

Statement of Environmental Effects

Alterations and additions to an existing dwelling house with ancillary works at 84 Lincoln Avenue, Collaroy NSW 2097



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1. Introduction

The development proposal entails alterations and additions to an existing 2 storey dwelling house with ancillary works at H/N 84 Lincoln Avenue, Collaroy NSW 2097.

The development proposal is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan (LEP) 2011.

The proposed works are defined as ancillary alteration and additions s to an existing dwelling house.

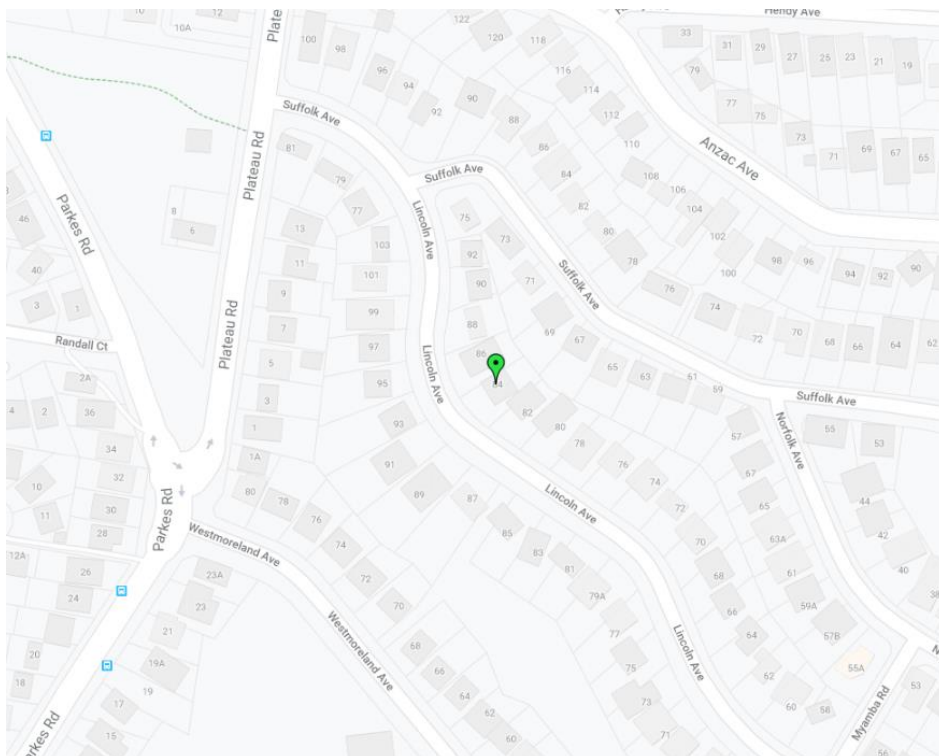
The main body of this report will review the key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979 and recommends approval.

2. Site Details

2.1. Location

The subject site is a conventional residential land holding on the eastern side of Lincoln Avenue and is legally identified as Lot 4 in DP 242932, known as 84 Lincoln Avenue, Collaroy NSW 2097.

A location plan of the site is provided below.



The site is irregular in shape with a total surface area of 711.7 sq.m and a road frontage of 21.18 metres.

At the site stands a large 2 storey dwelling that was built in the early 1980's from face brickwork and tiled roof construction. To the rear a recently constructed inground pool is located.

Surrounding development consists of detached residential dwellings of varying age, scale and design.

To the south of the site, the Couttis Crescent Bushland Reserve commences which stretches between Lincoln Avenue and Westmoreland Avenue and Coutts Crescent.



Subject premises- 84 Lincoln Avenue.



Subject premises and existing bush rock retaining wall to front setback.



Area of works and adjoining property at 82 Lincoln Avenue.



Rear yard of subject premises.



Side boundary line/side access of subject premises to rear courtyard.

2.2. Zoning

The site is located within the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011.

A zoning map is provided below.



3. Development Proposal

The Development Application proposes the following works:

Ground level

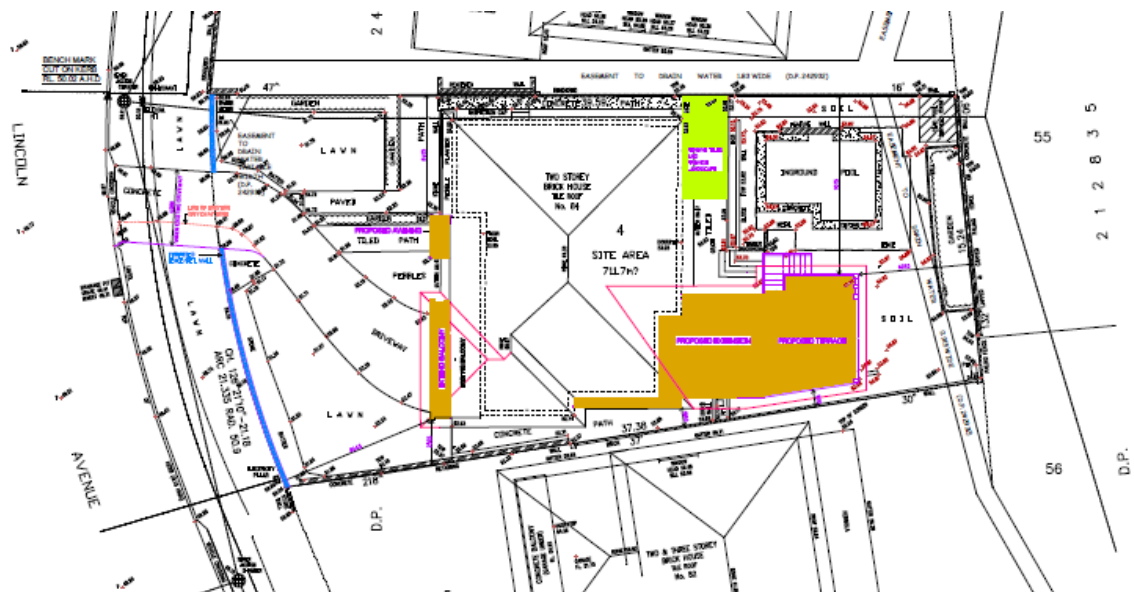
- New ground floor rear extension to contain new storage and enlarged garage areas.
- Laundry- replace existing window and hinged door with new sliding doors.
- New stairs.
- New balcony support columns.
- New front awning and blade wall.

First floor

- Extension to floor area to include larger kitchen area and remodelled kitchen.
- New family and terrace.
- Removal of balcony columns.
- Extension of existing front balcony.
- New solid balustrade.
- New corner window to dining.

Other

- New front decorative fence.
- Widening of the existing driveway and vehicle cross over.
- New retaining walls.
- New landscape area to rear.



Proposed changes shown in colour.

The relevant architectural plans, survey plan and other supporting documents accompany the Development Application.

4. Permissibility

The proposed development is permissible in the R2- Low Density Residential zone under the provisions of Warringah Local Environmental Plan 2011.

The development is classified as Local Development.

5. Matters of Consideration

5.1. Section 4.15(1)(A)(I) – any environmental planning instruments

Warringah Local Environmental Plan 2011

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.

Compliance Analysis

Clause of LEP	Compliance with Requirements
2.7 Demolition requires consent	Yes
4.3 Height of buildings	Yes
4.6 Exceptions to development standards	N/A
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

The alterations and additions to an existing dwelling house, result in a permissible development in the R2 Low Density Residential zone pursuant to Warringah Local Environmental Plan 2011 and complies with the objectives of this zone.

5.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the development proposal.

5.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposed changes do not compromise the core objectives of Warringah Development Control Plan since the new alterations and additions have been designed to comply with the design controls in place.

Given the location of the new works are predominantly located towards the eastern side boundary line, there are no privacy, solar access constraints and amenity impacts for the adjoining property at 82 Lincoln Avenue.

These works do not impact on planning considerations such as; stormwater drainage, car parking, private open space, landscaping area, solar access, building height and floor space ratio.

Compliance Analysis

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	N/A	Yes
B3 Side Boundary Envelope	Yes	Yes
R2 Side Boundary Envelope Exceptions	Yes	N/A
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	Yes	N/A
B7 Front Boundary Setbacks	Yes	Yes
R2 - All other land in R2 Zone	Yes	N/A
Front Boundary Exceptions - R2	Yes	N/A
All other land under R2	Yes	N/A
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D2 Private Open Space	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes

D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D20 Safety and Security	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes

5.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the proposal.

5.5. Section 4.15(1)(A)(iv) – the regulations

The proposal is viewed sufficient to enable a proper evaluation to be carried out by Council under the planning regulations and under Section 4.55 of the EP & A Act 1979.

5.6. Section 4.15(1)(B) – the likely impacts of the development

There are no undesirable socio-economic impacts that will result from the alterations and additions to the existing dwelling house.

There would be no undue impact upon the natural and built environment within the vicinity of the subject site as a result of the proposed works.

5.7. Section 4.15(1)(C) – the suitability of the site

There are no adverse effects on the adjoining property at 82 Lincoln Avenue given a 1.8 metre high privacy screen is proposed to the terrace to mitigate privacy concerns.

The proposed rear addition works would not result in significant overshadowing impacts for the adjoining property at 82 Lincoln Avenue in particular.

There are no significant or iconic views affected by the development proposal.

5.8. Section 4.15(1)(D) – any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to comment on any such submissions.

5.9. Section 4.15(1)(e) – the public interest

The proposal is not contrary to the public interest and allows an existing dwelling house to be made more comfortable and the appearance of the dwelling to the streetscape is to be substantially improved as a result of the works.

6. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the matters of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent and is considered not to unreasonably impact upon the amenity of the adjoining properties or the Lincoln Avenue streetscape and landscape.

On balance, it is considered that the development which involves additions and alterations to the existing dwelling house will have minimal amenity impacts on the residents of the adjoining and nearby properties.

On this basis, it is recommended that the development proposal be approved subject to conditions.

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