



# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **Alterations and Additions to a Dwelling House**

### **17 Idaline Street, Collaroy Plateau**

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## Introduction

### 1.1 Proposal Overview

This report accompanies and supports a Development Application (DA) for the alterations and additions of the existing dwelling and a first-floor addition, at 17 Idaline Street, Collaroy Plateau.

Sally Gardner Design and Draft has responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site. The proposal will provide a renewal of this corner site with a contextually appropriate residential dwelling of high quality and character that will improve the property's streetscape presentation.

The proposal involves internal reconfiguration of the ground floor, and the addition of a first floor incorporating new bedrooms and living spaces. There is no change to the existing parking or landscaping arrangement.

The proposal has been designed to have minimum impact on the surrounding amenity. The design is compliant with the key built form controls being; building height, side setbacks, and wall heights. The proposal will be complementary and compatible with the site's local character and context.

The property is free of any significant environmental constraints and can accommodate the proposal without any significant changes or impacts on the existing development character or neighbouring amenity in terms of sunlight, privacy or views.

The proposal represents appropriate improvements to the land that will enhance the property's streetscape presentation and be compatible with the surrounding amenity.

### 1.2 Statement of Environmental Effects

This report is a Statement of Environmental Effects (SEE), pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979
- Warringah Local Environmental Plan
- Relevant State Environmental Planning Policies
- Warringah Development Control Plan

The proposal is permissible and generally in conformity with the relevant provisions of the above planning considerations.

Overall, the proposed development is satisfactory, and the development application may be approved by Council.

## Site Analysis

### 2.1 Site Description

The site is a corner allotment located 17 Idaline Street, Collaroy Plateau. It is legally described as Lot 1, in Deposited Plan 168734. The site has an approximate area of 416.5m<sup>2</sup>.

The site is rectangular in shape with dimensions as follows:

- Northern and southern boundaries of 39.625m
- Eastern, and western boundaries of 13.765m

### 2.2 Features of the site and its development

The key features of the site and its development include the following:

- The land is developed with a single storey brick residential dwelling with gable roof.
- The site is a corner allotment; positioned on the south east corner of the cross junction formed by Idaline Street and Telopea Street.
- There is a concrete driveway aligned within the Telopea Street site frontage with formal car parking available within the Telopea Street frontage of the subject site.
- The site and the adjoining properties to the south have a west orientation to Idaline Street.
- There are no significant protected trees located on the site or within close proximity (<3m) to the proposal.
- The property is relatively flat with a slight slope to the eastern south east corner of the site. The Level difference is approximately 2.04m between the western boundary and the eastern boundaries – (approximately RL 97.55 to RL 95.51 at the street level).
- The property is set within a developed, predominantly low density residential location.
- District and ocean views are available from the upper floors of the properties in the immediate area. As a result, first floors and balcony areas are an established characteristic of dwellings within the immediate vicinity and surrounding area.
- Figures 2-8 below depict the character of the property and its existing development.

## 2.3 Zoning and key environmental considerations

The property is zoned R2 Low Density under the Warringah Local Environmental Plan 2011 (LEP) as is most of the surrounding land.

At 416.5m<sup>2</sup> in size, the site is an undersized allotment, being below the 600m<sup>2</sup> minimum allotment (as per the Warringah Local Environment Plan) size applicable to the location.

The site is not affected by key environmental considerations such as; heritage, bush fire, biodiversity, flood, waterways, geotechnical risk and acid sulfate soils.

There are no zoning or environmental characteristics that present impediments to the improvements proposed to the land.



**Figure 1 – Location of the site within its wider context (courtesy Google Maps).**







***Figure 4 – existing site character as viewed from Telopea Street.***



***Figure 5 – existing Idaline & Telopea character – front boundary interface.***



**Figure 6 - existing Idaline Street front building setback alignment**



**Figure 7 – prevailing streetscape character opposite the subject site to the west.**





*Figure 8 – prevailing streetscape character to the south of the subject site along Idaline Street.*

### 3 Description of Proposed Development

The application seeks development consent for the reconfiguration of the ground floor and the addition of a first floor at 17 Idaline Street, Collaroy Plateau.

The proposed alterations and additions are depicted in the accompanying architectural plans by Sally Gardner Design and Draft.

A breakdown of the key aspects of the proposal are noted as follows:

Ground Floor -FFL 97.480 (existing)

- Reconfiguration of the layout to provide an open plan living/dining/kitchen
- Convert existing master bedroom to media room
- Addition of new bathroom, laundry and internal access stairs

First Floor – FFL 100.525

- 4 Bedrooms
- 2 Bathrooms
- Internal access stairs
- Rear balcony

There are no proposed changes to the vehicle access or landscaped area of the subject site.

## 4 Environmental Assessment

The following section of the report assesses the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning considerations, relevant to the assessment of the application are:

- Warringah Local Environmental Plan 2011
- State Environmental Planning Policies – as relevant
- Warringah Development Control Plan

The application of the above plans and policies is discussed in the following section of this report. The application has been assessed against the relevant heads of consideration under Section 4.15 of the Act; a summary of these matters are addressed within Section 5 of this report, and the town planning justifications are discussed below.

## 5 Environmental planning Instruments

### 5.1 Warringah Local Environmental Plan 2011 – Zoning

As previously noted, the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (LEP).

- *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 constitutes alterations and additions of a principal dwelling. The proposal is permitted within this zone with Development Consent.

Clause 2.3(2) of the LEP requires the consent authority to 'have regard to the objectives for development in a zone' in relation to the proposal.

The application meets the objectives of the zone as follows:

- It is the considered opinion that the proposed development is consistent with the zone objectives as it will provide for the housing needs of the community within a low density residential environment compatible with the surrounding development.

Accordingly, the proposal has had sufficient regard to the zone objectives and there is no statutory impediment to the granting of consent.

## 5.2 Other relevant provisions of the LEP

Other provisions of the LEP that are relevant to the assessment of the proposal are noted and responded to as follows:

LEP Provision	Response	Complies
<b>Part 4 of LEP – Principal Development Standards</b>		
LEP Clause 4.1 Minimum subdivision lot size	At 416.5m <sup>2</sup> in area the site is an undersized allotment, being below the 600m <sup>2</sup> minimum allotment size applicable to the location.	Existing – No change
LEP Clause 4.3 – Height of Buildings	The proposal is under 8.5m in maximum building height as scaled from the architectural plans and complies with this standard.	Yes
LEP Clause 4.4 – Floor space ratio		N/A
LEP Clause 4.6 – Exceptions to development standards		N/A
<b>Part 5 of LEP – Miscellaneous Provisions</b>		
LEP Clause 5.4 Controls relating to miscellaneous permissible uses		N/A
LEP Clause 5.10 Heritage Conservation		N/A
LEP Clause 6.1 Acid sulfate soils	No excavation is proposed below the existing site levels.	Yes
LEP Clause 6.2 Earthworks	No excavation is proposed below the existing site levels	Yes
LEP Clause 6.3 Flood planning	The site is not located within a mapped Flood area	N/A
LEP Clause 6.4 development on sloping land	The subject site is located within Land Slip Risk Map-Area A. No excavation is being proposed, as a result no Geoetchnical Reporting is required.	Yes

### 5.3 State Environmental Planning Policy - BASIX

The proposed alterations and additions is BASIX affected development as prescribed. A BASIX assessment report accompanies the application and satisfies the SEPP in terms of the DA assessment.

### 5.4 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the likelihood of encountering contaminated soils on the subject site is extremely low given the following:

- Council's records indicate that site has only been used for residential uses.
- The subject site and surrounding land are not currently zoned to allow for any uses or activities listed in Table 1 of the contaminated land planning guidelines of SEPP 55.
- The subject site does not constitute land declared to be an investigation area by a declaration of force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

## 6 Development Control Plan

The Warringah Development Control Plan is applicable to the proposal. Relevant provisions of the Warringah DCP are addressed below.

### 6.1.1 Overview

The proposal:

- is compatible with the architectural form and style of the contemporary dwellings in the local context and will complement the streetscape appearance when viewed from the adjoining public spaces;
- will be located within a landscaped setting and will be appropriately treated in terms of its materials and finishes to blend with the character of the property and the locality.

## 6.1.2 Principal Built Form Controls

Clause	Requirement	Proposed	Complies
B1 Wall Height	7.2m	North side: 5.7m up to 6.3m	Yes
		South side: 6.0m up to 6.8m	
B3 Side Boundary Envelope	5m at 45 degrees	<u>North side:</u> No encroachment	Yes
		<u>South side:</u> Minor encroachment as shown on the architectural plans	No
B5 Side Setback	900mm	<u>East side:</u> Ground no change	Yes
	<i>On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.</i>	First Floor: 13.0m	Yes
		<u>South side:</u> Ground: no change	Yes
		First Floor: 1.32m – 2.3m	Yes
	The following exception applies <i>Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above</i>		



ground level  
(existing) such  
as unroofed  
terraces,  
balconies,  
landings, steps  
or ramps may  
encroach beyond  
the minimum  
side setback

B7 Front Setback	<p>Primary frontage: 6.5m or average (if greater than 6.5m)</p> <p>Secondary frontage: 3.5m</p> <p><i>secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.</i></p>	<p><u>Primary frontage Idaline Street:</u></p> <p>Ground Floor: 6.980m - existing no change</p> <p>First Floor 7.0m to 7.7m</p> <p>The proposed front building alignment is stepped, in response to both the southern alignment of the adjacent dwellings and to consider the characteristic of the corner location of the property.</p> <p>The proposed development is assessed as appropriate in responding to the street character and the provisions of the control.</p> <p><u>Secondary frontage: Telopea Street</u></p> <p>Ground Floor: 0.3m – 2.2m - existing no change</p> <p>First Floor 2.2m -4.2m</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
B9 Rear Boundary Setback	Not applicable to corner site	Not applicable to corner sites	N/A
D1 Landscaped Open Space	40%	147.37m <sup>2</sup> Existing No change	Yes

## 6.2 Numerical exceedances

### 6.2.1 Overview

As identified within the above table, one variation is exhibited by the proposal with the following numerical aspects of the DCP:

- B3 Side Boundary Envelope - south side

These are addressed below.

### 6.2.2 B3 Side Boundary Envelope

A very minor portion of the proposed upper level southern walls display is outside the side boundary envelope.

This variation is acknowledged, and justification is provided below, having regard to the circumstances of the case, merits of the design, and in response to the objectives of the planning control.

In our assessment of the design, the proposal satisfies the objectives of the control, which are:

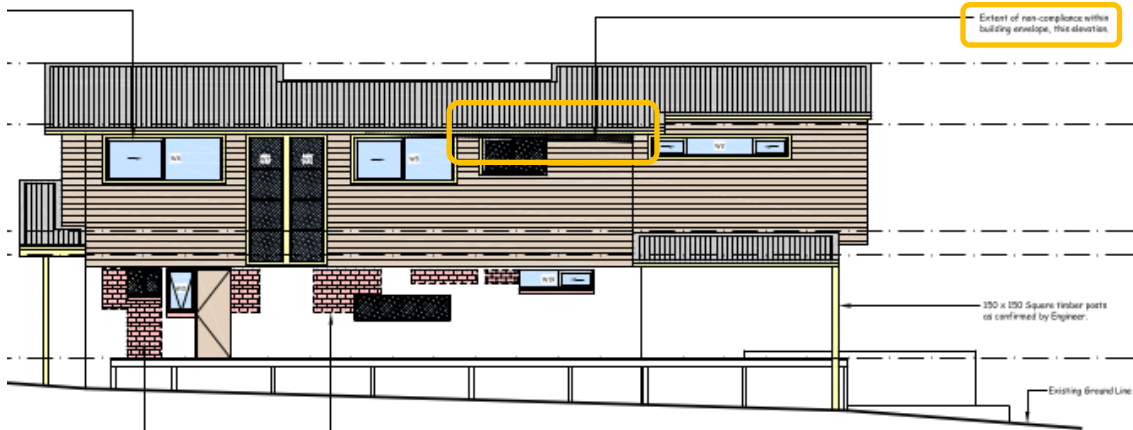
- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings*
- *To ensure that development responds to the topography of the site.*

In support of this variation the proposal satisfies the objectives of the control because:

- The section of wall that exceeds the envelope control is associated with the slope of the subject site. This southern elevation is varied in setbacks and not present excessive bulk.
- The proposal incorporates a highly articulated and stepped southern façade that reduces the bulk of the design and adds visual interest to the property's secondary street frontage.
- The minor variation, by virtue of its design, setbacks and materials will not result in the building becoming visually dominant, by virtue of its height and bulk, when viewed from the southern site nor is visually identifiable from the Idaline street frontage. The proposal will have an appropriate visual impact and streetscape presentation.
- This aspect of the proposal will not significantly adversely impact upon *views to and from public and private properties* or result in any excessive shading impacts onto adjoining land.

Based on the above, it is concluded that the proposed Side Boundary Envelope variation is modest and meets the objectives of the planning control.

As a result, due to the minor variation to the control, and minimal amenity impact the proposal warrants support in this circumstance.



**Figure 9 – the shaded area (circled in orange above) indicates the minor extent of the southern wall where the side boundary envelope control is exceeded**

## 6.3 Broader DCP Compliance Assessment

Warringah Development Control Plan Clause	Compliance with Requirement	Consistent with aims and objectives
Part B - Built Form Controls – addressed above		
Part C - Siting Factors		
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	2 car spaces	Yes
C4 Stormwater	- Yes Drain to street via gravity means - Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Part D – Design		
D1 Landscaped Open Space and Bushland Setting	Yes – no change to the existing provision	Yes

## D6 Access to Sunlight

Yes

Yes

The DCP requires:

*'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'.*

Shadow diagrams accompany and support the proposal and demonstrate that the compliance with the DCP is achieved. The following key aspects are noted:

The site and the adjoining properties have an east / west orientation. As a result, shade will be relatively evenly shared between the front yard (morning time period) and the rear yard (afternoon time period) on the southern neighbouring property at 15 Idaline Street. This is generally the shading pattern for properties along the eastern side of Idaline Street. This provides a relatively even distribution of shade, consistent with the development pattern along the street.

The proposal is similarly aligned to buildings on adjoining land.

In accordance with Clause D6 of the DCP, the sunlight available to the main private open space of adjoining property at 15 Idaline Street will not be impacted until after the morning time period. Sunlight between 9pm and 12pm (3 hours) on June 21st to the eastern, rear, private open space area will not be impacted by the proposal.

The application demonstrates that the proposal has been designed in a manner that is reasonable and to minimise impacts upon adjoining properties. Furthermore, the extent of overshadowing on the adjoining property entirely complies with Clause D6 of WDCP 2011.

It is assessed that, whilst shade onto adjoining properties will be modestly increased above the current levels, the extent of the increase is within reasonable limits, and satisfies the DCP.

It is concluded that the proposal will not significantly or unreasonably reduce the available sunlight to the adjoining properties and the provisions of the control are satisfied.

#### D7 Views

Yes

Yes

New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.

Consideration has been given to the potential view aspects from the adjacent properties.

As noted within section 2, ocean views are available from the eastern side of the property. There are multiple examples of balconies on the front and rear of properties along Idaline street to capture these views. As a result, first floor balconies are an established characteristic of dwellings along Idaline Street.

Maintenance of the existing views is benefited by the Telopia Street and Idaline Street road reserve corridors adjoining the site. The spatial separation they provide contributes to the maintenance of views from this location to the west and north west.

In summary - given the topography, the siting of the proposed dwelling in alignment with adjacent dwellings to the south, and the compliance of the proposal with the key built form controls, the proposal will not significantly or unreasonably impede any established views from surrounding residential properties or public vantage points. The application demonstrates that the proposal has been designed to minimise impacts upon adjoining properties.

#### D8 Privacy

Yes

Yes

Privacy has been considered in the proposed design and satisfies the DCP's objectives.

The following aspects of the proposal are noted:

- Appropriate side building setbacks are provided by the proposal.
- Side boundary facing window openings are designed for light and ventilation and limited and appropriate in terms of their function (the rooms that they serve) location, sill height, and extent.
- Some windows on the southern elevation are of opaque glazing to minimise potential privacy impacts.

Considering these matters, it is concluded that the proposed addition will not significantly or unreasonably affect the visual privacy of the neighbouring properties.

#### D9 Building Bulk

Yes

Yes

The proposal is appropriately designed and articulated noting that:

- The building design modulates its building form and steps from the side and front boundaries responsive to the slope of the land.



- The setbacks of the proposed building vary as the building height increases ensuring that the solar impact, bulk, and scale of the building is appropriate;
- The proposed design is highly articulated, increasingly inset from the sides towards the secondary frontage of the dwelling. This design feature reduces the proposal's bulk and adds visual interest to its presentation to adjoining land and the streetscape.
- In terms of materials and finishes, the proposal building form provides a solid (masonry) base and varied materials at the upper levels;
- The building design provides appropriately located balconies that will add visual interest to the building form.

Overall, the proposal will present appropriately to the street and adjoining land and will renew and improve the site's existing built form quality.

D10 Building Colours and Materials	Yes	Yes
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The proposal will employ appropriate materials and finishes to blend with the existing dwelling house and its setting.

D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes

#### Part E - The Natural Environment

E1 Private Property Tree Management - NA	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation – NA	Yes	Yes
E8 Waterways and Riparian Lands – NA	Yes	Yes
E10 Landslip Risk – report accompanying	Yes	Yes
E11 Flood Prone Land – NA	Yes	Yes

## Section 4.15 the Environmental Planning and Assessment Act 1979

The proposal has been assessed having regard to the matters for consideration pursuant to S.4.15 of the Act and to that extent Council can be satisfied of the following:

- There will be no significant or unreasonable adverse built environment impacts arising from the proposed physical works on the site.
- The site is appropriate for accommodating the proposed development. The proposal has sufficiently addressed environmental considerations. There will be no significant or unreasonable adverse environmental impacts arising from the proposal.
- The proposal will result in positive social and economic impacts, noting:
  - Employment during the construction phase of the works;
  - Economic benefits, arising from the investment in improvements to the land;

- Social (and environmental) benefits arising from the renewal of existing housing stock.
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP. The proposal satisfies the provisions of the relevant provisions of Council's DCP.
- It is compatible with the current and likely future character of development within the local context.
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.
- Given the site's location and established function, the site is assessed as being entirely suitable for the proposed development.
- The public interest is best served through the approval of the application.

## Conclusion

The application seeks development consent for alterations and additions, including a first floor addition at 17 Idaline Street, Collaroy Plateau.

Sally Gardner Design and Draft have responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site. The proposal represents appropriate improvements to the land that will benefit the occupants and surrounding amenity.

This report demonstrates that the proposal is appropriately located and configured to complement the property's established neighbourhood character. The proposal will not give rise to any significant or unreasonable adverse environmental consequences.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 and should be granted development consent.