

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS and NEW CARPORT at
22 Hay ST COLLAROY**



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1.0 INTRODUCTION

It is proposed to renovate an existing residence at 22 Hay St by modifying the existing top level and adding a new carport to the rear. Particular care has been taken to minimise impacts on neighbouring residents in terms of views, overshadowing and privacy, recognising the relationship of the site to the neighbouring dwelling houses.

In this report the proposal is presented and assessed in relation to the relevant documentation being:

Warringah Local Environmental Plan 2011
Warringah Development Control Plan (DCP) 2011
BASIX GUIDELINES
S.79C of the Environmental Planning & Assessment Act 1979 (EP&A)

Accompanying the application is:

Plans, Elevations & Shadow Diagrams prepared by Marston Architects
Site analysis, Demolition and Landscape plans prepared by Marston Architects
Survey plan prepared by CMS Surveyors.
BASIX Certificate number:A 353894
Waste Management Plan
Schedule of external building materials and finishes
Stormwater Management Plans prepared by Stellen Consulting
Estimated Cost of Works prepared by QS Plus
Geotechnical Report prepared by JK

It is our opinion that the proposal meets the criteria and objectives of the Warringah Local Environmental Plan 2011 and Residential DCP. It is concluded that the proposal is worthy of development consent, in the circumstances of the case.

2.0 SITE & CONTEXT

2.1 Locality Description

The surrounding area of Collaroy is residential in nature and consists primarily of single dwellings.

The immediate streetscape character can be described as eclectic, presenting a variety of built forms, density and presentation including recently completed dwelling homes and large dwelling homes constructed during the 20th Century. The proposal has been designed having regard to the site analysis and the relationship of the site to its neighbours.

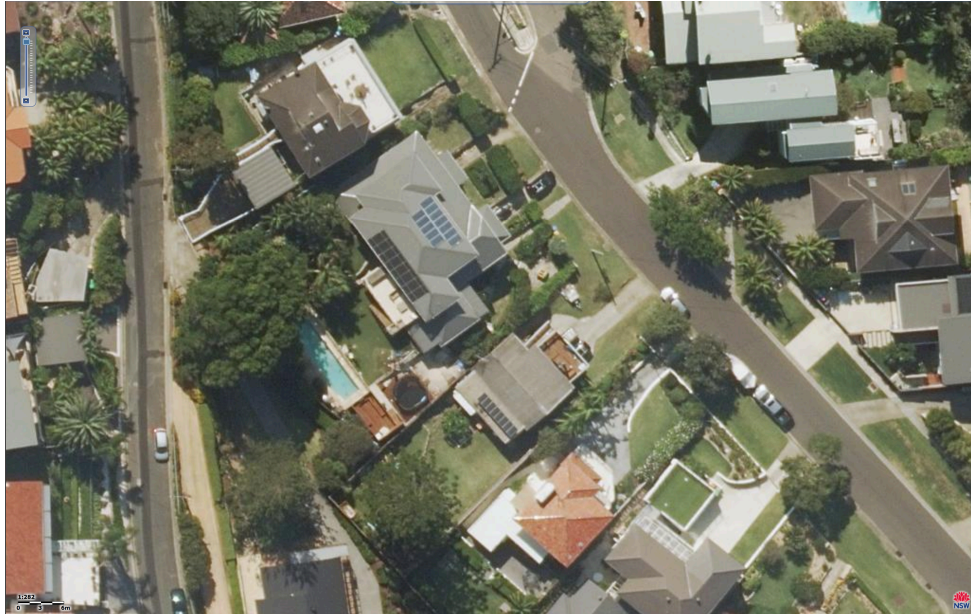


FIGURE 1: LOCALITY PLAN

2.2 Site Description

The property is known as Lot 14 in DP 11899 & Lot 15 in DP 11899 and contains a total area of **1181 sqm**. It is located on the western side of Hay Street and is irregular in shape with an east-west orientation. The site has an eastern street front boundary measuring 24.385m, a segmented western rear boundary measuring 22.77m and 13.615 respectively, a northern side boundary measuring 35.61m and a southern side boundary measuring 35.075m.

The site currently contains a part brick and stone, part weatherboard home with 2 separate car access points. Both spaces are undersized making parking very difficult.

The existing home is built over two lots and consists of parking and storage at the basement level, living, kitchen, bathrooms and bedrooms on the middle level and master bedroom and living on the top level. The top level also contains a covered outdoor deck as well as an uncovered deck at the rear. A narrow terrace has been located on the north-eastern side.

3.0 PROPOSED DEVELOPMENT

The development application proposes to alter the existing residence by:

ALTERATION - LOWER LEVEL

- No change

ALTERATION - MIDDLE LEVEL

- No change

ADDITION -TOP LEVEL

- Removal of wall to create a larger family room with a new kitchenette at the north-western end
- Removal of storage room at the top of the stairs and provision of new door to existing covered rear terrace
- Enclose existing rear deck to create new bed 1 (relocated from existing upper level location)
- Retain walk in robe
- Retain ensuite and create new entry door from relocated bed 1
- Widen existing upper level terrace on north-east side and extend to south east side
- reconstruct garble roof in front of terrace to allow a glass railing

EXTERNAL WORKS

- New Double Carport with bridge from Lancaster Crescent
- Regrade council road off Lancaster Crescent to allow for safe car entry into new Carport
- Covered and partly enclosed access stairs to be located on the south side of the new parking structure
- New access way from base of parking to existing rear terrace
- New Pool gate
- Removal of 2 trees - refer Arborist report for additional detail .

The new layout will allow the occupants to take better advantage of the site. The proposal is consistent with previous developments in the area in bulk and scale.

4.0 ASSESSMENT UNDER s4.15 OF THE EP&A ACT

Section 4.15(1) of the Environmental Planning and Assessment Act 1979 requires that a variety of matters be taken into consideration in the assessment of a development application. The following statutory instruments and design guidelines apply to the proposed development on the subject site:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy 55 – Remediation of Land
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

4.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The SEPP (Building Sustainability Index: BASIX) 2004 applies to the proposal. The development application is accompanied by the BASIX Certificate No.A353894

4.2 State Environmental Planning Policy 55 – Remediation of Land

Under Clause 7(1)(a), consideration should be given to whether the land is contaminated. Considering the previous use of the property has only been for residential purposes it is unlikely the site is contaminated. Further consideration under Clauses 7(b) and (c) of SEPP 55 is not necessary at the DA stage.

Subject to DA approval, if traces of contamination are found on site during construction and demolition works, the applicant/builder will notify Council and commit to carry out the necessary remediation works to ensure potential contaminants are removed and transferred off site with care.

4.3 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Part 2 (7) of the Vegetation SEPP states that:

(1) A person must not clear vegetation in any non-rural area of the State to which Part 3 applies

without the authority conferred by a permit granted by the council under that Part.

Part 3 (9) of the SEPP specifies that:

(1) This Part applies to vegetation in any non-rural area of the State that is declared by a development control plan to be vegetation to which this Part applies.

Enclosed is arborist report dated 5/8/2019

4.4 Warringah Local Environmental Plan 2011

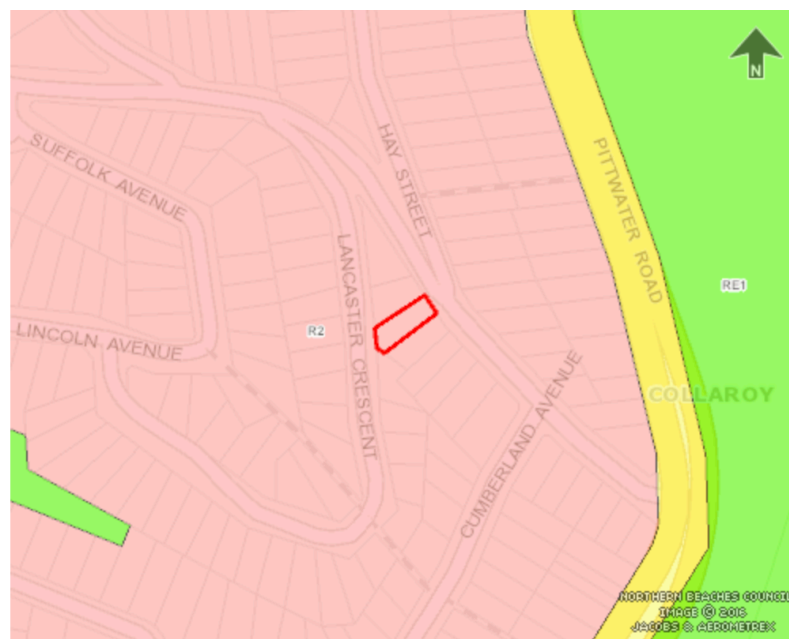
ZONING

Under the LEP the site is zoned as **R2 Low Density Residential**. It is not located in a heritage or conservation area

The proposed alterations and additions to the dwelling house are permissible with consent. The proposal satisfies the objectives of the R2 zone

The objectives of the zone, and the proposal's response, is provided in the table

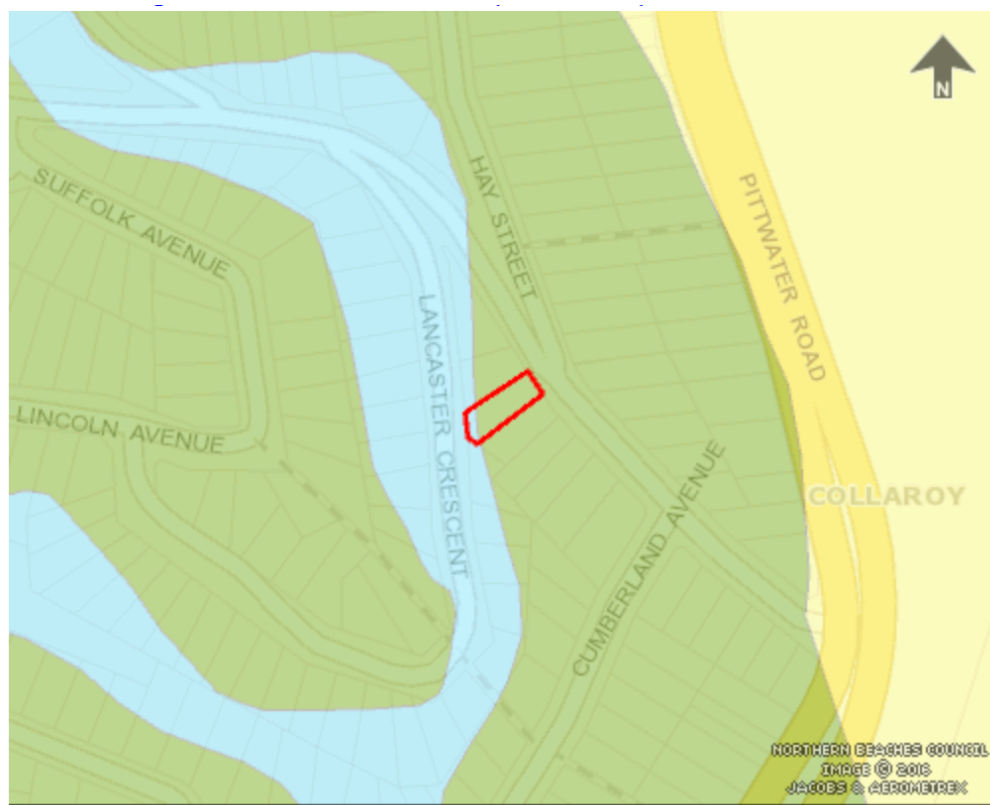
R2 Zone Objectives	Response
To provide for the housing needs of the community within a low density residential environment	The proposal is consistent with the current use.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposal is consistent with the current use.
To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.	The proposal is consistent with the current use.



WARRINGAH LAND ZONING MAP

Neighbourhood Centre	Light Industrial
Local Centre	Low Density Residential
Commercial Core	Medium Density Residential
Mixed Use	Public Recreation
Business Development	Private Recreation
Business Park	Primary Production Small Lots
National Parks and Nature Reserves	Special Activities
Environmental Conservation	Infrastructure
Environmental Management	Natural Waterways
Environmental Living	Deferred matter
General Industrial	

WLEP Principal Development Standards		
Min subdivision lot size	600sqm	Not applicable. Site is 1181sqm and there is no change proposed
Height of buildings	8.5m	The proposal complies . No change is proposed to the current ridge height
Landslip		Collaroy Plateau Area Flanking Sloped 5 - 15 degrees Geotechnical report attached



WARRINGAH LANDSLIP RISK MAP

- Area A - Slope less than 5 degrees
- Area B - Flanking Slopes from 5 to 25 degrees
- Area C - Slopes more than 25 degrees
- Area D - Collaroy Plateau Area Flanking Slopes 5 to 15 degrees
- Area E - Collaroy Plateau Area Slopes more than 15 degrees

4. 5. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

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

CONTROL	REQUIREMENT	PROPOSAL
B1 Wall heights	Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	COMPLIES
B2 Number of Storeys	Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	COMPLIES Proposal is consistent with 2 storeys
B3 Side Boundary envelope	Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metre	COMPLIES
B4 Site coverage	NA	
B5 Side boundary setback And B6 Merit assessment of side boundary setback	900mm	COMPLIES
B7 Front Boundary setback and B8 Merit assessment of Front Boundary setbacks	6.5m	COMPLIES No change

B9 Rear Boundary Setback and B10 Merit assessment of rear boundary setback	6m	Refer SECTION 5
C3 Parking facilities	Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.; Laneways are to be used to provide rear access to carparking areas where possible;	Refer SECTION 5
C4 Stormwater	<ol style="list-style-type: none"> 1. Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. 2. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy. 	Refer report and plans prepared by Stellen Consulting
C6 Building over or adjacent to Constructed Council Easements	<ol style="list-style-type: none"> 1. All development on land containing or adjacent to or proposing to reconstruct/relocate a public drainage system, must comply with Council's Water Management Policy and Building Over or Adjacent to Constructed Council Drainage Systems and Easements technical specifications. 2. Any Council drainage line located within the property may require upgrading and easements created in favour of Council over the drainage line at the applicants expense 	Refer report and plans prepared by Stellen Consulting
D1 Landscaped Open Space and Bushland Setting	<p>40% of the site to be Landscaped open space.</p> <p>40% x 1181sqm =472.4sqm</p> <p>Refer plans</p>	COMPLIES

D2 Private open space	60sqm required	COMPLIES No change
D4 Access to Sunlight	Development should avoid unreasonable overshadowing any public open space.	COMPLIES No change
	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.	COMPLIES No change
D7 Views	Development shall provide for the reasonable sharing of views.	COMPLIES No change
D8 Privacy	1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	COMPLIES No change
	2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	COMPLIES No change
	3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.	COMPLIES No change
	4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.	COMPLIES No change

<p>D9 Building Bulk</p>	<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular: The amount of fill is not to exceed one metre in depth. Fill is not to spread beyond the footprint of the building. Excavation of the landform is to be minimised.</p> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	<p>COMPLIES No change</p>
<p>D10 Building Colours and Materials</p>	<p>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	<p>COMPLIES No change</p>
<p>D11 Roofs</p>	<p>Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p>	<p>COMPLIES No change</p>
<p>D12 Glare and Reflection</p>	<p>Selecting materials for roofing, wall claddings and glazing that have less reflection eg medium to dark roof tones;</p>	<p>COMPLIES No change</p>

E1 Preservation of trees and bushland vegetation	Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.	Refer report and plans prepared by Arborist
E4 Wildlife corridors	Not applicable	Refer SECTION 5
E10 Landslip Risk	Area D and E	Refer report and plans prepared by JK Consulting

5.1 MATTERS OF NON -COMPLIANCE and FURTHER DETAIL

5.1.1 Rear boundary setback and Carparking facilities

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Requirements

1. Rear boundary setbacks will be determined on a merit basis and will have regard to:
 - streetscape;
 - amenity of surrounding properties; and
 - setbacks of neighbouring development

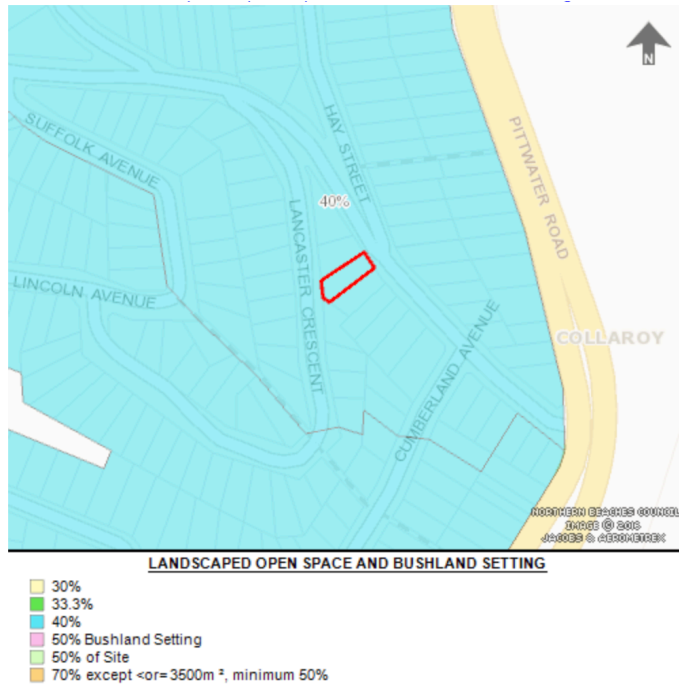
Proposal

The proposed car parking has been carefully designed to compliment the existing context. The Carport is an open style similar to the adjacent house at 1A Bedford Crescent, as per the image below.

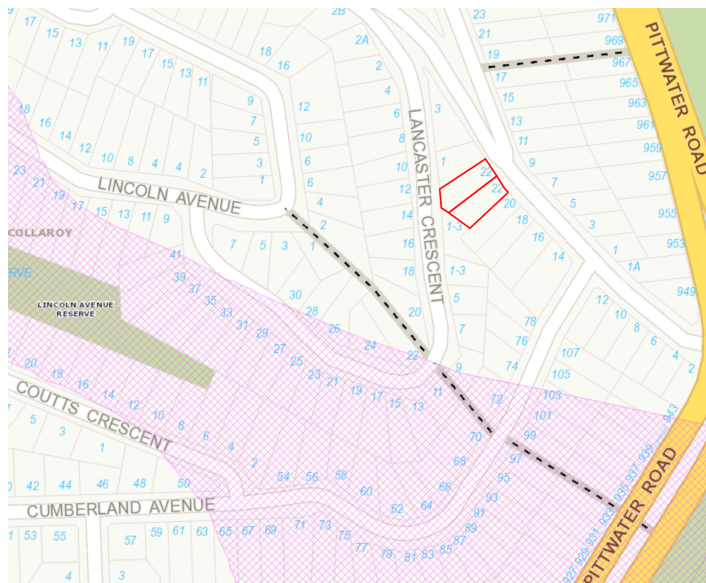


Whilst the setback is not the required 6.5m, it has been set much further back from the rear boundary than that of 1A Bedford which has a nil setback on its northern edge. Given the wide Council verge (over 5m) and that the Carport is lower than street level, the proposal meets the objectives of the DCP.

5.1.2 Landscaped open space -COMPLIES



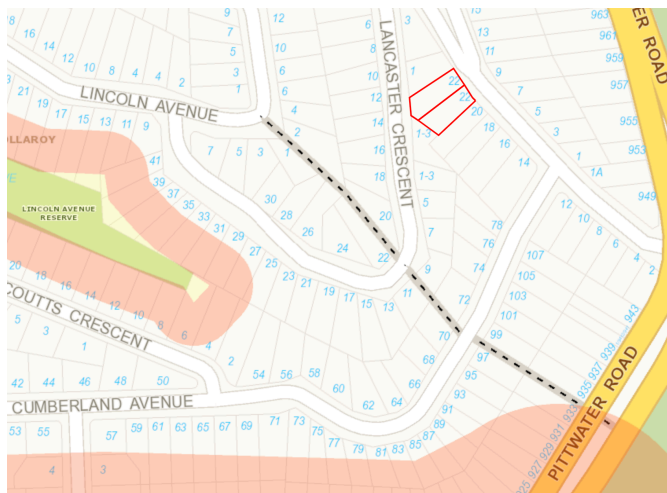
5.1.3 Wildlife corridor - Not applicable



5.1.4 Heritage Map -Not applicable



5.1.5 Bushfire Map - Not applicable



6.0 CONCLUSION

It is clear in our view that the site is suited to the development. It is a residentially zoned portion of land upon which it is proposed to modify a dwelling house.

The design of the additions are of a high standard which responds well to site analysis and issues of amenity to both neighbours and future residents.

The form and scale of the proposed building is typical of recent development in the area and contextual to the streetscape and desired future character of the locality.

It is our view that the development proposed is consistent with the intentions of the LEP and DCP and the scale and intensity of development in the locality.