

Development Application
And
Statement of Environmental Effects

PROPOSED ALTERATIONS TO EXISTING
RESIDENTIAL DWELLING

At

LOT 101 DP 862644

127 Parkes Road Collaroy Plateau

Prepared for:

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Details of Proposal

The proposed development at 127 Parkes Road Collaroy Plateau is for alterations and additions to an existing two storey brick and tile semi-detached dwelling.

The proposal includes the demolition of the existing eastern and portion of the southern ground floor wall. Proposed is to extend the ground floor living space and kitchen to the east of the property. The roof shape and structure is proposed to be matching the existing pitched tiled roof. The brickwork is proposed to be matching the existing brickwork to provide a seamless addition to the existing residency.

The existing land slope is to remain unchanged as much as possible to retain the existing contours of the site.

Site Suitability

This proposed development will enhance on the existing dwelling currently on site and the use for the proposal is to remain unchanged. The site is zoned for residential construction.

The subject site at 127 Parkes Road Collaroy Plateau is legally known as Lot 101, DP 862644 and has a site area of 281.6sqm. It is a square shape block with a western street frontage of 14.295m to Heather Street and a southern street frontage of 16.155m to Parkes Road.

On the northern side of the site (11A Heather Street) stands an attached residential dwelling of two storey constructed of brick and tile roofing. On the eastern side of the site (125 Parkes Road) stands single storey weather board and colorbond roof residential dwelling

The site gradually falls from North to South, thus allows stormwater lines to be carried out directly to the street kerb and gutter system.

Due to the site's location in Collaroy Plateau it is unlikely that the site is contaminated with acid sulphate soils or flooding therefore no investigations have been carried out in these areas of concern.

Compliance with Development Standards

The proposal has been considered in light of the Northern Beaches Council Warringah Local Environmental Plan 2011.

The proposal has kept within these requirements of the LEP and DCP with regards to height bulk and scale. The proposal increases the internal floor area by 29sqm, and has an overall impact on landscaped areas from the existing proposal by 23sqm (8% of site area), thus remaining 40% of the site to landscaping. This additional built area will have no adverse effect to neighbouring properties and structures.

The setbacks have been kept in alignment with the requirements setout by Northern Beaches Council in the DCP/LEP. The side setback to the neighbouring property at 125 Parkes road exceeds the 900mm min required, the setback to Parkes road, considered the Secondary street is at 3500mm to the columns/structure supporting the open external roof structure over the external paved area to the south of the property.

Present and Previous Uses

The use of the existing residential dwelling is to remain unchanged for the proposal

Access and Traffic

The access of the dwelling is to remain unchanged for the proposal

Privacy, Views and Sunlight

The privacy of the neighbouring dwellings has been considered during the design of the proposed development. The proposal has no overlooking onto neighbouring properties

The proposed roof structure will be below the existing roof and eaves heights and will cause no overshadowing to neighbouring properties as they are all higher than the proposed development.

Drainage

The drainage of the proposed development is to be connected into the existing system and discharged to the street via the kerb and gutter system.

Erosion, Sediment Control and Site Management

The erosion, sediment control and site management controls are outlined in the water and waste management plan and on DA300

Conclusion

As it can be seen from the above, the proposed development at 127 Parkes Road Collaroy Plateau has no adverse effects to the surrounding buildings or the subject site. This proposal for the alterations and additions will enhance and improve the existing building and will complement the character of the existing street.