



# Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING  
74 CUMBERLAND AVE, COLLAROY, NSW

Sheralee Hogan | Site Specific Designs | Feb 2021

## **PROPOSED DEVELOPMENT**

It is proposed to add a new Master bedroom and ensuite off an existing first floor with the works including;

- Partial removal of the existing roof and brick wall on the first floor
- Refurbished first floor study
- Raised floor level to new walk in robe and ensuite on first floor
- New deck off proposed addition, with ceiling to room below replaced
- Removal of existing flat roof, and relocation of solar panels
- Replacement of existing windows, and cladding to first floor walls

## **SITE DESCRIPTION**

Lot 23 Section 9 DP 11358, 74 Cumberland Ave, Collaroy NSW 2097

The site is located on the high Western side of Cumberland Ave and is zoned R2 residential. It sits in front of an escarpment, with the neighbours behind positioned more than 4m above on Lancaster Avenue.

The block is irregular in shape with a width of 21.335m at the street, and 24.93m at the rear, and with a depth of 21.47m to 30.235m. The site rises up from North to South approximately 1.5m, and has an elevated pool and terrace above a garage facing the street. The site rises quite substantially from East to West, 3m from the street to the house, another 3m along the length of the house, and a further 1m to the rear boundary.

The existing house is centered on the site and has small established gardens at the front and rear boundaries. It has a terrace with artificial turf facing the pool on the street front, and a paved courtyard facing north at the rear of the house. It also has a concrete driveway and garage at the front of the house with existing external stairs. There are many established shrubs at the front and side of the site, a magnolia screen along the rear northern boundary and frangipani trees at the back of the site.



72 Cumberland Ave, Collaroy



64 Cumberland Ave, Collaroy



## Locality

The locality comprises of predominantly two and three storey detached dwellings, with many renovated homes, in a variety of styles from modern and contemporary houses to more traditional timber framed cottages.

The northern end of the avenue bounds Hay Street, and the southern end South Creek Road, with the site located close to the northern end. The street wraps around the lower south east end of Collaroy Plateau and has sweeping views from Dee Why to the Central Coast with primary views towards Long Reef Headland.

## Proposed Development

The proposal is for a new master bedroom, with walk in robe, ensuite and deck, to be built over an existing ground floor in the center of the site, off an existing first floor. The existing first floor is to be remodeled with new flat roofs to either side of a new gable roof to compliment the traditional beach cottage look of the home.

The proposed new addition and deck tucks itself into the existing roof line, creating a minimal visual impact from the street, and for neighbouring homes. By locating the addition in the center of the house and site, it reduces any potential impact to neighbouring properties in relation to over shadowing, privacy, views and amenity.



Artist Impression of the proposal from the streetfront.



## Character as viewed from a Public Space

The proposed addition of a first floor bedroom and deck over the home facing the street, utilizes the large existing roof and landscaped front setback, and, creates a sense of depth and modulation within the façade which keeps it at a human scale when viewed from the public street.

The existing pool terrace has an established hedge that runs along the street front boundary that will remain, which creates a veil of landscaped screening from the street, enhancing privacy and reducing the built form from the public domain. (refer to photograph below)



## Warringah LEP and DCP Numeric controls Summary Table

Zone R2	Low density residential	Site Area 537.9m <sup>2</sup>	
<b>Codes</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
Building Height	8.5m	8.11m(new)	Yes
Wall Height	7.2m	5.9m(new)	Yes
Envelope	4m and 45'	Refer DA04	Yes
Front Setback	6.5m	7.42m existing 11m new deck	Yes
Side Setback	0.9m	1.55m(north), existing 2.3m(south) existing	Yes
Rear Setback	6.0m	0.93m(House)	No, no change to existing
Landscaping	40% (215.16m <sup>2</sup> )	70.0m <sup>2</sup> (13%)	No, no change to existing
Carparking	2	2	Yes

## Discussion of Non-compliance Areas

### B9 Rear Boundary Setbacks

#### Objectives

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To preserve the amenity of adjacent land, particularly relating to privacy between buildings.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*
- *To provide opportunities to maintain privacy between dwellings.*

#### Merit Assessment

#### Requirements

1. *Rear boundary setbacks will be determined on a merit basis and will have regard to:*
  - *streetscape;*
  - *amenity of surrounding properties; and*
  - *setbacks of neighbouring development*

The proposal retains all existing landscaping on site, as it is a first floor addition over an existing ground floor, within the roof area. By locating the addition centrally, the open courtyards at the rear of the house are maintained creating a sense of openness on the North and South.

The addition is located in front of the existing first floor, that has a blank brick wall facing the rear boundary, which will maintain the privacy between neighbouring properties. The location of the proposal within the roof bulk will also aid in reducing any loss of sunlight, and views, particularly to the rear neighbours, which will retain their current view corridors and views over the roofline.

The street curves around the base of the escarpment, and as such produces unusually shaped lots. Due to this the existing and neighbouring sites have reduced rear setbacks which have been retained and provide visual continuity with the building patterns. (see photograph page 7). The location of the addition in the centre of the 21.33m wide site, results in side boundary setbacks to the addition of 8.28m, and 5.275m, maintaining privacy between dwellings.





## D1 Landscape Open Space

### Objectives

- *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.*

The proposal retains the existing footprint of the house which has a street front setback of 7.42m on the Eastern side which is landscaped, and proposed to remain unchanged. The first floor addition is setback a generous 11m and over the existing house, which will not increase the hardsurface areas on the site.

The existing soft landscaping at the front, rear and North side of the site are to remain unchanged, with many dense established shrubs still growing. In time this will actually increase the privacy between neighbours, especially the primary outdoor space of the northern neighbour.

At the back of the site the narrow terraced garden is 2.5-3m below the neighbouring yards due to the steep topography. The neighbouring homes have views to the east, and any large scale planting here would have potential impacts on these views from their lower level gardens.

The existing pool is located on an elevated level in the front yard and has dense landscape screening below on the street front, this will reduce the visual impact of the proposal, due to the distance from the street and the existing landscape screening.



72-74 Cumberland Ave, Collaroy, Frontyard View

## **Site Management**

### **C4 and C5 Stormwater, erosion and sediment Control**

The proposed first floor addition sits over the existing house and as such does not increase the coverage on the site. An OSD detention system is not required.

During the site works, sediment control fencing will be along the North boundary, with sand and stockpiles located over existing turf, and pathways. All waste will be stored in a skip bin on site, on the driveway, to prevent any being washed into the stormwater system.

Vehicle access will be restricted to outside the construction zone where possible, and a wash zone will be designed to keep any contaminated water away from the stormwater system.

## **C7 and C8 Excavation and Demolition**

There is no excavation proposed, however due to the site being in Landslip Area D, a Preliminary Geotechnical Assessment was prepared by White Geotechnical dated the 2<sup>nd</sup> February 2021 and forms part of the submission. In this report the site inspection revealed no outcrops on the property, with sandstone bedrock to be at relatively shallow depths below the surface. The external walls, garage walls, and stone retaining walls showed no significant signs of movement. The report concluded that providing good engineering and building practice are followed, no further Geotechnical assessment is required for the proposed development.

## **Part D**

### **D6 Solar Access**

The proposed new first floor will not result in unreasonable overshadowing impacts due to the proposed location in the center of the site, towards the rear of the property. At 9am during the Winter solstice, most of the new shadows will fall on the dense established vegetation to the south, with a small amount on the neighbouring rear deck. At midday the bulk of the shadows will fall on the existing roof and the pool terrace due to the first floor addition being 7.4m away from the southern boundary. By 3pm the additional shadows will fall on the road.

The shadow diagrams submitted as part of the application show the proposal meets the required 3 hours of sunlight to 50% of neighbouring properties existing dwellings and private open space between 9am to 3pm on the 21<sup>st</sup> June, Winter Solstice.

### **D7 Views**

#### **Applies to Land**

This control applies to land to which Warringah Local Environmental Plan 2011 applies.

#### **Objectives**

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

#### **Requirements**

1. *Development shall provide for the reasonable sharing of views.*

Building layouts have been designed to optimise views between neighbouring dwellings with minimal additional bulk proposed in areas that neighbouring properties currently enjoy views across. Centering the addition in front of the existing first floor rooms,



maintains the established view corridors from the neighbouring properties behind at number 7 and 9 Lancaster Avenue (see photographs below page 10). These properties are already substantially higher (10m above Cumberland Ave), and have raised decks positioned above the proposal to enjoy views between the houses below them to the East, the North and South and will not be impacted by the development.



Aerial View of Number 74 Cumberland showing 7 and 9 Lancaster Ave



Dee Why Beach Views to the South East

The views from the neighbouring property to the South(no.72) are predominantly to the East (Long reef) and South (Dee Why), or in front of the current house at number 74 Cumberland Ave due to the curve in the road and the existing substantial setback. The proposal will not impact their current higher level views from their bedrooms at the front either. (see photographs page 10)

## **D8 Privacy**

Building layouts have been designed to optimise privacy between neighbouring dwellings with minimal windows proposed on the first floor facing South, one in the ensuite, and the second in the bedroom (7.4m away from the boundary) to capture the views of Dee Why Beach, and allow for natural cross flow ventilation. The windows facing North are predominantly existing, with the new ones hiding behind the sloping roof and more than 8.2m away from the boundary. The main glazing is a large glazed door to the East to capture the sun, breeze and magnificent views of Long Reef Headland.

## **Building Colours and Materials**

The selection of colours and materials is consistent within the neighbourhood, and will be complimentary with the existing home, harmonizing with the landscape, and enhancing the existing streetscape. The rustic, traditional beach cottage style is relevant to the area, and will enhance the existing street view, and strengthen the current aesthetics of the cottage.

The requirement for natural tones that merge into the background allowing the vegetation to take front stage will be reflected in the proposed development, with the solid sandstone base, the dark painted walls, contrasting any lush foliage, and mid grey roof colour blending into the roofscape of the escarpment.

## **Conclusion**

The proposed development request for partial roof demolition and construction of a new first floor addition including a new deck at the front of the home, has been thoughtfully designed to improve the amenity for the owners, whilst making a positive contribution to the streetscape. The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access, views and privacy, and provide a design that is consistent in character to the existing streetscape.

The proposal although not numerically satisfying councils controls for the existing rear setback and landscape areas which are existing non compliances, however, achieves the aims and objectives of these controls and so suitable for approval on town planning grounds.