

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed Vergola (awning) louvered roof system to rear terrace of existing residence

SUBJECT PREMISES

1156 Pittwater Road, Collaroy

OWNER

Mr & Ms Hoatman

COUNCIL

Northern Beaches Council

DATE

28 August 2023

1.0

EXISTING SITE FEATURES

The development site is known as 1156 Pittwater Road, Collaroy is located on the eastern side of Pittwater Road. The site is currently is developed by a two storey dwelling with beach access. Access to the site is via the existing driveway off Pittwater Road. The property has an area of 609.8m².

The locality as characterised by a mixture of single and two storey dwellings with a mixture of brick and tile and timber clad and tile dwellings. The construction of the Vergola does not involve the removal trees, or vegetation.

2.0

PROPOSED DEVELOPMENT

The proposal is for the installation of a Vergola (awning) louvered roof system to the existing rear ground floor terrace area of the residence. The proposed Vergola will have a total area of 37.0m².

3.0

ASSESSMENT CRITERIA

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

3.1

Warringah LEP 2011

Warringah Local Environmental Plan 2011 (WLEP 2011) is the primary environmental planning instrument applying to the site and the proposed development. The premises are situated in area zoned R2 – Low Density Residential, under the LEP and the alterations and additions associated with a dwelling is permissible in this zoning, with Council consent. The proposed development is consistent with the zone objectives.

The principal controls are:

LEP Requirements	Existing	Proposed	Control	Compliance
Building height	n/a	2.62m	8.5m	Yes
Floor Space Ratio		Not applicable		Yes

3.2

Warringah DCP

Compliance with Warringah (residential) DCP is summarised in the following: Please note only the relevant sections have been selected for consideration and analysis.

3.2.1

STREETSCAPE

The proposed has been designed to be sympathetic with the existing building and, as it is at the rear, is not a dominant aspect of the streetscape.

3.2.2

DESIGN

The proposed Vergola has been designed so it is consistent with, and will enhance the character and amenity of the local area and considers the specific coastal conditions and potential impacts to Coastline Hazard Area.

3.2.3

SOLAR ACCESS

The height, setback and location of the proposed awning will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.4

LANDSCAPING

The proposed will be built over an existing hardstand area, therefore includes no additional impervious area to the site.

3.2.5

DRAINAGE CONTROL

All downpipes will be connected into the existing system.

3.2.6

HERITAGE

The DCP has outlined the site is not considered to be a Heritage item or within a Heritage conservation area.

3.2.7

WASTE MANAGMENT

All materials brough onsite will be used in the installation of the Vergola, therefore a waste management plan is not supplied.

3.2.8

LANDSLIP RISK HAZARD

The subject allotment falls within Area A - Slope <5. The proposed awning will not cause any detrimental impacts on stormwater discharge or existing subsurface flow conditions.

3.2.9

COASTLINE HAZARD

The subject allotment falls within a coastline hazard area.

The proposed awning is a lightweight structure setback 27.9m from the rear boundary and therefore avoids any adverse impact from coastal hazards. The proposed awning will not result in significant detrimental increases in coastal risks to other development or properties, and will not alter environmental coastal hazards.

With a setback of 27.9m the risk of damage from coastal processes has been reduced through having appropriate setbacks and complies with the Northern Beaches Coastal Erosion Policy, the Collaroy Narrabeen Coastal Zone Management Plan and the Collaroy-Narrabeen Protection Works Design Specifications.

3.3

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies may apply:

- ◆ State Environmental Planning Policy (Planning Systems) 2021
- ◆ State Environmental Planning Policy (Biodiversity and Conservation) 2021
- ◆ State Environmental Planning Policy (Resilience and Hazards) 2021
- ◆ State Environmental Planning Policy (Transport and Infrastructure) 2021
- ◆ State Environmental Planning Policy (Industry and Employment) 2021
- ◆ State Environmental Planning Policy (Resources and Energy) 2021
- ◆ State Environmental Planning Policy (Primary Production) 2021
- ◆ State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
- ◆ State Environmental Planning Policy (Precincts – Central River City) 2021
- ◆ State Environmental Planning Policy (Precincts – Western Parkland City) 2021
- ◆ SEPP (Precincts – Regional) 2021
- ◆ State Environmental Planning Policy (Housing) 2021

Consideration has been given to the abovementioned policies; no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and Local strategic plans and complies with the relevant State and Local planning controls.
- No significant adverse environmental, social or economic impacts will result from the proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with the Warringah LEP and achieves the requirements of the Development Control Plan.

The minor size and scale of the development is consistent with the dominant design themes within the immediate area without having an adverse impact on the views, amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.