

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT**

**Unit 1 TRIGG VILLAGE, (SALVATION ARMY)  
8 HOMESTEAD AVE. COLLAROY**

LOT 100      DP 806942

Prepared By *JJ Drafting*

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## 1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 8410/20 drawing numbers DA.01 to DA.11 dated September 2020 to detail proposed alterations and additions to an existing residence located on the Seniors Housing salvation army site unit 1 Trigg Village, 8 Homestead Ave Collaroy.

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. As a result of this assessment it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

# *The Environmental Planning and Assessment Act 1979 as amended*

# *The Environmental Planning and Assessment regulation 2000*

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

# *Warringah Local Environmental Plan 2011*

# *Warringah Development Control Plan 2011*

# *Warringah development Control Plan Map 2011*



EXISTING DWELLING (UNIT 1) SHOWN YELLOW WITH A CROSS



**BUSHIRE MAP.** PORTION OF THE SITE IS LOCATED WITHIN THE BUSHFIRE PRONE AREA, HOWEVER THE EXISTING DWELLING MARKED WITH A GREEN CROSS DOES NOT FALL INTO THE BUSHFIRE ZONE AREA. IT IS REQUESTED THAT A BUSHFIRE REPORT BE WAIVED AS THE DWELLING WILL NOT BE AFFECTED.



**WARRINGAH LANDSLIP MAP –** PORTION OF THE SITE IS LOCATED IN AREA A – YELLOW AND IN AREA D – GREEN. THE EXISTING DWELLING ON THIS SITE IS LOCATED IN AREA A OF THE LANDSLIP MAP SHOWN WITH A BLACK CROSS. Given that the existing dwelling on this seniors housing land



is located in 'Area A', a geo tech assessment would not be required, and it is therefore requested that council also waive a report as only a small portion located west of the site is in the landslip area D and the existing dwelling is located a long distance from this section.



#### **WATERWAYS AND RIPARIAN LAND**

THE SUBJECT DWELLING IS NOT LOCATED IN THE AREA OF THE WATERWAYS AND RIPARIAN AREA. EVEN THOUGH PORTION OF THE SITE IS LOCATED WITHIN THE WATERWAYS AND RIPARIAN LAND THERE WILL BE NO AFFECT UPON THE NATIVE VEGETATION WITH THE PROPOSED ADDITION TO THE EXISTING DWELLING MARKED WITH A BLACK CROSS.

#### **2) Site Characteristics and Description**

The subject allotment is described as 8 Homestead Ave Collaroy being the Seniors Housing and function centre owned by the Salvation Army. Total site area 1,292 Hectares

- The site is in SP1 Special Activities (Salvation Army Centre (Seniors Housing and Function Centre).
- The site is not listed as heritage or in a conservation area.
- Portion of the site is listed as being in area A and area D of the landslip zone. Please refer to the above note.
- The property addresses Pittwater Road to the East, Homestead Ave to the north and Charles Hayman Lane to the south.
- The site is currently developed with single storey residential dwellings for senior living, a function centre and residential aged care units.

- Driveway access to this site is provided via an existing driveway off Homestead Avenue.
- The site falls from the rear boundary down towards the front boundary of approximately 5.5m.
- Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn within each of the individual dwellings and the surrounding village.
- The subject existing dwelling is located north east on the site as marked with an X as per above photos

### **3) The Proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing single storey dwelling for senior living (Unit 1). The subject dwelling is located as per marked X on the above photos. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

- Existing side patio to be extended with a timber deck.
- Existing low roof to be removed and a new flat roof 'STRATCO' to be constructed above the existing patio as well as the new addition.
- Existing balustrades to be removed and replaced with a new selected balustrade.
- Colours to the proposed patio/deck addition is to blend with the existing dwelling.

There will be no affect on neighbouring properties due to the proposed additions.

Considerations has been given to bulk and form.



VIEW LOOKING SOUTH WEST.





VIEW LOOKING SOUTH EAST.



VIEW LOOKING WEST FROM THE FRONT OF THE DWELLING

**4) Zoning & Development Controls****4.1 Warringah Local Environmental Plan 2011**

The site is zoned SP1 Seniors housing and function centre under the provisions of the WLEP 2011. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

**4.2 Height of Building (LEP 4.3)**

The maximum building height is not to exceed 8.5m

The proposed addition will have a building height of 4.2m -----**Complies**

**4.3 General Principles of Warringah Development Control Plan 2011**

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

**4.4) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposal will not require a BASIX certificate with this application.

**BUILT FORM CONTROLS****a. Side Boundary Envelope (DCP B3)**

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inwards of 45 degrees.

The proposed development **complies** with all the side boundary envelopes.

**b. Side Boundary Setbacks (DCP B5)**

Warringah DCP control is a min. of 900mm.

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min.900mm.

North side boundary -----varies between 2.854m – 3.213m--**COMPLIES**

**c. Front Boundary Setbacks (DCP B7)**

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

There will be **no** change to the existing front setback

**d. Rear Boundary Setbacks (DCP B9)**

Warringah DCP control is a min. of 6.0m

There will be no change to the existing rear setback

**DESIGN****e. Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 1,292 hectares (12,920,000sqm) 40% - 5,168,000

The proposed deck addition will reduce the landscaping area by 7.77sqm

It is difficult to calculate the entire landscaped area of this site, it is therefore requested that council consider this proposed addition and the small decrease in landscaping on its merit as it will not affect the site with such a minor encroachment upon the landscaping area.

**f. Private Open Space (DCP D2)**

Requirement is a total of 60sqm with a minimum dimension of 5m.

Even though the dimensions are slightly less for the extended covered patio/deck, the proposal will provide for a larger outdoor recreational area that can be better utilized and used all year round.

**g. Access to Sunlight (DCP D6)**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. **Complies.**

**h. Views (DCP D7)**

Neighbours views will not be affected by the proposed additions.

**i. Privacy (DCP D8)**

There will be no loss of privacy, due to the proposed additions.

**j. Stormwater – C4**

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides for all collected stormwater to drain into existing stormwater line.

**Part F Zones and Sensitive Areas (F3 SP1 Special Activities)****Salvation Army Centre (Seniors Housing and Function Centre)**

The proposal will not affect the existing residential use of the land.

The proposal will be sympathetic to the surrounding area in terms of bulk and scale.

The proposal is located to the rear/side of the existing single storey dwelling and therefore will not be visible from the streetscape.

The proposal will not affect the special uses of the land. There will be no affect upon the existing landscaping and no vegetation will be removed. The proposed addition will be



single storey which will not affect adjoining dwellings in views, it will not dominate the landscape.

### **E8 Waterways and Riparian Lands**

The proposal will not affect the waterways or the riparian land. The location of the existing dwelling is not sited in this particular band. However as it is located on this site the proposal will not impact the watercourse. It is not located within the waterways or Riparian land.

### **E10 Landslip Risk**

The subject dwelling on this large site is located in the area A landslip risk map.

No assessment has been provided. The proposal will not impact the natural ground level. The existing dwelling is located on a fairly level area of this site.

## ***5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979***

### **5.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Warringah Development Control Plan 2011 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

### **5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

### **5.3 Any development control plan**

The development has been designed to comply with the requirements of the Cromer locality and the general principles of the Warringah Development Control 2011.

It is considered that the proposal respects the aims and objectives, the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity and within the existing site.

### **5.4 Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance were raised regarding the proposed development.

### **5.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions to an existing

dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

#### **5.6 The suitability of the site for the development**

The subject land is zoned SP1 Special Activities, the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

#### **5.7 Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

#### **5.8 The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

#### **6) Conclusion**

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



SUBJECT DWELLING



SUBJECT DWELLING  
BEHIND PINES



## SCHEDULE OF EXTERIOR FINISHES

**ROOF** Colorbond roof, medium finish to match existing

**TRIMS** To match existing