

## STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

12 Collaroy Street, Collaroy NSW 2097

Prepared on behalf of Mr and Mrs Sparke

By Blackwood Architects

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## 1.0 Introduction

The development is for proposed alterations and additions to an existing residential dwelling house to provide

- Additions to a bedroom and new ensuite bathroom at the rear of the house
- Alterations to existing timber decks
- Internal improvements
- New cabana outbuilding to the rear yard with a terrace roof above
- New in-ground plunge spa pool in the rear yard
- Landscaping improvements

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies.

Development consent DA 2017/1202 was granted by Northern Beaches Councils for an above ground swimming spa pool, outbuilding and landscaping.

## 2.0 Site Description

The subject site is located at 12 Collaroy Street, Collaroy 2097; described as Lot 34 D.P. 11374. The site area is 467.9m<sup>2</sup>. The site is rectangular shaped with a cross fall of approximately 3 metres from the western boundary to eastern boundary. A 2.4 metre high brick retaining wall is located in the rear yard on the western boundary.

The existing one and two storey dwelling has an approved granny flat on the lower ground level (CDC approval 140063 date: 03.06.14)

The site is surrounded by detached residential dwellings and located approximating 200 metres from Collaroy Beach.



Image 1 – Site location



Image 2 – Location of proposed cabana outbuilding & in-ground spa pool to rear yard

### 3.0 WLEP 2011

Site zoned R2 Low Density Residential and therefore is suitable for the development.

The site is not within a heritage conservation area nor does it contain a heritage item.

The site is not located on bushfire prone land.

The site is not shown to be affected by Acid Sulphate Soils

The site is not zoned as Flood Prone Land

The site is zoned Landslip Risk Map – Area D.

A Preliminary Geotechnical Assessment dated 15.11.18 forms part of the application.

Height of building. The development complies with Clause 4.3 of the WLEP 2011.

### SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

## 4.0 Design Criteria

### WDCP 2011

Built Form Controls and Siting Factors applicable to proposed works:

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Wall Heights	7.2m	6.0m	Rear bedroom addition	Yes
B5 Side Boundary Setbacks	0.9m	Nil to cabana	Below adjacent ground level	Yes
B7 Front Boundary Setbacks	6.5m	N/A	No change proposed	-
B9 Rear Boundary Setback	6.0m max 50% built upon area within rear setback	52 sq. m (50%) of rear setback area. (See Image 04)	Outbuildings, pools and paving may encroach however not more than 50% of rear setback area	Yes

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision	N/A			-
C2 Traffic, Access & Safety	N/A			-
C3 Parking facilities	2	N/A	Existing dwelling has garage and car hardstand area.	Yes
C4 Stormwater		Additional impervious area 30m2		Yes as <50m2
C5 Erosion and Sedimentation		Refer to plan DWG-01		Yes
C6 Building over or adjacent to council easements	N/A			-
C7 Excavation and Landfill		Excavation to finished levels for cabana and in ground spa pool.	Small pool size reduces volume of excavation.	Yes
C8 Demolition and Construction		Refer to plan DWG-01 and 02	Site waste and material storage location shown DWG 01	Yes
C9 Waste Management		Existing council collection maintained		Yes

### WDCP 2011 Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	Space 40% of 468 m2 = 187 m2	Proposed 92m2 Existing 112m2	The LOS on the small site is compensated by improved amenity and landscape improvements	NO
D2 Private Open Space	60m2	> 60m2	The proposal provides an additional outdoor patio area accessible from a living area.	Yes
D3 Noise		Pool filter within sound proof enclosure		Yes
D4 Electromagnetic	N/A			-

Radiation				
D6 Access to sunlight			Minimal overshadowing will occur	Yes
D7 Views		No views will be obstructed.		Yes
D8 Privacy	Visual and acoustic privacy	New screen planting to rear boundary. Screen to roof terrace.		Yes
D9 Building Bulk	Minimise visual impact.	New works located at rear.		Yes
D10 Building Colours and Materials		Neutral tones		Yes
D11 Roofs		Neutral tones		Yes
D12 Glare & Reflection		Neutral tones		Yes
D13 Front Fences and Front Walls		N/A		-
D14 Site Facilities		N/A		-
D15 Side and Rear Fences		New western side fence will be 1.2m high. No change to rear fence.		Yes
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	Pool in rear and less than 50% of the 6-metre rear setback. Not located near any trees.		Yes
D17 – D21		N/A		-
D22 Conservation of Energy and Water		BASIX provided		Yes

### WDCP 2011 Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	No trees are proposed to be removed
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There is likely to be no effect on native vegetation.
E6 Retaining unique environmental features	N/A. The proposed works is over existing garden and paving.
E7 Development on land adjoining public open space	N/A.
E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	Part of the site is zoned Land Slip Risk Map-Area D. A Preliminary Geotechnical Report accompanies this application and recommends no further testing is required and supports the proposed works.
E11 Flood Prone Land	N/A.



## 5.0 WDCP 2011 B9 Rear Boundary Setback:

### 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.

Part B9 of the WDCP 2011 - *Rear Boundary Setback* permits swimming pools, some outbuildings, and paving to encroach within the 6 metres rear setback area. However, they must not exceed 50% of the rear setback area.

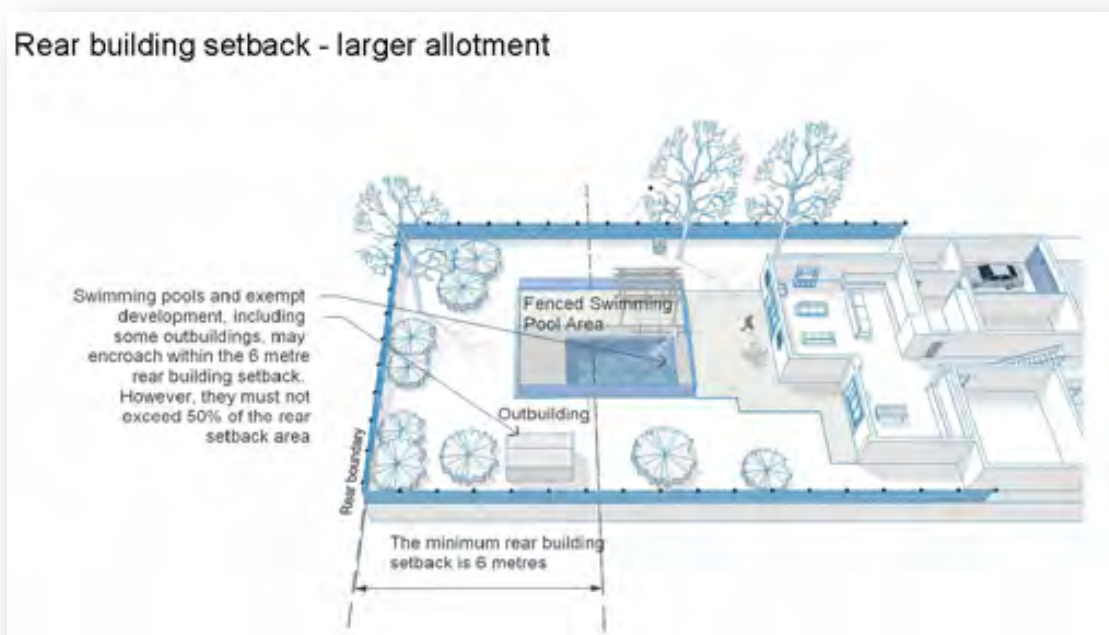


Image 03 - WDCP 2011 Rear Setback Diagram

### Design Proposal

The proposed cabana outbuilding will have a rear setback of 0.9m and the in-ground plunge spa pool coping will have a rear setback of 1.2m.

The proposed area of the plunge spa pool, cabana outbuilding and paving within the 6m rear setback will be not exceed 50% of the rear setback area. See Image 04.

The proposal satisfies the objectives of Part B9 of the WDCP 2011 - *Rear Boundary Setback*. It will provide adequate area for deep soil planting to be maintained and creates a sense of openness in the rear yard. The proposed cabana will be built against the high boundary retaining wall and will be below the ground level of the adjacent property to the western side of the site. The amenity of adjacent land, particularly relating to privacy between buildings will therefore be preserved. The dwelling house to the south of the site is situated at a lower ground level with its roof hidden behind the rear boundary fence. The proposed cabana will be setback a sufficient distance from the rear boundary so as to not impact the privacy of the house behind the site. The proposed design incorporating landscape elements will maintain the existing visual continuity and pattern of buildings and rear gardens.

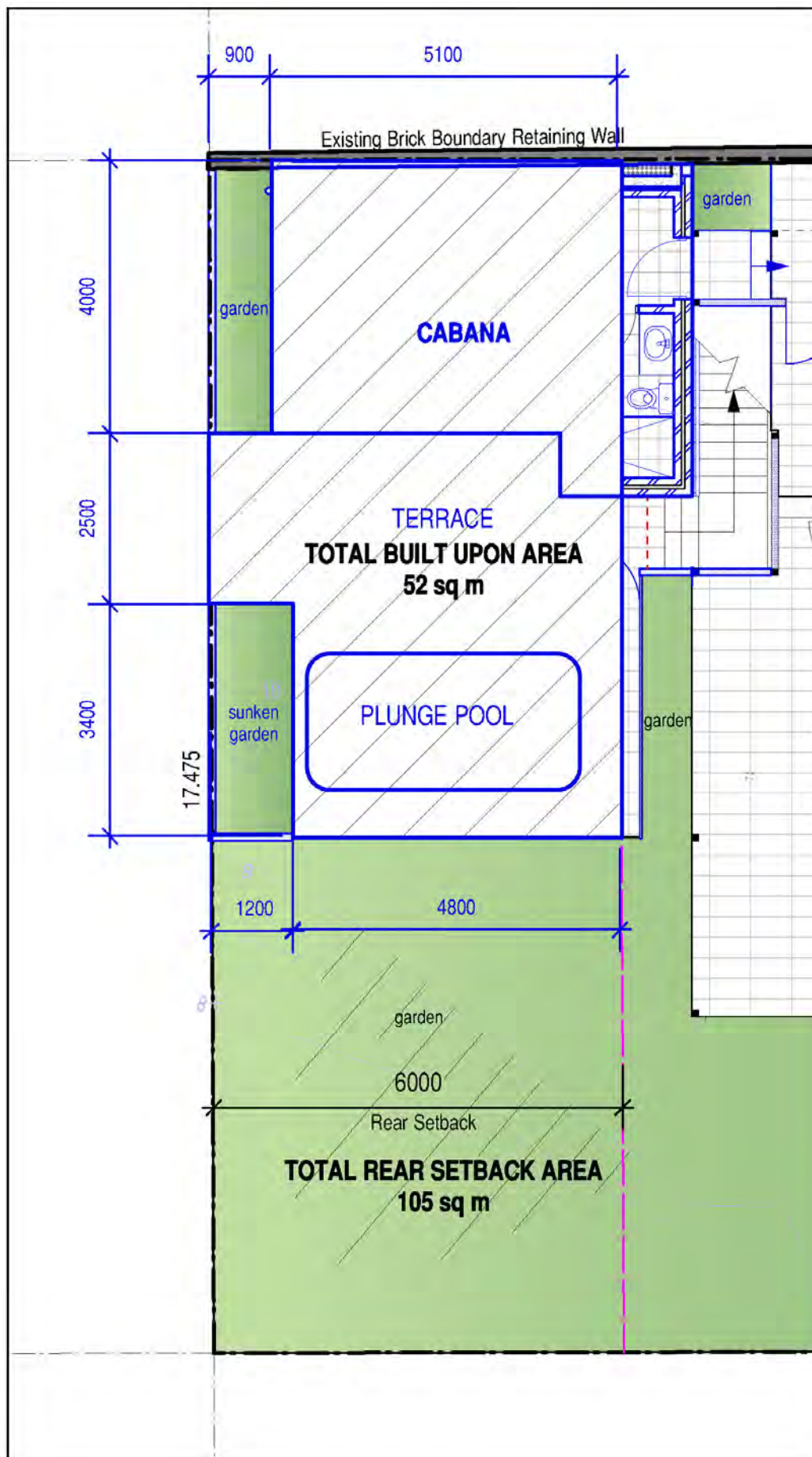


Image 04 - Proposed Rear Setback Area Diagram

## **6.0 Variation to WDCP 2011 - D1 Landscaped Open Space:**

The proposed Landscape Open Space is 92m<sup>2</sup> or 20% of the site area. Part D1 of the WDCP 2011 Map for *Landscaped Open Space and Bushland* setting requires a minimum 40% for Landscape Open Space.

The variation has resulted from careful consideration of the site and its surrounds and the desire of the owners to provide improved outdoor recreation for their family.

A variation is requested to Part D1 *Landscape Open Space*,

The following reasons support the variation:

- The density of the locality, small site area of 467.9 m<sup>2</sup> and footprint of the existing dwelling constrain the opportunity to achieve the required Landscape Open Space. The existing Landscape Open Space 112m<sup>2</sup> (24%.) does not comply.
- The proposed development reduces the existing Landscape Open Space by 20m<sup>2</sup>. The reduction is compensated by increasing the Private Open Space by adding an outdoor roof terrace patio area of 20m<sup>2</sup>, above the cabana, accessible at the same level as the main living space of the residence.
- The proposed plunge spa pool and surrounding coping are minimal in area. The proposed cabana outbuilding relates to the pool and provides improved amenity without adverse environmental effects. Appropriate outdoor recreational opportunities that meet the needs of the occupants will be enhanced.
- The proposal satisfies the objectives for Landscaped Open Space as there are adequate landscape areas with a dimension greater than 2m supporting deep soil planting providing privacy between buildings and sufficient to enable the establishment of low lying shrubs, medium high shrubs and several canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- The proposal maintains adequate space for service functions, including clothes drying.
- The existing streetscape planting has not been altered and no trees are being removed in the development.
- The proposal facilitates water management and infiltration of stormwater.
- Compliance with the DCP control is unreasonable and unnecessary given the merit circumstances of the application.

WDCP 2011 Part A.5 'Objectives' states that the overriding objective of the DCP is:

- To create and maintain a high level of environmental quality with an increase of local amenity and environmental sustainability.
- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood.
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome state.

The proposal fulfils these objectives by providing the owners with increased amenity with an attractive design that responds to the characteristics of the site without reducing the quality of the neighbourhood.



## **7.0 Environmental Effects**

### **7.1 Solar access**

The proposed additions at the rear of the existing dwelling will not cast additional shadows on the living room windows and private open space of the adjoining properties.

The proposed skillion roofline of the rear bedroom addition is significantly below the permitted maximum wall height and sufficiently setback from the rear boundary to maintain the existing solar access to the property located behind the site.

The proposed cabana outbuilding is located abutting the boundary retraining wall and at the lower garden level.

### **7.2 Privacy**

A landscape buffer on the rear boundary will screen the proposed plunge pool and adjacent terrace from the adjoining property behind the site. As the neighbouring house is situated at a lower ground level than the development site it does not have windows overlooking the proposed development.

The roof terrace above the cabana will be screened from the neighbouring house to the west.

### **7.3 Views**

No significant views are impacted by the development.



Image 5 – Location of proposed cabana outbuilding on the left and pool in the rear yard and upper level rear bedroom addition. Note fencing is to be removed,

## 8.0 Schedule of Colours and Materials

SURFACE	MATERIAL	FINISH	COLOUR
<b>Masonry walls:</b>			
Masonry	Render	Paint	To match existing
<b>Wall cladding:</b>			
Weatherboard	Timber	Paint	To match existing
<b>Joinery:</b>			
Windows	Timber	Paint	White
<b>Eaves cladding:</b>			
Eaves	Timber	Paint	To match existing
Fibre cement	Fibre cement	Paint	Off White
<b>Roof covering:</b>			
Pitched roof	Custom Orb	Colorbond	Windspray *
Pergola	Polycarbonate	Polycarbonate	Grey tint
<b>Others:</b>			
Paving	Limestone	Natural	Natural
Balustrading	Glazed	None	Clear
Fencing	Timber	Treated	Natural

\* From Colorbond colour chart

## **9.0 Conclusion**

The alterations and additions have been designed to complement the existing dwelling and improve the amenity of the property for the owners and family.

The proposed rear bedroom addition will enhance the function of the residence and will occupy the space of the unused shaded portion of the upper level rear deck.

The new plunge spa pool and associated cabana will benefit the recreational amenity of the property and sits comfortably into the natural contours of the adjacent and surrounding topography. The roof terrace above the cabana will improve the upper level private open space for the residence.

Whilst the existing and proposed Landscape Open Space do not comply with the development controls, the proposal with its landscape setting will satisfy the development objectives for Landscape Open Space.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties.

The development has responded to the characteristics of the landscape and the qualities of the surrounding neighbourhood' and considered on merit provides an advantageous solution that acknowledges the opportunities and constraints of the site.