



**Statement of
Environmental
Effects
at
77 Veterans Parade,
Collaroy Plateau
NSW 2097
For
Ben Jones**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 77 Veterans Parade in Collaroy Plateau.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

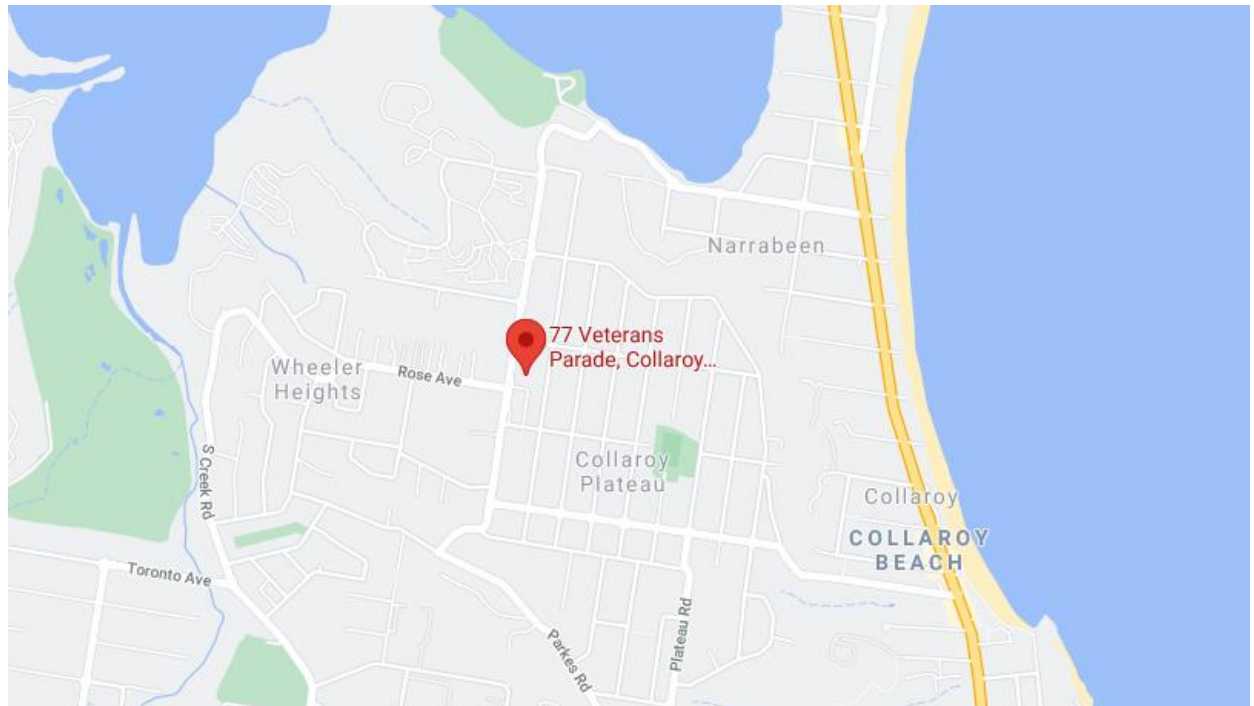
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of Veterans Parade in the residential neighbourhood of Collaroy Plateau.

Site Address: No 77 Veterans Parade, Collaroy Plateau

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 8 Section T DP.33000 known as 77 Veterans Parade, Collaroy Plateau, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature, on a large verge from the front boundary to the kerb & gutter, overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with basement & with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Collaroy Plateau significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with basement.

2.7 Existing off-street parking

There is parking available for multiple cars on the existing crossover/verge that extends for approximately 25m from the kerb to the front boundary. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens plants & shrubs along the front boundary with a grassed area to the north west corner of the property. To the rear yard there is a lawn area between the dwelling & the rear boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide for concreting the gravel area to the front, refurbished internal areas to the basement with a wet bar, bathroom & internal stairs added along with lining the existing walls, a small rear addition with a reconfigured bathroom, removing the rear sunroom, a new outdoor bbq area & a new sheet metal roof over the rear works with privacy screens added.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor walls to rear of the dwelling
- New rear addition
- New outdoor bbq area & fireplace
- Demolish the rear sunroom
- New windows
- New concrete paved area to front
- New rear sheet metal roof with skylights

Internally the proposal encompasses:

- New basement wet bar & bathroom/laundry
- New internal stairs
- New ground floor reconfigured bathroom
- Demolish rear internal walls for internal stair location

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Collaroy Plateau area. The owner is looking to modify the front & rear areas of the house to be more usable for the owner's family. A new bath & laundry is required on the lower ground floor which uses the existing store area. Access to the main floor is required with the rear additions improving the rear areas of the dwelling & outdoor entertaining area. The design maximizes the existing dwelling & available area of land whilst generally maintaining the bulk. The proposed development maintains the western & eastern aspects improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded timber framed walls to rear additions

Timber windows & doors to match existing

Roofing in colour bond sheet metal medium to dark colour

Privacy screens painted

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	374 sq m	-
GFA (Gross Floor Area)	185.07 sq m	-
Height	2.8m	8.5m
Built upon area	269.06 sq m	Existing
Landscaping	104.94 sq m	Existing

A concession is requested for the landscaped area being below the 40% guideline in WDCP2011. The landscaped area is existing with the existing gravel area to the front considered impervious in line with the Council definitions. The works to the rear of the dwelling are on the existing concrete paved area with grassed areas maintained.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.46m (Existing)	6.5m
Rear Set Back	7.86m	6.0m
Side Set Back	1.097m (North) 1.279m (South)	0.9m

The front & side setbacks of the residence will remain consistent with the existing dwelling & adjacent properties. The location of the new rear roof is clear of the rear setback line & is keeping with the northern neighbouring property.

A concession is requested for the concrete paved area to the front within the front setback area. This is to provide an area that can be drained correctly to prevent runoff into the basement area. The existing grassed & garden area to the northern side of the front

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Veterans Parade is to be maintained with the drive and pathways. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 77 Veterans Parade has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with the basement windows sitting low to the ground level & the northern side windows are for the bathroom that look to the side fence. The rear outdoor areas propose a privacy wall to the southern & northern sides as well as privacy louvres around the bbq area. The proposed works provide a barrier to the neighbours on the adjacent boundaries and the new rear area does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the east to west. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The proposed cladded walls on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the westerly & easterly aspects.

4.2 Passive Solar Heating

The living spaces have concrete floors to the basement & timber to the main floor with masonry & timber walls. The outdoor areas are to be concrete paved to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the east & west along with proposed skylights enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with R1.74 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and

temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Collaroy Plateau is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 77 Veterans Parade is a good example of this in that it has its car parking on the existing crossover/verge area minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. 77 Veterans Parade, Collaroy Plateau is shown in Landslip Category A: >5 degrees slope on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings.

4.9 Building Form

Residential buildings in Collaroy Plateau are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be cladded for a lightweight construction option to the rear of the dwelling with rear roof addition behind the existing ridge line. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof & a small metal deck roof to the side with the proposal to utilize a single sheet metal roof sloping from the existing tiled ridge of roof to the rear of the outdoor area under this proposal.

4.11 Walls

A distinctive feature of the Collaroy Plateau house is that the walls are constructed from masonry. The design incorporates new cladded walls to provide a lightweight construction option.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Collaroy Plateau area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 77 Veterans Parade are to be constructed in timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

There is no garage or carport on the property.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development with the addition of the side wall & door to the northern side of the rear outdoor area for privacy.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with most of the proposed works to the rear of the property to maintain the existing streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 77 Veterans Parade are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Collaroy Plateau. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door	Timber & glass	Paint	Match existing
6.1.5 Window	Alloy & glass	Paint	Match existing
6.1.6 Roofing	Colour Bond	Paint Medium to Dark	By Owner