

STATEMENT OF ENVIRONMENTAL EFFECTS

17 KANGAROO ROAD, COLLAROY PLATEAU

**DEMOLITION & CONSTRUCTION OF A NEW TWO STOREY
DWELLING AND SWIMMING POOL**

**PREPARED ON BEHALF OF
Mr & Mrs Cordukes**

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1. INTRODUCTION

This application seeks approval for the demolition of existing structures and construction of a new two storey dwelling and swimming pool upon land identified as Lot 44 in DP 11593 which is known as **No. 17 Kangaroo Road, Collaroy Plateau**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

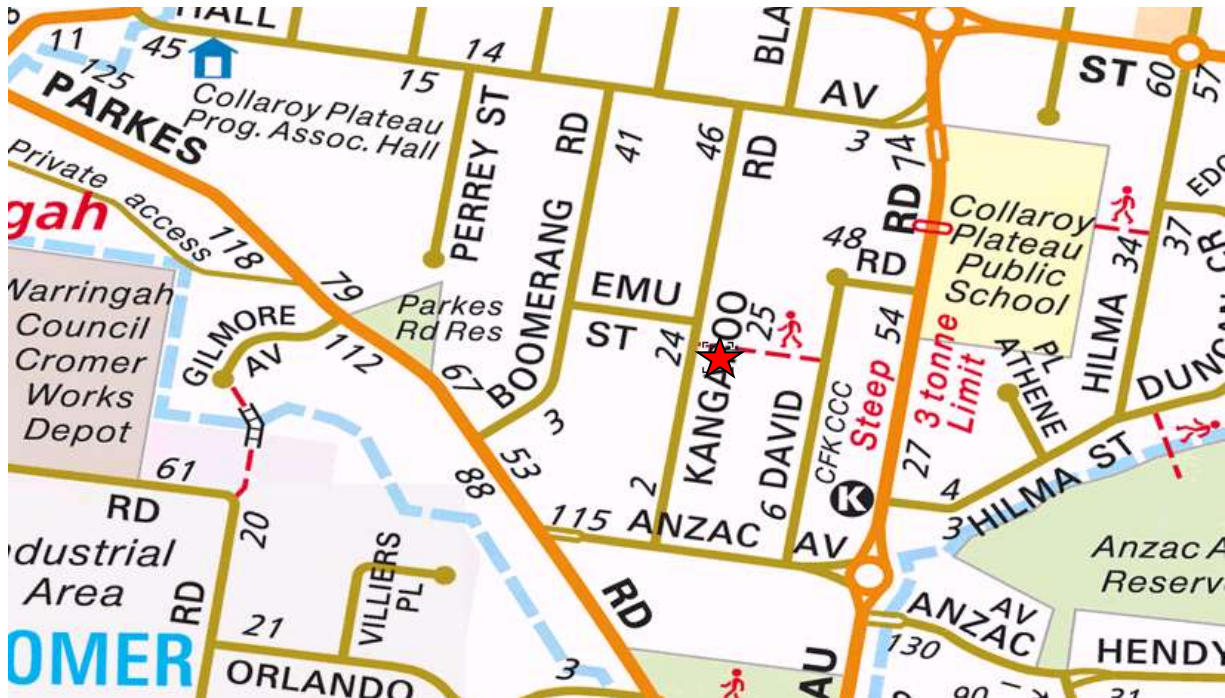
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Stutchbury Jaques Pty Ltd, Ref No. 10675/19 and dated 16.12.19.
- Architectural Plans prepared by Absolute Building Designers and dated 26/08/2020.
- BASIX Certificate # 1091463S and dated 2 August 2020.
- Stormwater Management Plans prepared by Peninsula Consulting Engineers, Job No. 20-0611, Revision A and dated 03.08.20.
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Job No. J2622 and dated 30 March 2020.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 44 in DP 11593 which is known as 17 Kangaroo Road, Collaroy Plateau. The site is located on the eastern side of Kangaroo Road with a street frontage of 12.8m. The site has an area of 540m² with a depth of 42.19m. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a single storey brick dwelling with a tiled roof located on the front western portion of the site. A detached fibro cement building is located to the rear of the dwelling and adjacent to the northern side boundary. A detached metal carport is located at the rear southeast corner of the site. Concrete driveway tracks adjacent to the southern boundary provides vehicular access to the site.

The site is depicted in the following photographs:



View of Subject Site from Kangaroo Road

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on generally similar sized allotments to the subject site. More recent development comprises larger two storey dwellings of modern appearance.

The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the demolition of the existing structures and construction of a new two storey dwelling and swimming pool. The dwelling is to be constructed of external clad walls with a pitched metal roof.

The proposed dwelling is provided with a setback of 6.316m from the street frontage to the front wall of the garage with the wall of the dwelling setback 10.186m to the street frontage. Setbacks of 1.05m and 1.34m are provided to the sites northern and southern side boundaries, respectively. A setback of 9.022m is provided to the rear boundary.

The proposal provides for the following:

Ground Floor: Entry, mud room, laundry, guest room, kitchen, living/dining room and double garage.

First Floor: Five bedrooms (main with ensuite) and bathroom.

The proposal also provides for a swimming pool to the rear of the dwelling with the coping setback 2.0m from the southern side boundary.

The majority of collected stormwater will be discharged to the street gutter, with the remainder being discharged on site as per the Stormwater Management Plans prepared by Peninsula Consulting Engineers.

The proposal will result in the following numerical indices:

Site Area: 539m²

Landscaped Area: 211.084m² or 39.3%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

4.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of a new dwelling house is permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.05m (refer to plans)	Yes

The following provision is also relevant:

Clause 6.4 Development on Sloping Land

The site is classified as Class D on Council's Landslip Map. A Preliminary Geotechnical Assessment has been prepared by White Geotechnical and submitted with the application.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Proposed wall height is 6.4m
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	There is a minor non-compliance as noted on the plans. The non-compliance is considered to be justified in this instance for the following reasons: <ul style="list-style-type: none"> The dwelling is articulated through the use of appropriate setbacks, external finishes and architectural design.

Clause	Requirement	Compliance
		<ul style="list-style-type: none"> The proposal continues to maintain at least 3 hours of solar access to the adjoining properties private open space. The non-compliance is minor and does not result in unreasonable bulk or scale. In this regard, it is considered that the resultant dwelling is compatible with the existing surrounding development, particularly the more recently constructed dwellings.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Proposal provides for setbacks of 1.05m and 1.34m to the northern and southern side boundaries, respectively.
B7 – Front Boundary Setbacks	Minimum 6.5m	<p>The proposal provides for a setback of 6.316m to the street frontage from the garage. This represents a non-compliance of only 184mm. This is a very non-compliance and is considered to be appropriate for the following reasons:</p> <ul style="list-style-type: none"> The setback is consistent with the established building line in this portion of Kangaroo Road. The site plan clearly

Clause	Requirement	Compliance
		<p>depicts the existing setbacks to the two adjoining properties, and the proposal complements those developments.</p> <ul style="list-style-type: none"> • Both adjoining properties, No. 15 and 19 Kangaroo Road, provide for garaging forward of the main dwelling structure. • The front façade is well articulated through varied setbacks, balconies and architectural relief, so as not to result in unreasonable bulk or scale. • There is sufficient area forward of the dwelling to provide landscaping to enhance the character of the locality. • The non-compliance is very minor being only 184mm and this non-compliance is not discernible nor result in any detrimental impact to the adjoining properties or the streetscape.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.0m	<p>Yes</p> <p>The proposed additions retain the existing front setback of 9.022m.</p>
B11 – Foreshore Building Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes The proposal provides for a new vehicular cross over in accordance with this control.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The proposal provides for a double garage integrated into the dwelling design and is consistent with the existing adjoining development.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes Collected stormwater will be discharged as per the stormwater management plan.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable

Clause	Requirement	Compliance
C7 - Excavation and Landfill	Site stability to be maintained	Yes Minimal excavation and fill is required.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	<p>The proposal provides for a landscaped area of 212.084m² or 39.3% which represents a non-compliance of only 3.5m². It is considered that the proposal meets the objectives of this clause for the following reasons:</p> <ul style="list-style-type: none"> • The area of non-compliance is only 3.5m² this is a negligible non-compliance and amendment to ensure numerical compliance would not serve any benefit. • The proposal does not require the removal of any significant vegetation. • There is sufficient area on site for the provision of landscaping including screen planting adjacent to all boundaries and larger shrubs and trees in the front and rear yard.

Clause	Requirement	Compliance
		<ul style="list-style-type: none"> • The proposal maintains reasonable privacy for the adjoining properties by providing all high use areas on the ground floor, locating private open space at ground level and considered window placement. • The ample area available for private open space in the rear yard. This area receives good solar access is relatively level and is of ample dimension. • There is sufficient area for drying yards and other services. • Stormwater is being disposed of in accordance with Council policies.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Proposal maintains ample private open space in the rear yard which complies with this clause.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable

Clause	Requirement	Compliance
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Yes The proposed dwelling will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Shadow diagrams, have been prepared. Given the east-west orientation any development will result in overshadowing to the adjoining eastern property. However, the proposal maintains 3 hours of solar access to at least 50% of the adjoining properties private open space in accordance with Council controls.
D7 - Views	View sharing to be maintained	Yes The subject site and surrounding properties do not enjoy any significant views.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The dwellings have been designed to ensure privacy of the adjoining properties is maintained. The proposal provides for all high use living areas on the ground level.

Clause	Requirement	Compliance
		Whilst the upper level provides for two balconies on the rear elevations, these areas are serviced by bedrooms which are not high use living areas. Further, these decks are provided with appropriate side setbacks and provided with a privacy screen on the side elevation to prevent overlooking to the adjoining properties.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal provides for a two storey dwelling that is well articulated and appropriately setback.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposal provides for a conventional pitched roof form which is compatible with the variety of roof forms in the locality.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.

Clause	Requirement	Compliance
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not Applicable
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes There is sufficient area for garbage storage behind the building line.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Yes Pool located in rear yard and appropriately setback.
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable

Clause	Requirement	Compliance
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will provide a good outlook of dwelling approach and street.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes
D23 – Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable

Clause	Requirement	Compliance
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as D	Yes Preliminary Geotechnical Report submitted with the application.
E11 – Flood Prone Land	Not Applicable	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

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5. EP & A ACT - SECTION 41.5

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of a new dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for the construction of new dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide a new dwelling that is compatible with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the demolition of existing structures and construction of a new dwelling, swimming pool and associated works. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed dwelling does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed demolition of existing structures and construction of a new two storey dwelling and swimming pool at **No. 17 Kangaroo Road, Collaroy Plateau** is worthy of the consent of Council.

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