



73 FULLER STREET COLLARROY PLATEAU

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING



Report prepared for
ACTION PLANS
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1.0 Introduction

1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling at 73 Fuller Street Collaroy Plateau.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Site survey prepared by Sydney Surveyors
- ◆ Architectural drawings and BASIX Certificate prepared by Action Plans
- ◆ Arborist Report prepared by Hugh the Arborist

1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The subject site is located on the eastern side of Fuller Street in Collaroy Plateau, approximately 95 metres south of its intersection with Acacia Street. It is legally described as Lot 9 Section U DP 33000.
- 2.2 It is a rectangular lot, with a width of 10.67 metres, a depth of 39.625 metres and an area of 422m². It slopes gently to the west (towards Fuller Street).
- 2.3 The site is currently occupied by a two storey brick residence with a tile roof, a detached single garage, an inground swimming pool and a single carport.
- 2.4 The property is surrounded by detached residential dwellings in all directions. The site is located in close proximity to the Collaroy Plateau neighbourhood shops and retail and public transport services on Pittwater Road.



Figure 1. The site and its immediate surrounds

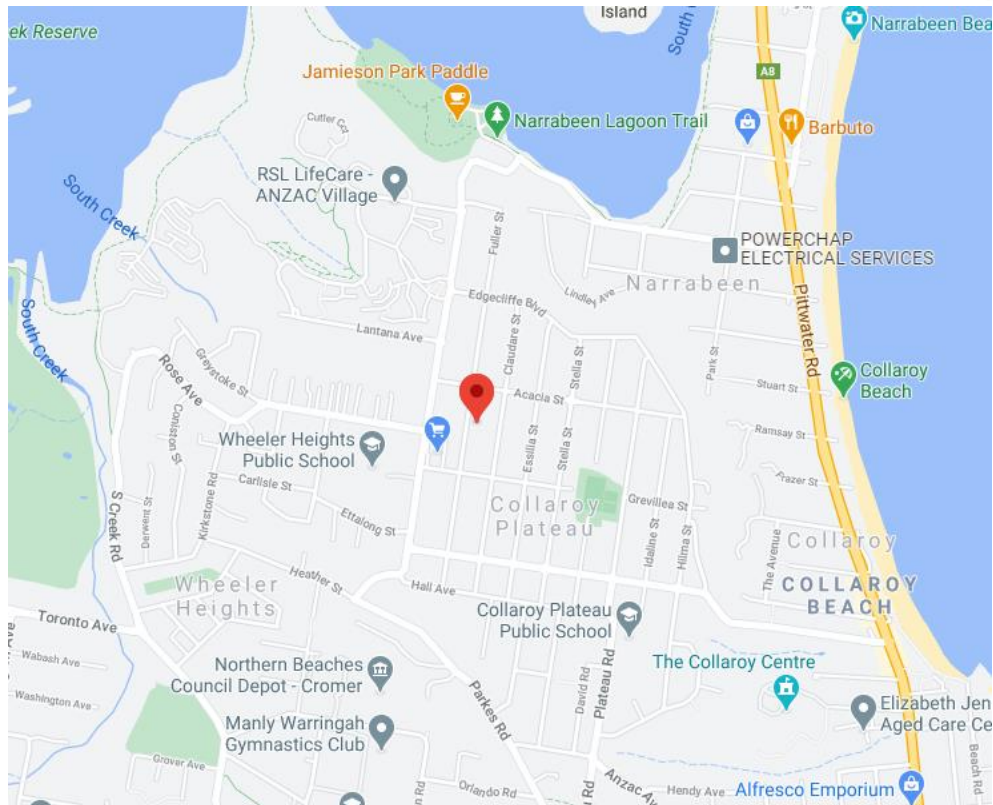


Figure 2. The site within the locality

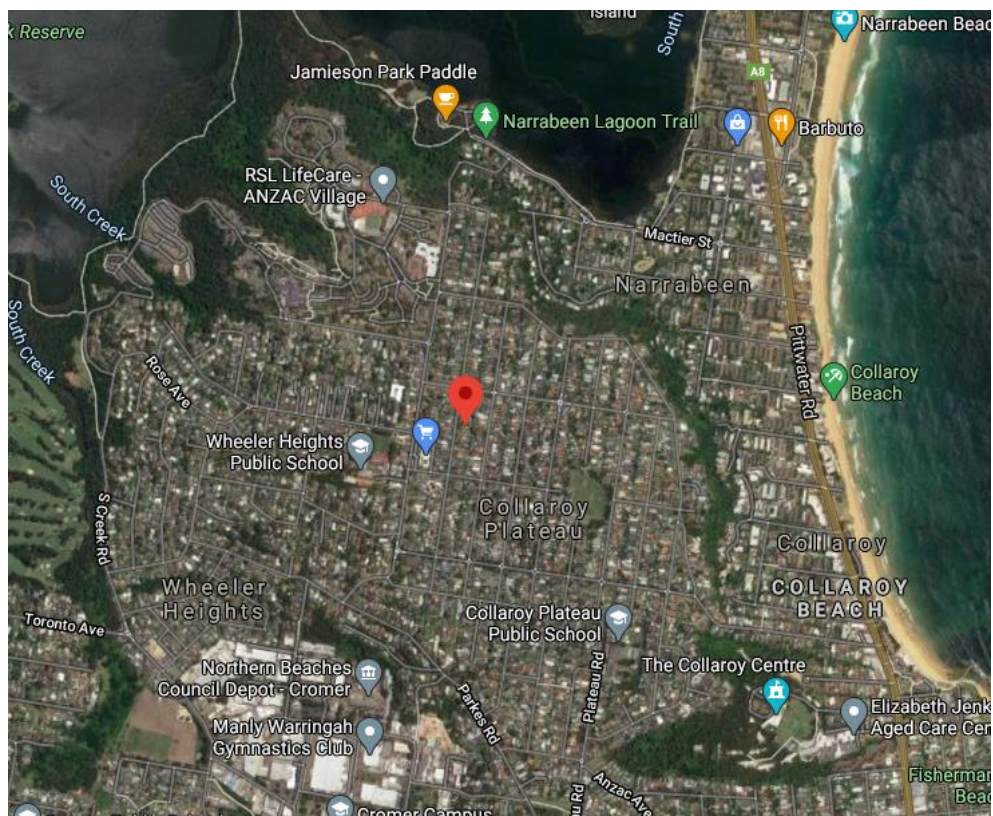


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling, looking east from Fuller Street



Figure 5. The rear of the existing dwelling, looking west towards Fuller Street



Figure 6: The rear yard and existing swimming pool, looking east.



Figure 7: The existing detached garage in rear yard, looking north.

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling, to create a 4 bedroom dwelling with double carport on the subject site.

4.2 The alterations and additions have been designed to ensure that the appearance of the dwelling is improved and remains consistent with the existing streetscape. The proposed additions maintain a scale consistent with dwellings in the locality and has been designed to remain compatible with the streetscape.

4.3 The proposed alterations and additions will be made up as follows:

Ground floor

- A minor extension to the north to create a new entry,
- Convert the dining room to Bed 1 / office,
- Convert the kitchen to an entry and new staircase to access the first floor,
- Demolish the existing staircase and construct a new bathroom, laundry, and pantry,
- Convert the rear living and family room to an open plan kitchen, dining and living room, with new doors to the rear patio,
- Convert the inaccessible garage to an outdoor cooking area and storage room,
- New windows throughout.

First floor

- A minor extension to the north and conversion of the study to a void and staircase,
- New WIR to the master suite,
- Demolish the existing staircase and replace with an enlarged and refurbished master ensuite and bathroom,
- New robe to Bed 2,
- Convert Bed 3 and 4 to a living room with a linen/storage cupboard,
- A new rear extension comprising of bed 3 and 4,
- New windows as specified.

Site

- A new driveway and double carport accessed from Fuller Street.
- Removal of 3 trees (2 small trees from the front yard and 1 street tree)

5. Statutory Framework

5.1 State Environmental Planning Policies

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native vegetation. 1 Frangipani and 1 Palm are proposed to be removed from the front yard to make way for the new carport. A street tree is proposed for removal to make way for the new driveway. Support for this is provided in the accompanying Arborist's report.

State Environmental Planning Policy No. 55 – Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible land use in the R2 zone, which permits dwelling houses with development consent.



Figure 8. Extract from Warringah LEP zoning map

Demolition

Minor demolition works are proposed, as described above, and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum lot size of 450m². The subject site is an existing undersized parcel, comprising an area of 422m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum building height of 7.5 metres.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is not identified to contain Acid Sulfate soils.

Earthworks

Minimal earthworks are proposed to prepare the site for construction, with the majority of works proposed within the existing building footprint.

Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Development on Sloping Land

The site is located in the area nominated the LEP maps as Area A – Slope < 5. The proposed development is considered consistent with the very low landslide risk and there are no stormwater or subsurface flow conditions that will detrimentally affect the site.

5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part B Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP.

The development proposes a compliant maximum wall height of 6.8 metres.

Side Building Envelope

The site requires a side boundary envelope of 5m/45°. The development proposes a minor variation, incorporating a small section of eave of the first floor extension. It is noted that there is an existing non-compliance to the side boundary envelope numerical control.

A variation to the side boundary envelope is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

Comment

The proposed development is for a modest first floor extension which complies with the 8.5 metre building height control for the location. The building design has compliant side setbacks and does not visually dominate, or present with excessive bulk when viewed from neighbouring properties or Fuller Street.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Comment

The shadow diagrams included with this application, demonstrate that the proposed development maintains compliant solar access, with direct sunlight available to more than 50% of the private open space of the subject site and the adjoining dwellings at 9am and 12pm on June 21. All rooms provide BCA compliant access to light.

Privacy will be retained for neighbours with compliant setbacks proposed and no direct overlooking into any key living areas. The existing ground floor is visually separated from the neighbouring properties by the side boundary fencing. A number of privacy measures have been incorporated into the design including skylights, offset windows, privacy glazing and high sill heights.

The alterations and additions allow for appropriate spatial separation between the subject site and adjoining dwellings.

- *To ensure that development responds to the topography of the site.*

Comment

The subject site is relatively level, sloping gently to the west (to the Fuller Street frontage) and the site topography does not impact on compliance with the control.

It is concluded that the proposed variation will have no impacts on neighbouring properties and remains consistent with the objectives of this clause, despite the non-compliance.

Side Boundary Setbacks

Side boundary setbacks of 900mm are required on the subject site by the DCP. No change is proposed to the existing, compliant, side setbacks of 2.5 metres (north) and 0.9 metres (south).

Front Setback

A front setback of 6.5 metres is required for the subject site by the DCP. The existing dwelling has a compliant front setback of 7.96 metres to the dwelling and no change is proposed.

The existing single carport, to be demolished, sits within the front setback area and the new double carport proposes a front setback of 0.15 metres. A variation to the front setback is considered appropriate, in this case, as Fuller Street has an established pattern of carports within the front setback, as illustrated in Figures 9 -17. In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- *To create a sense of openness.*

Comment

The development proposes a carport, with no side walls or screening which maintains the sense of openness in the location.

- *To maintain the visual continuity and pattern of buildings and landscape elements.*

Comment

The roof of the proposed carport is attached to and consistent with the existing dwelling and presents with visual continuity from the street. This represents an improvement to the current situation, which comprises of a detached single carport on the street frontage. New landscaping is proposed which will enhance the streetscape in this location.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

Comment

The development proposes to maintain the existing setbacks to the dwelling, with new landscaping to the street. The proposed extension and refurbishment of the dwelling will result in a consistent visual presentation to the streetscape in this locality.

- *To achieve reasonable view sharing.*

Comment

A site visit has been undertaken and it is considered there will be no impact on any views.



Figure 9: No. 85 Fuller Street



Figure 10: No. 87 Fuller Street



Figure 11: No. 88 Fuller Street



Figure 12: No. 53 Fuller Street



Figure 13: No. 38 Fuller Street



Figure 14: No. 28 Fuller Street



Figure 15: No. 95 Fuller Street



Figure 16: No. 93 Fuller Street



Figure 17: No. 105 Fuller Street

Rear Setback

A rear setback of 6 metres is required on the subject site by the DCP. No change is proposed to the existing, compliant, rear setback of 6.89 metres.

Part C Siting Factors

Traffic Access and safety

The development proposes to remove the existing single driveway and carport and construct a new crossover, driveway and carport from Fuller Street.

The relocation of the driveway and carport will allow for the provision of a practical and integrated double carport onsite. The demolished driveway and carport will make way for new gardens and landscaping on the site.

Parking

A maximum garage / carport width of 6 metres or 50% of the building width applies to the site (whichever is lesser). This equates to 3.44 metres for the building width of 6.879 metres. A minimum 2 car parking spaces per dwelling applies to the site.

The development proposes a double carport, with a maximum width of 5.719 metres. A variation to the maximum carport width is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- *To provide adequate off street carparking.*

Comment

As described above the subject site currently has only 1 formal onsite car park. The provision of a double carport represents an improvement to the current situation and will provide practical, onsite parking for this family home.

- *To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.*

Comment

The proposed carport design is located and designed to minimise visual impacts, by presenting with an integrated roof and open sides. The existing ground floor front setbacks of the dwelling will be maintained, with new landscaping introduced to the street.

- *To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.*

Comment

The open carport design ensures it will not present with a dominant built form to the street.

Stormwater

Stormwater from the alterations and additions will be connected to the existing drainage infrastructure on the site, which drains to Fuller Street.

Excavation and Landfill

Minor earthworks are proposed to prepare the site for construction and all works will be undertaken in accordance with engineering details and any conditions of consent.

The proposed development is considered consistent with the very low landslide risk and there and drainage patterns will be unaffected by the works.

Erosion and Sedimentation

Erosion and sediment control measures will be maintained, as detailed in the architectural plans, until the site is stabilised, in accordance with Council controls.

Demolition and Construction

The proposed alterations and additions will involve demolition works as detailed above and in the attached plan set. All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the additions proposed.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 168.8m² for the site area of 422m². The existing landscaped open space is non-compliant at 107.61m² or 25.5%. The proposed landscaped area is 127.06m² or 30.11%.

A variation to the landscaped area control is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

Objectives of the control:

- *To enable planting to maintain and enhance the streetscape.*

Comment

The site maintains sufficient area to enable onsite planting for the enhancement of the streetscape. The development proposes new landscaping to enhance the street frontage in this location.

- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*

Comment

Not relevant to the subject site.

- *To provide for landscaped open space with dimensions that are sufficient to enable the*

establishment of low-lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.

Comment

There is sufficient area for the retention and establishment of low-lying and medium shrubs and canopy trees.

- *To enhance privacy between buildings.*

Comment

As discussed in detail, earlier in this report, privacy is easily maintained between dwellings, with compliant building setbacks and privacy measures incorporated into the building design.

- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*

Comment

Appropriate outdoor recreation areas will be maintained including the existing swimming pool, rear patio, and landscaped areas.

- *To provide space for service functions, including clothes drying.*

Comment

There is sufficient area to accommodate service functions including clothes drying.

- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment

Stormwater from the proposed alterations and additions will be connected to the existing drainage infrastructure on the site, which drains to Fuller Street.

Private open space

Private open space area in excess of 60m² will be retained for the site in the rear yard as required by the DCP.

Noise

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Access to sunlight

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in a minor increase in shadowing to the subject site and the side and front yard of 71 Fuller Street.

12pm – The development will result in a minor increase in shadowing to the subject site and the front and rear yard of 71 Fuller Street.

3pm – The development will result in a minor increase in shadowing to the subject site, the front yard of 71 Fuller Street and the rear yards of No. 84 & 86 Claudare Street.

It is concluded that the private open space of the adjoining property maintains compliant solar access with direct sunlight available to more than 50% of the rear yard at 9am and 12pm.

Views

A site visit has been undertaken and it is considered the development will not result in any view loss impacts.

Privacy

Privacy will be retained for neighbours with compliant side setbacks proposed and no direct overlooking into any key living areas.

The existing ground floor is visually separated from the neighbouring properties by the side boundary fencing. A number of privacy measures have been incorporated into the design including skylights, offset windows, privacy glazing and high sill heights.

Building Bulk

The proposed alterations and additions incorporate articulation to alleviate bulk. The alterations and additions are consistent with the existing dwelling and the streetscape, with the overall impact being a modern, aesthetically pleasing and complimentary addition to Fuller Street.

Building Colours and Materials

The proposed building materials include metal roof sheeting to the carport and tiles and brickwork to the dwelling additions to match the existing with details provided in the attached materials and finishes schedule.

All materials and finishes are complementary to the residential surrounds and are consistent with a modern finish.

Roofs

The addition to the existing dwelling proposes a new roof with a 19 degree pitch, to match the existing. The carport proposes a 20 degree pitch.

The roof form has been designed to ensure bulk and height are minimised and to complement the locality.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Side and Rear Fences

No change is proposed to existing side and rear boundary fencing. A new 1.5 metre high, timber front fence and vehicle panel lift gate are proposed.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities. These will be retained as part of the proposed application.

Swimming Pools

No changes are proposed to the existing swimming pool.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

Conservation of Energy and Water

The design has achieved a BASIX Certificate which accompanies the application.

Part E: The Natural Environment

Preservation of Trees or Bushland Vegetation

See assessment under SEPP (Vegetation in Non-Rural Areas) above.

Retaining unique Environmental Features

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed development.

Native Vegetation

The site is not identified on the DCP Native Vegetation Map.

Waterways and Riparian Lands

There will be no impact on waterways or riparian lands in the locality.

Landslip Risk

The site is located in the area nominated the LEP maps as Area A – Slope < 5. The proposed development is considered consistent with the very low landslide risk and there are no stormwater or subsurface flow conditions that will detrimentally affect the site.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
Warringah LEP 2011			
Lot Size	450m ²	422 m ²	No – existing non-compliance. No change.
Building Height	8.5 metres	7.5 metres	Yes
Floor Space Ratio	Not identified	-	-
Warringah DCP 2011			
Wall Height	7.2 metres	6.8 metres	Yes
Number of Stories	Not identified	-	-
Side Boundary Envelope	5 metres / 45 degrees		No - merit assessment
Site Coverage	Not identified	-	-
Side Boundary Setbacks	0.9 metres	N: 2.5 metres S: 0.9 metres	Yes
Front Boundary Setback	6.5 metres	Dwelling 7.96 metres Carport 0.15 metres	Yes No - merit assessment.
Rear Boundary Setbacks	6 metres	6.89 metres	Yes
Parking	2 spaces	2 spaces	Yes
Landscaped Open Space and Bushland Setting	40% of lot area (168.8m ² for site area of 422m ²)	127.06m ²	No - existing non-compliance. Merit assessment.
Private Open Space	60m ²	60m ²	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 9am and 12pm.	Yes

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

6.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development.

The proposal achieves the aims of the Warringah LEP and DCP and is permissible in the zone.

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

Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The development is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

Public domain

The proposal will have a positive impact on the public domain as it is consistent with the character of the existing dwelling and streetscape of the area.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The natural hazard of landslide risk has been considered within this report and it is concluded that the risk can be appropriately mitigated to allow the development to proceed.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed alterations and additions are highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the residential surrounds and the existing building on the site.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

6.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*

- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions proposed.

6.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

6.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8.. Conclusions

- 8.1 The proposed development application for the alterations and additions to an existing dwelling at 73 Fuller Street Collaroy Plateau, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the proposed development is considered worthy of Council's consent.