>.



**Fig 1 Subject Site (source: Explorer)**

The site contains a two/three level house on a site that rises approximately 12m from the street to the rear boundary. There is a backyard pool and deck accessed from the first floor level and a terraced rear garden area.

Parking is provided at the front of the house in the form of an attached garage and front yard car port. There is also a store room is also located adjacent to the garage in the sub floor area.

The local context is otherwise low density residential characterised by single dwelling houses.

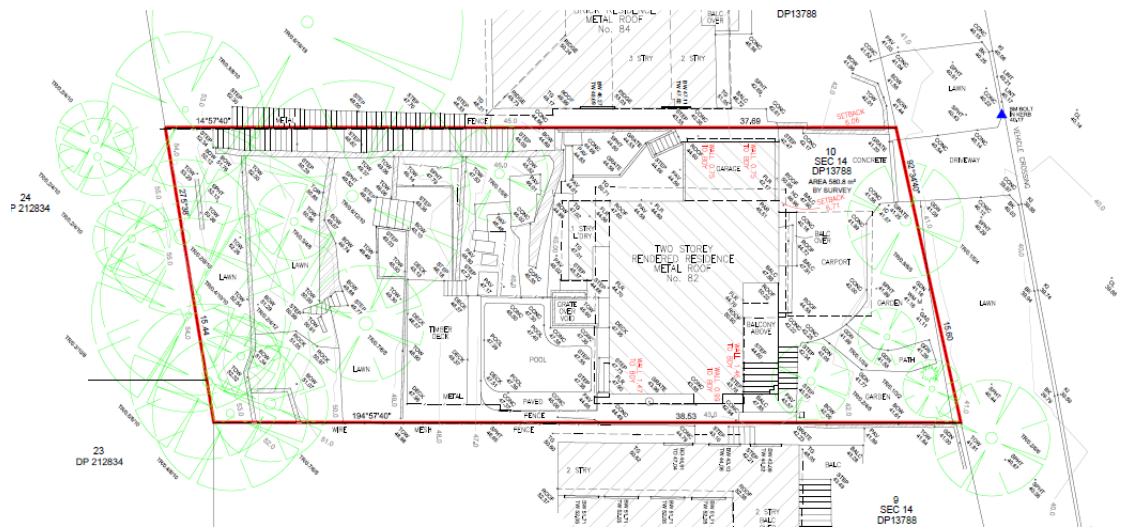


Fig 2. Extract site survey by True North Survey Group

### 3.0 PROPOSED DEVELOPMENT

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The development is described as follows:

#### 1) Ground floor level

- *Remove existing kitchen and convert space to bedroom 4 and maintain corridor to exterior;*
- *Relocate new stairway to first floor level;*
- *New external door with sidelight to existing laundry;*

#### 2) First floor level

- *Delete existing bed 2 and extend floor plate towards rear to provide new consolidated family room and kitchen area, w.c. & laundry cupboard;*
- *Establish a new deck area with 1700mm privacy screen (west side) from the extended family room providing access to the swimming pool, maintain lightwell to lower level;*
- *New pool fencing as required;*
- *Infill existing stair and provide new stair to link with ground floor level;*
- *Provide new window unit to existing living area overlooking pool;*

#### 3) Materials & finishes

- *Painted FC cladding;*
- *Powder coated aluminium windows and sliding doors;*
- *New colorbond steel roofing to existing house;*

The proposal will provide a more efficient floor plan relocating the kitchen from the lower level to the primary living level of the house located on the first floor. Enhanced access to the back yard and swimming pool will also be achieved.

## 4.0 PLANNING AND DEVELOPMENT CONTROLS

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### 4.1 SEPP (Sustainable Buildings) 2022

The Building Sustainability Index (Chapter 2) requires that homes be designed in order that less potable water is used and fewer greenhouse gas emissions are created.

It sets energy and water reduction targets for house and units that need to accompany development applications. BASIX certification accompanies the DA submission.

### 4.2 Warringah LEP 2011

This is the local planning instrument applying to the land and under which the land is zoned R2 Low Density Residential. Dwelling houses are a permissible use in the zone. R2 has the following objectives:

- *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 site is subject to a height control of 8.5m. Clause 6.4 of the LEP concerns Development on Sloping Land and the site is categorised as part Landslip Area E Collaroy Plateau slopes  $> 15^{\circ}$  & Area D Flanking Slopes  $5^{\circ} - 15^{\circ}$ . A geotechnical report accompanies the application.

### 4.3 Warringah DCP 2011

The DCP covers many issues that are related to the development of land residential and other uses.

### 4.4 S.4.15 EP&A ACT, 1979

Consideration under the preceding instruments adequately addresses the environmental impact of the proposal with regard to S.4.15(1)(a). Subclauses (b), (c), (d) and (e) will be addressed as required outside of the above assessment.



## 5.0 ENVIRONMENTAL ASESSEMENT

### 5.1 Warringah LEP 2011

The site has an R2 zoning. The objectives of the zone are:

- *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 proposal is for additions and alterations to the existing house and is in accordance with the zone objectives.

The following table addresses compliance with the applicable controls of LEP.

STANDARD	PROPOSED	COMPLIANCE
8.5m maximum building height	The proposal well under 8.5m at all points, being a maximum of 7.08m at a point(refer section drawing).	YES
Cl.6.4 Development on sloping land. Part Landslip Area E Collaroy Plateau slopes > 15° & Area D Flanking Slopes 5° – 15°	The accompanying geotechnical report has made a number of recommendations in relation to the manner in which the work should be carried out. These recommendations relate to soil and rock excavation, vibrations, excavation support, retaining structures, footings, fill, sediment and erosion control and stormwater disposal. Inspections are recommended at footing stage. The report concludes that provided the recommendations are implemented no further investigations are required.	YES

It is concluded that the proposal is consistent with the relevant standards and controls of the LEP.

### 5.2 Warringah DCP 2011

- **General**

The proposed works to the house relate primarily to a first floor addition that extends the footprint by only a small amount as detailed in Section 3.0 of this statement. New roofing is proposed, internal reallocation of space and minor ground floor alterations.

These works do not pose any materially adverse impact upon neighbour amenity as detailed in this statement. Shadow impact is not significant and the proposed deck screen well addresses any potential overlooking issue.

The proposal is thus generally in compliance with the DCP. Comment is raised in relation to the following areas:

- **B1 Wall Heights**

The proposed wall height is at maximum 6.73m on elevation in compliance with the 7.2m control.

- **B3 Side boundary Envelope**

The proposed addition falls within the side boundary envelope control (refer south elevation).

The proposal is as such in achieves the objectives of the control noted as follows:

- *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.*

Being at the rear and well in compliance with the DCP controls the work presents with a low level of bulk.

- **B5 Side boundary setbacks R2**

Existing side boundary setbacks are maintained as per the front rooms of the house at 3.799m, noting the proposed deck adopts a 3.50m clearance. The minimum 900mm is well exceeded.

- **B9 Rear boundary setbacks**

The DCP requires a minimum of 6m rear setback. This is clearly complied with and exceeds 15m.

- **C4 stormwater**

There is a small increase in hard surfacing and existing arrangements will be maintained.

- **D1 Landscaped Open Space and Bushland Setting**

A 40% landscaped open space requirement is applied by the DCP for the site. It is noted that the area of open space will effectively not be reduced by the proposal and that the site complies with the requirement having a landscaped open space area by definition as follows:

$$233\text{m}^2/580.8\text{m}^2 = 40\%$$

- **D2 Private open space**

The site at 580.4m<sup>2</sup> in area provides open space far in excess of the minimum 60m<sup>2</sup> with a minimum 5m dimension. The proposed works do not affect the current provision which is complied with without question.

- **D6 Access to Sunlight**

Shadow diagrams accompany the application that indicate a very minor impact to the eastern neighbour at 3:00pm Winter solstice. Notwithstanding this the DCP standard is clearly achieved:

*"2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21."*

- **D8 Privacy**

There are no windows proposed in the west elevation and the proposed deck has a 1700mm privacy screen to the western elevation to ensure no overlooking occurs.

- **D9 Building Bulk**

The addition is at the rear and will be well screened from view in the streetscape.

Setbacks, overall height and wall height are all well in compliance with the DCP controls. The proposed built form is of contextual bulk and will relate appropriately with neighbouring development.

- **D11 Roofs**

The proposed roof pitch is contextual and facilitates a clerestory window. Material is to be colorbond which is also contextual to the locality.

- **16 Swimming Pools and Spa Pools**

Replacement pool fencing will be constructed to Australian standard.

- **E10 Landslip Risk**

The accompanying geotechnical report has made a number of recommendations in relation to the manner in which the work should be carried out.

These recommendation relate to soil and rock excavation, vibrations, excavation support, retaining structures, footings, fill, sediment and erosion control and stormwater disposal. Inspections are recommended at footing stage. The report concludes that provided the recommendations are implemented no further investigations are required.

**5.3 S.4.15 Environmental Planning & Assessment Act 1979**

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires a consent authority to give consideration to a range of issues when evaluating an application for development. In general terms these issues are:

**(i) The likely impacts arising from the development including impacts to the natural and built environment**

**Landscape and Scenic Quality**

This location of the proposed development is not prominent in any public setting or vista. The work is at the rear of the building and only extends the footprint of a minor extent . The quantum of landscaped and private open space is essentially maintained. Building setbacks and the building envelope are well complied with.

**Amenity**

No material impact on privacy or overshadowing will occur.

**(ii) The suitability of the site for the development**

The form of development proposed is consistent with the objectives of the LEP and DCP with respect to the form character and location of development in the locality.

## 6.0 CONCLUSION

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The proposal is permissible in the locality and consistent with the prevailing character and local context.

It is concluded that:

- *The proposal is minor in its scope and manageable in its environmental impact representing minor works with minimal impact on neighbours and the streetscape;*
- *Compliance with the objectives and standards of the WLEP 2011 and WDCP 2011 has been achieved;*

In my opinion the development proposed is contextual and consistent with the locality and is recommended for support.

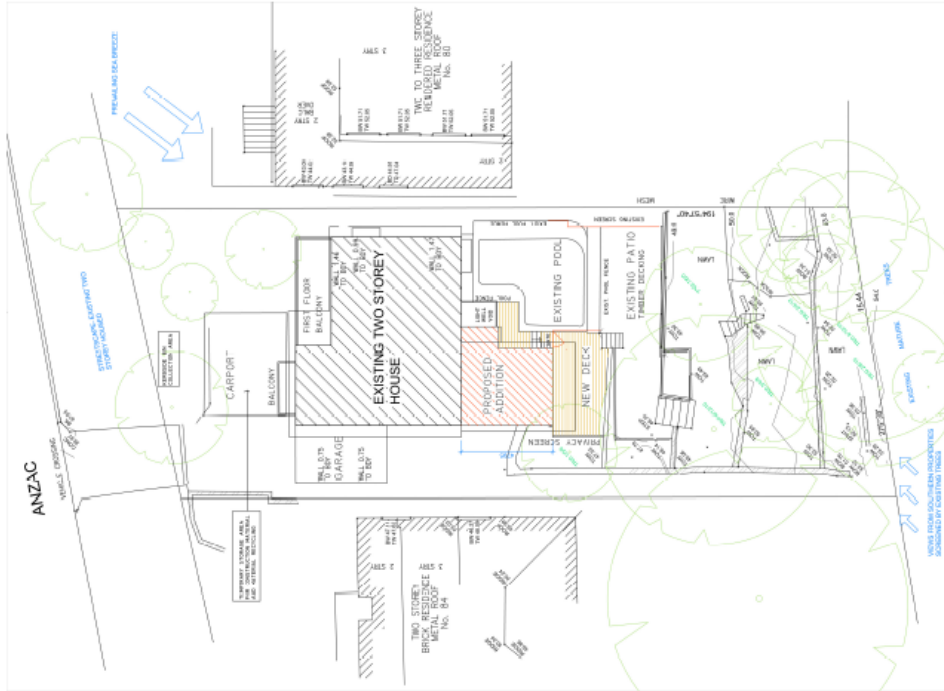
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C.F. Blyth

Chris BLYTH Town Planner

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## ANNEXURE 1

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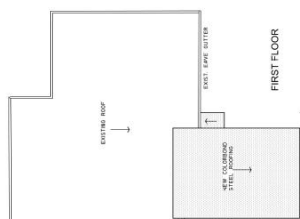
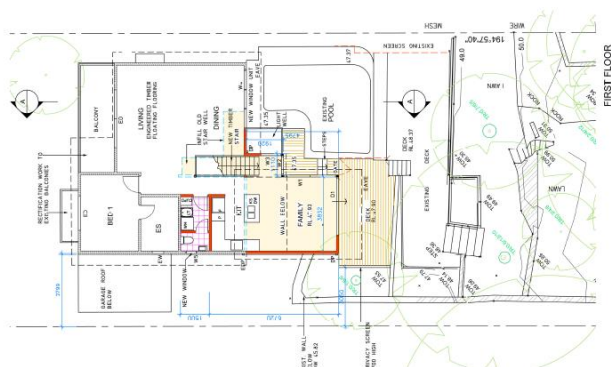
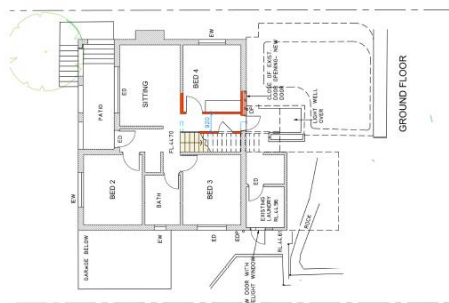
EXISTING  
FIRST FLOOR  
CFA- 881 GCM



EXISTING  
GROUND FLOOR  
DATE: 11.1.93



EXISTING  
LOWER GROUND FLOOR



**LEGEND**

	NEW	EXISTING WINDOW
	EXISTING WINDOW	TO BE REMOVED
	EXISTING WALLS	TO BE REMOVED
	NEW WALLS	

A1

ISSUE DATE	ISSUE / AMENDMENT
30.10.24	DEVELOPMENT APPROVAL

DRAWING  
FLOOR & ROOF PLANS

PROJECT  
ALTERATIONS & ADDITIONS  
12 ANZAC AVE. COLLAROY

HSA  
Architects

**Hugh Slatyer & Associates**

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 Level 11, 131 Levinge St, Hugh Slatyer & Associates  
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