



**Statement of
Environmental
Effects
at
125 Claudare Street,
Collaroy Plateau
NSW 2097
For
Sam Quinlan**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 125 Claudare Street 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 Claudare Street in the residential neighbourhood of Collaroy Plateau.

Site Address: No 125 Claudare Street, 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 4 Sec.C1 DP.33000 known as 125 Claudare Street, 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 overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling 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 two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of strip gardens with hedges & shrubs along the front & side boundaries with a grassed area between the front boundary & the dwelling. To the rear yard there are shrubs & hedges wrapping around the north side boundary & rear boundary with grass between the pool area & dwelling. 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 improved to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the rear of the ground floor with a new powder room & laundry, a new rear addition to the NE corner, new rear sliding door onto the existing rear deck, a new window to the kitchen & refurbished the existing 1st floor rear deck to be waterproofed & tiled over the addition below.

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 & footings to the NE corner addition of the dwelling
- New rear sliding stacker doors with awning over
- New kitchen window to rear
- Refurbish existing 1st floor rear deck to be waterproofed

Internally the proposal encompasses:

- New ground floor reconfigured WC & Laundry
- New beams to engineering details
- New floor to addition

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 to the rear of the house whilst maintaining the bulk of the dwelling that is fitting for the Collaroy Plateau area. The owner is looking to maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new refurbished WC & laundry is required

on the ground floor to make better use of the floor area with the kitchen island rotated to improve access to the new rear addition. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains eastern aspect 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:

Exterior veneer walls to match existing

Alloy windows & doors to match existing

Tiled waterproofed deck & metal handrail

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	483 sq m	-
GFA (Gross Floor Area)	323.64 sq m	-
Height	3.5m (Existing)	8.5m
Built upon area	369.4 sq m	289.8 sq m
Landscaping	113.63 sq m	193.2 sq m

A concession is requested for the landscaped open space area being less than the 40% guideline. The existing landscaped area is to be improved with this application as the rear addition uses existing deck area & does not adversely impact streetscape, existing planted areas, privacy between the subject & neighbouring

dwelling or water infiltration. The height, bulk & scale are also maintained as the addition is to be located under the existing 1st floor deck to square off the rear of the dwelling. It is in our opinion that the objectives under WDCP2011 Part D1 have been achieved.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	Existing	6.5m
Rear Set Back	Existing	6.0m
Side Set Back	Existing	0.9m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties with works staying within the existing building & 1st floor deck footprint.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Claudare Street is to be maintained with the driveway. 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 125 Claudare Street 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 both the proposed kitchen window & sliding stacker doors facing the back yard with no direct view lines into neighbouring properties. The brick veneer walls provide a barrier to the neighbours on the adjacent boundaries and 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 addition 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 no small shadow increase to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The brick veneer exterior walls and timber floors 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.

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 northerly & westerly aspects.

4.2 Passive Solar Heating

The living spaces have timber floors and masonry walls. The outdoor areas are to be tiled & timber 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. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in

passive cooling as well as an awning over the rear sliding stacker door.

4.4 Natural light

Large open windows and doors to the east 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 masonry and timber 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 floor with R1.3 75mm foil backed blanket & R1.7 batts to the new exterior 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. 125 Claudare Street is a good example of this in that it has its car parking in the existing garage 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. 125 Claudare Street, Collaroy Plateau is shown in Landslip Category D: 5-15 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 masonry to match existing to maintain the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

The roof forms are to be maintained with this application.

4.11 Walls

A distinctive feature of the Collaroy Plateau house is that the walls are constructed from masonry. The design incorporates these walls into the new works to create a seamless finish to the property.

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 125 Claudare Street are to be constructed in alloy. 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

The existing garage is to be maintained with this application.

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.

4.16 Garden Elements

The garden areas are to be maintained with this application.

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 125 Claudare Street 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. Masonry walls, timber floors, window & door 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	Brick	Match existing	Match existing
6.1.2 Door frame	Alloy	Paint	Match existing
6.1.3 Window	Alloy & glass	Paint	By Owner
6.1.4 Deck	Tiled	By Owner	By Owner