



Suite 16, 895 Pacific Highway Pymble 2073  
Tel 02 9440 8900 Mob 0419 250 600  
Email [mail@urbanesque.com.au](mailto:mail@urbanesque.com.au)

# *STATEMENT OF ENVIRONMENTAL EFFECTS*

---

*ALTERATIONS AND ADDITIONS TO DWELLING,  
NEW SWIMMING POOL AND DECK*

---

*No. 10 LINCOLN AVENUE  
COLLAROY*

*SCHUBERT RESIDENCE*

November 2019

## Table of Contents

---

1.0	INTRODUCTION.....	3
2.0	PROPERTY DESCRIPTION.....	3
3.0	SITE DESCRIPTION.....	4
4.0	THE SURROUNDING ENVIRONMENT.....	6
5.0	PROPOSED DEVELOPMENT.....	9
6.0	RELEVANT STATUTORY CONTROLS.....	9
6.1	Warringah Local Environmental Plan 2011.....	9
6.2	Warringah Development Control Plan 2011.....	10
7.0	MATTERS FOR CONSIDERATION - SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 .....	16
7.1	The provisions of any environmental planning instrument .....	16
7.2	Any draft environmental planning instrument.....	16
7.3	Any development control plan .....	16
7.4	Any planning agreement that has been entered into under section 7.4 .....	17
7.5	Any matter prescribed by the regulations that apply to the land .....	17
7.6	The likely impacts of that development .....	17
7.7	Suitability of the Site - Section 4.15(1)(c) .....	17
7.8	Submissions made in accordance with this Act or the regulations .....	17
7.9	The Public Interest .....	18
8.0	CONCLUSION.....	18

## 1.0 INTRODUCTION

This Statement of Environmental Effects accompanies architectural plans prepared by C+M Studio Pty Ltd, dated 13 November 2019 Project No. 082\_2017 for Mr and Mrs D Schubert located at **10 Lincoln Avenue, Collaroy**. The application is for alterations and additions to the existing dwelling with a new swimming pool and deck.

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.

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

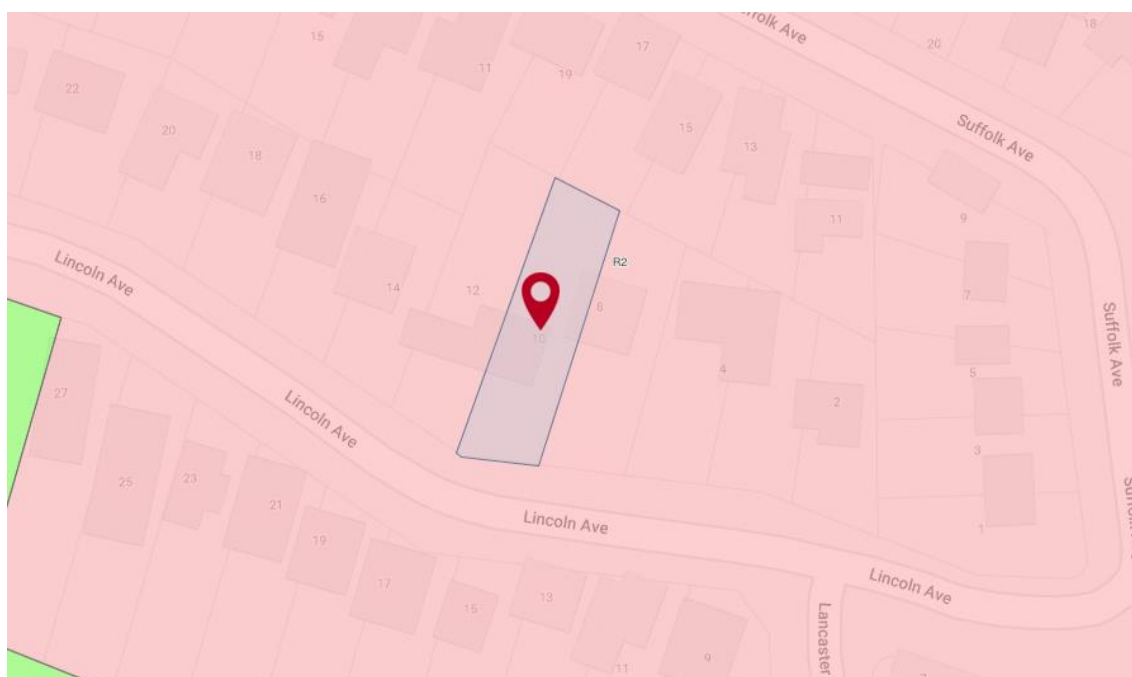
- *The Environmental Planning and Assessment Act, 1979 and Regulations*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

As a result of this 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.

## 2.0 PROPERTY DESCRIPTION

The subject allotment is described as **10 Lincoln Avenue Collaroy**, being Lot 14 within Deposited Plan 16998.

Under the *Warringah Local Environmental Plan 2011* (WLEP) the land is zoned R2 – Low Density Residential. The site is not listed as a heritage item nor is it within a conservation zone. The site is located within Area D on the landslip risk map. The site is not affected by acid sulphate soils or classified as bushfire prone.



**Figure 1: Zoning map identifying the subject site. The zoning is R2 Low Density Residential.**

### 3.0 SITE DESCRIPTION

The site is a slightly irregular shaped allotment of 843m<sup>2</sup> located on the northern and high side of Lincoln Avenue Collaroy. The site is affected by a moderate to significant slope from the north to the south. It is intended that the new addition will utilise the slope by creating a second storey which will takes advantage of available water views over Dee Why Lagoon and Dee Why beach to the south. The views can be obtained without affecting the views of adjacent properties.

The site supports an existing single storey dwelling constructed during the 1950s to 1960s and is of face brick with fibrous cement roofing. The garage accommodates a single vehicle. The site supports mature landscaping with several trees. Stormwater discharges by gravity to Lincoln Avenue.



Figure 2: View of the existing dwelling on the subject site from Lincoln Avenue.



Figure 3: Rear elevation of the existing dwelling.





Figure 4: View of rear yard of subject site looking north.



Figure 5: Alternate view of front of the existing dwelling noting the garage and vehicular access.





**Figure 6: Water view from the existing roof.**

## 4.0 THE SURROUNDING ENVIRONMENT

Collaroy is a dormitory suburb located 22 kilometres north-east of the Sydney central business district in the local government area of the Northern Beaches Council. Collaroy is part of the Northern Beaches region. Collaroy's location in proximity to Dee Why Lagoon, Dee Why Beach, Long Reef Beach and Long Reef Golf Club provides for good access to outdoor recreation. The suburb is bound to the west by Collaroy Plateau, to the north by Narrabeen and to the south by Dee Why.

The subject site is located approximately 200m from Pittwater Road which provides public transport access to the entirety of the Northern Beaches area and to the Sydney CBD by bus services.

Lincoln Avenue is a typical Collaroy residential street with a mixture of modern and original housing stock. Lincoln Avenue and surrounding streets were developed in the post 1945 period with modest single, two and three storey dwelling houses. The original housing stock of brick and tile, weatherboard and fibro dwellings are being redeveloped at an increasing rate as Sydney's housing and land prices increase and affordability rates decrease.

The subject dwelling is at a stage in the building lifecycle where it requires either complete demolition with development of a new dwelling or substantial remodelling to meet modern living needs. The latter is the motivation for the redevelopment of the site.

The neighbouring dwelling at 8 Lincoln Avenue is currently being redeveloped with the construction of a new dwelling for similar reasons to the subject site. The neighbouring dwelling at 12 Lincoln Avenue contains a single storey dwelling with a single basement garage of brick and tile roof construction.

The dwelling houses located on the opposite side of Lincoln Avenue and in the general vicinity of the site on the low side benefit from the southern water views created by the sloping topography. The proposed development will not affect the views of any surrounding developments.



Figure 7: View of neighbouring dwelling under construction at No. 8 Lincoln Avenue (east).



Figure 8: View of No. 12 Lincoln Avenue located adjacent to the subject site (west).





Figure 9: View of No. 13 Lincoln Avenue located diagonally opposite the subject site.



Figure 10: Aerial view showing surrounding development and low density context of the area.



## 5.0 PROPOSED DEVELOPMENT

As detailed within the accompanying architectural plans it is proposed to carry out alterations and additions to the existing dwelling comprising of a first floor, deck and a new swimming pool. Compliant car parking will also be provided in the existing garage but with a widened opening for improved access. More specifically, the development will comprise of the following elements:-

### Garage Level

- Square-off front of existing single garage and widen opening to better accommodate vehicle. This results in a slight encroachment into the building setback however it is a better outcome for the site in terms of vehicular accommodation without compromising the quality of the streetscape.

### Ground Floor

- Reconfiguration of the internal walls resulting in an open plan living living/dining/kitchen, study, storage, bathroom, laundry and rumpus room
- Construction of a deck, accessible from the open plan living space.
- Construction of a swimming pool with surrounding deck in the rear yard.

### First Floor

- Four new bedrooms (master suite with ensuite and walk-in-wardrobe).
- The three other bedrooms will each have built-in-robies and will share a central bathroom.

The external materials will include a combination of weatherboard and bagging the existing brick at the front of the house. A schedule of external colours and finishes is submitted accompanying this application. The roof will be pitched with weatherboard gables to the front and rear emulating a coastal aesthetic.

## 6.0 RELEVANT STATUTORY CONTROLS

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

### Warringah Local Environmental Plan 2011

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011			
CONTROL		PROPOSED	COMPLIANCE
<b>Clause 2.2</b> Zoning	Dwelling houses are permissible within the R2 zone applying to the land.	Alterations and additions to existing dwelling house at site.	Complies

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>Clause 4.3</b> Height of Buildings	8.5m	The building height through the highest point is 8.9m (RL72.70) due to the site slope. The variation is considered to be supportable.	No. Please refer to Clause 4.6 Variation that accompanies this application.
--	------	---	--

### Zone Objectives

The objectives of the R2 Low Density Residential zone are as follows:-

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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 zone objectives for the reasons that the alterations and additions will contribute to the housing needs of the community in a low density environment and the resultant landscaped setting will be in harmony with the surrounding built environment.

### Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 provides the relevant design guidelines for residential development within Warringah. The following provisions of the document are considered to be relevant to the proposal.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011		
CONTROL	PROPOSED	COMPLIANCE
PART B – BUILT FORM CONTROLS		
<b>B1 Wall Heights</b> Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building.	Due to the site slope, the dwelling partly exceeds the wall height control. The departure is supportable as a consequence of the slope, compliance with the setbacks and envelope controls. Further, the walls are architecturally relieved. The intent of the control is to avoid large expanses of unbroken wall plane and this objective is achieved.	No. Supportable on merit assessment as the objective of the control is satisfied
<b>B2 Number of Storeys</b> Site not identified on Number of Storeys Map.	The proposed development is two storeys.	N/A



WARRINGAH DEVELOPMENT CONTROL PLAN 2011		
CONTROL	PROPOSED	COMPLIANCE
<b>B3 Side Boundary Envelope</b> Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from 4m above ground level.	Apart from a minor eave encroachment, the proposal is compliant. The encroachment is inconsequential and it is considered that compliance with the objective is achieved which is to control excessive bulk and scale. A compliant proposal will retain the same bulk and scale.	No, however Complies with intent of control and is supportable on merit assessment.
<b>B4 Site Coverage</b> Site not identified on Site Coverage Map.	See Control D1.	N/A
<b>B5 Side Setbacks</b> 900mm from side boundary.	For each respective boundary, the side setbacks are as follows (at the closest point);  Eastern Boundary: 980mm. Western Boundary: 1,020mm	Complies
<b>B6 Merit Assessment of Side Setbacks</b> 900mm from the side boundary.	Not required. No new walls are proposed less than 900mm from a side boundary.	N/A
<b>B7 Front Boundary Setbacks</b> 6.5m from the front boundary.	The development's existing front setback to the majority of the building will remain unchanged. There is a minor alteration to the garage that will result in a setback of 5.544m to the closest point. The garage setback may be supported for the reason that the squared off garage will improve vehicular accommodation without compromising the quality of the streetscape.	No. Supportable as a minor variation for the reasons stated.
<b>B8 Merit Assessment of front Boundary</b> 6.5m from the front boundary	The front setback will be 5.544m to the garage at the closest point. This is because the proposed works require the garage to be squared off to install a widened garage door that will utilise the full potential of the existing garage space. This is considered acceptable as the intrusion is minor and will not result in unreasonable bulk and scale of the building. The first-floor additions are setback at least 6.5m.	Minor variation considered to be supportable on a merit assessment.
<b>B9 Rear Boundary Setbacks</b> 6m from the rear boundary The rear setback area is to be landscaped and free of any above or below ground structures.	The rear setback of the dwelling is greater than 6m. There are no works proposed within 6m of the rear boundary.	Complies

**STATEMENT OF ENVIRONMENTAL EFFECTS**

<b>WARRINGAH DEVELOPMENT CONTROL PLAN 2011</b>		
<b>CONTROL</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>B10 Merit Assessment of Rear Boundary Setbacks</b> 6m from the rear boundary	Not required.	N/A
<b>PART C – SITING FACTORS</b>		
<b>C3 Parking Facilities</b> Garage doors and carports are to be integrated into the house design and to not dominate the façade.  Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6m or 50% of the building width, whichever is the lesser.  Two parking spaces are to be provided for residential dwellings.	Existing garage parking arrangements will be retained. The altered garage will not dominate the streetscape.  The garage opening does not exceed 50% of the building width.  The site supports two car spaces; one in the garage and one in the front setback on the hardstand area.	Complies  Complies  Complies
<b>C4 Stormwater</b> 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.	The subject property has a fall to Lincoln Avenue. A stormwater management plan by Waddington Consulting, Ref: 11309-C1-00, dated July 2017 has been prepared and is submitted with the application.	Complies
<b>C5 Erosion and Sedimentation</b> Erosion and sedimentation prevention measures must be installed on all sites where some degree of soil erosion and sedimentation is likely to occur.	Sediment and erosion controls are detailed on Sheet DA903 of the architectural plan set.	Comply
<b>C7 Excavation and Landfill</b> Excavation and landfill works must not result in any adverse impact on adjoining land.	The alterations and additions to the dwelling will not require any excavation as majority of the works will take place within in the existing building footprint. The construction of the pool will require excavation of approximately 1.6m, however, no adverse impacts will result on adjoining land. A preliminary geotechnical report by White Geotechnical Group dated 15/10/19 supports the application.	Complies
<b>C8 Demolition and Construction</b> Section 1 of the Waste Management Plan must be satisfactorily completed and submitted.  An area must be allocated for the sorting and storage of materials for use, recycling and disposal.	A Waste Management Plan is submitted with the application.  A stockpile and material recycling area are indicated on the sediment and erosion control plan.	Complies  Complies



**STATEMENT OF ENVIRONMENTAL EFFECTS**

<b>WARRINGAH DEVELOPMENT CONTROL PLAN 2011</b>		
<b>CONTROL</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>C9 Waste Management</b> Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises.	The site is occupied by residents and ongoing waste will be collected via Council's weekly kerbside collection service. The site has existing bin storage facilities.	Complies
<b>PART D – DESIGN</b>		
<b>D1 Landscape Open Space and Bush land Setting</b> Minimum 40% of the site is to be landscaped open space.  Landscaped area required is 337.2m <sup>2</sup> .	Landscaped area to be provided is 443m <sup>2</sup> (52.5%). Sufficient space is provided for the planting of indigenous vegetation, low lying shrubs, medium high shrubs and canopy trees. The proposal satisfies all concerns regarding privacy and visual amenity and accommodates appropriate outdoor recreational opportunities for the occupants of the dwelling.	Complies
<b>D2 Private Open Space</b> 60m <sup>2</sup> with minimum dimensions of 5m.	The rear yard area is compliant as it is significantly larger than 60m <sup>2</sup> and has minimum dimensions larger than 5m.	Complies
<b>D3 Noise</b> Ensure that noise emissions do not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.	Care will be taken by the occupants to ensure that noise is kept to standards that will not unreasonably diminish the amenity of the area as a result of noise intrusion.  The proposed works are for alterations and additions to the existing dwelling. No unusual acoustic impacts are anticipated as a result of the proposal.	Complies
<b>D6 Access to Sunlight</b> At least 50% of the required area of POS of each dwelling and at least 50% of the required area of POS of adjoining dwellings are to receive a minimum of 3hr of sunlight between 9am and 3pm on June 21. Windows to the principal living area of each dwelling and the principal living area of each adjoining dwelling (i.e. at least 50% of the glazed area of those windows) are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The dwelling has a favourable northerly aspect so solar access to the new layout and additions is compliant.  Shadow diagrams are provided accompanying this application. The shadow diagrams show that there is minimal additional overshadowing when compared to the existing development and all surrounding dwellings are still capable of achieving compliant solar access to private open space and living areas.	Complies  Complies
<b>D7 Views</b> Development shall provide reasonable sharing of views.	The proposed development will not impact the views of surrounding development due to the local topography of Lincoln Avenue.	Complies

WARRINGAH DEVELOPMENT CONTROL PLAN 2011		
CONTROL	PROPOSED	COMPLIANCE
	No further analysis of views is considered to be required.	
<b>D8 Privacy</b> Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.  The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.  The windows of one dwelling are to be located so they do not provide direct or close views into the windows of other dwellings.	Living areas and the majority of windows are oriented towards private open space at the north and to obtain views to the south from living areas and the master bedroom.  Windows are effectively located along the northern and southern boundaries so as to not face any neighbouring properties and avoid overlooking issues. First floor windows on side elevations are screened.  No windows will provide direct views into any of the neighbouring properties.	Complies   Complies   Complies
<b>D9 Building Bulk</b> Side and rear setbacks are to be progressively increased as wall height increases.  Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.  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  Orientate development to address the street.  Use colour, materials and surface treatment to reduce building bulk.  Landscape plantings are to be provided to reduce the visual bulk of new building and works.	Both side and rear setbacks are increased as the wall height increases.  As mentioned, setbacks are increased as the wall height increases so as to avoid continuous wall planes.  The bulk of the downhill side has been minimized through articulation and recessed features. The building height is addressed in the accompanying Clause 4.6 variation.  The development will continue to address Lincoln Avenue.  Bagged brick, sandstone and weatherboard finishes will be used throughout. Colours will be neutral or recessive. Refer to the accompanying Colour Scheme – Sheet DA905.  The proposed works will retain the existing established site landscaping.	Complies  Complies  Complies  Complies  Complies
<b>D10 Building Colours and Materials</b> A schedule of colours and materials is to be submitted with all development applications.	Please refer to the attached Colour Scheme accompanying this application at Sheet DA905.	Complies



WARRINGAH DEVELOPMENT CONTROL PLAN 2011		
CONTROL	PROPOSED	COMPLIANCE
<b>D11 Roofs</b> Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.  Roofs shall incorporate eaves for shading.  Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.  Roofing materials should not cause excessive glare and reflection.	The proposed roof pitch will be 24° which is compatible with the streetscape.  Eaves are provided to the rear ground floor elevation and the new upper storey gable ends.  The roof design is well articulated through the introduction of two gable ends rather than one large single gable.  The proposed Colorbond roofing and colour will not cause excessive glare and is a material in common use in the area.	Complies  Complies  Complies  Complies
<b>D14 Site facilities</b> All dwellings which are required to have landscaped open space are to be provided with adequate open air clothes drying facilities which are suitably screened from public places or streets.	The rear yard is of a sufficient area to provide for open air clothes drying facilities. The location will be a matter of choice for the owners.	Complies
<b>D16 Swimming Pools and Spas</b> Pools are not to be located in the front building setback.	The proposed pool will be located in the rear yard.	Complies
<b>D22 Conservation of Energy and Waste</b> Buildings are to be designed to minimize energy and water consumption.	Please refer to the BASIX Certificate (Ref A350099_03) dated 14 November 2019 and commitments on plans.	Complies
PART E – THE NATURAL ENVIRONMENT		
<b>E1 Private Property Tree Management</b> Arboricultural report to be provided to support development where impacts to trees are presented.	The proposal does not involve the removal of any trees.	N/A
<b>E10 Landslip Risk</b> The applicant must demonstrate that: <ul style="list-style-type: none"> <li>• The proposed development is justified in terms of geotechnical stability; and</li> <li>• The proposed development will be carried out in accordance with good engineering practice.</li> </ul>	Please refer to the preliminary Geotechnical Investigation report prepared by White Geotechnical Group dated 15/10/19 accompanying this application.  The report concludes that subject to conditions of consent, no further geotechnical assessment is required.	Complies



Figure 11: Image of the views currently available from the front living area of the dwelling.

## 7.0 MATTERS FOR CONSIDERATION - SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

### 7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011, SEPP BASIX and the relevant supporting Council policies. It is considered that the provisions of these environmental planning instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with their provisions except for a minor variation to the building height which is addressed through a Clause 4.6 variation.

In accordance with Warringah Local Environmental Plan the subject property is zoned R2 Low Density Residential. The proposed development comprising of alterations and additions, a new swimming pool and deck is a permissible with consent within this zone.

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

### 7.2 Any draft environmental planning instrument

No draft environmental planning instruments apply to the site at present.

### 7.3 Any development control plan

The development has been designed to comply with the requirements of the Warringah Development Control Plan 2011 and is demonstrated to be highly compliant.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the *Environmental Planning and Assessment Amendment Act 2012 No 93* (Amendment Act) which received assent on 21 November 2012 commenced on 1 March 2013.

Key amongst the amendments are requirements to interpret DCPs flexibly and to allow reasonable alternative solutions to achieve the objects of DCP standards.

The new section 3.42 provides that the 'principal purpose' of DCPs is to 'provide guidance' on:-

- giving effect to the aims of any applicable environmental planning instrument
- facilitating permissible development
- achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 4.15(3A) which:

- prevents the consent authority requiring more onerous standards than a DCP provides,
- requires the consent authority to be 'flexible' and allow 'reasonable alternative solutions' in applying DCP provisions with which a development application does not comply,
- limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that Council applies considered flexibility where the application seeks variances to numerical development controls in the DCP as may be justified in this report.

#### 7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

---

No matters of relevance are raised in regard to the proposed development.

#### 7.5 Any matter prescribed by the regulations that apply to the land to which the development relates.

---

No matters of relevance are raised in regard to the proposed development.

#### 7.6 The likely impacts of that development

---

It is considered that the proposal will not result in any unreasonable or detrimental impact upon the adjoining properties or upon the character of the surrounding area. It is considered that no unreasonable impact will result from the proposal that would prevent the granting of consent.

#### 7.7 Suitability of the Site - Section 4.15(1)(c)

---

The subject site is considered suitable in terms of size and shape to accommodate the proposed alterations and additions and swimming pool. The works are permissible within the residential R2 zone.

#### 7.8 Submissions made in accordance with this Act or the regulations

---

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



## 7.9 The Public Interest

---

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

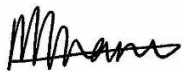
## 8.0 CONCLUSION

---

This proposal for the proposed alterations and additions, swimming pool and deck to the existing dwelling has been assessed against the requirements of Section 4.15(1) of the Act, the Warringah Local Environmental Plan 2011 and the relevant Council policies.

As described in this Statement of Environmental Effects, compliance with either Council's numerical controls or the qualitative objectives of those controls has demonstrated that the proposal will not unreasonably impact upon the natural or built environment or the amenity of surrounding properties.

It is our opinion that this application for the proposed development at **No. 10 Lincoln Avenue Collaroy** as described in this application is reasonable and supportable and may be approved under delegated authority.



Madeline Maric  
**Urbanesque Planning Pty Ltd**

***Reviewed by:-***



Eugene Sarich  
**Urbanesque Planning Pty Ltd**