

Development Application
And
Statement of Environmental Effects

PROPOSED ALTERATIONS TO EXISTING
RESIDENTIAL DWELLING

At

LOT 101 DP 862644

127 Parkes Road Collaroy Plateau

Prepared for:

Mr Robert Galati

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Prepared By

Leffler Simes Architects

Details of Proposal

The proposed development at 127 Parkes Road Collaroy Plateau is for alterations and additions to an existing two storey brick and tile semi-detached dwelling.

The existing approval for application DA2020/0013 includes the demolition of the existing eastern and portion of the southern ground floor wall. The current approved is to extend the ground floor living space and kitchen. The modification to this approval includes and a study/bedroom to the first floor to the east of the property and a minor extension to the external roof/ pergola to the south. The roof shape and structure is proposed to be matching the existing pitched tiled roof. The brickwork is proposed to be matching the existing brickwork to provide a seamless addition to the existing residency.

The existing land slope is to remain unchanged as much as possible to retain the existing contours of the site.

Site Suitability

This proposed development will enhance on the existing dwelling currently on site and the use for the proposal is to remain unchanged. The site is zoned for residential construction.

The subject site at 127 Parkes Road Collaroy Plateau is legally known as Lot 101, DP 862644 and has a site area of 281.6sqm. It is a square shape block with a western street frontage of 14.295m to Heather Street and a southern street frontage of 16.155m to Parkes Road.

On the northern side of the site (11A Heather Street) stands an attached residential dwelling of two storey constructed of brick and tile roofing. On the eastern side of the site (125 Parkes Road) stands single storey weather board and colorbond roof residential dwelling

The site gradually falls from North to South, thus allows stormwater lines to be carried out directly to the street kerb and gutter system.

Due to the site's location in Collaroy Plateau it is unlikely that the site is contaminated with acid sulphate soils or flooding therefore no investigations have been carried out in these areas of concern.

Compliance with Development Standards

The proposal has been considered in light of the Northern Beaches Council Warringah Local Environmental Plan 2011.

The proposal has kept within these requirements of the LEP and DCP with regards to height bulk and scale. The proposal increases the internal floor area by 18sqm additional to the currently approve 29sqm being a total of 47sqm additional floor area. The proposed modification will have nill impact on landscaped areas from the existing approval, maintaining 40% of the site to landscaping.

The setbacks have been kept in alignment with the requirements setout by Northern Beaches Council in the DCP/LEP. The side setback to the neighbouring property at 125 Parkes road exceeds the 900mm min required,

The external open style pergola to the south is currently approved to have a setback to Parkes Road of 2900mm, the modification proposes to alter that setback to 2355mm from Parkes Road to align with the approved paving area. This is an increase of 545mm to the depth of the roof.

The style of the pergola is to remain unchanged with the proposal to continue to create a sense of openness as an unenclosed covered area which still maintains the visual continuity and enhances the articulation along the southern elevation of the street scape whilst not impacting upon any views from adjacent properties. The landscaping area is still maintained as per the current approval and the turfed area to the west of the pergola is maintained.

Present and Previous Uses

The use of the existing residential dwelling is to remain unchanged for the proposal

Access and Traffic

The access of the dwelling is to remain unchanged for the proposal

Privacy, Views and Sunlight

The privacy of the neighbouring dwellings has been considered during the design of the proposed development. The window to the eastern façade has been endeavoured to be offset from the neighbouring window as much as practically possible with the window to the south does not pose and overlooking effects.

The proposal has been assessed in regard to sunlight and overshadowing which is demonstrated on DA400 & DA401. As is can be seen in the diagrams, the additional overshadowing by this proposal is minimal and will not pose and detrimental effect to 125 Parkes road. The existing overshadowing caused by 11A Heather affects the windows to 125 Parkes Road and the proposed first floor addition to 127 Parkes road will has no ill affect. The two windows shown in the elevations to 125 Parkes road are to a bathroom and bedroom to the adjoining residency. Additional windows to the north of the boundary have not been shown as they have no impact on this proposal.

Drainage

The drainage of the proposed development is to be connected into the existing system and discharged to the street via the kerb and gutter system.

Erosion, Sediment Control and Site Management

The erosion, sediment control and site management controls are outlined in the water and waste management plan and on DA300

Conclusion

As it can be seen from the above, the proposed development at 127 Parkes Road Collaroy Plateau has no adverse effects to the surrounding buildings or the subject site. This proposal for the alterations and additions will enhance and improve the existing building and will complement the character of the existing street.