

STATEMENT OF ENVIRONMENTAL EFFECTS

985 PITTWATER ROAD, COLLAROY

PROPOSED CONSTRUCTION OF A NEW DWELLING

**PREPARED ON BEHALF OF
Mrs & Mrs Filletti**

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1. INTRODUCTION

This application seeks approval for the construction of a new two storey dwelling upon land at Lot 5 in DP 10519 which is known as **No. 985 Pittwater Road, Collaroy**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Land Strata Surveys Pty Ltd, Ref No. 191213, Issue A and dated 18/12/19.
- Architectural Plans prepared by Tullipan Homes Pty Ltd, Ref No. 7556-wd2 and dated 17/02/2020.
- BASIX # 1080641S and issued 25 February 2020.
- Preliminary Geotechnical Report prepared by White Geotechnical Group, Job No. J2586 and dated 21 February 2020.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that 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. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 5 in DP 10519 which is known as No. 985 Pittwater Road, Collaroy. The site is located on the western side of Pittwater Road. The site is a rectangular shape with a frontage of 15.24m to Pittwater Road, a depth of 45.11m and a site area of 682.9m². The locality is depicted in the following map:



Site Location Map

The site falls towards the street, with levels of RL 20.69 adjacent to the rear boundary and a level of RL 17.08 adjacent to the front boundary.

The subject site currently comprises a two storey brick and tiled roof dwelling located centrally on site. Vehicular access to the site is via concrete driveway tracks adjacent to the northern boundary. A low masonry wall is erected along the front boundary. There is no significant vegetation on site.

View of Subject Site from Pittwater Road

The existing surrounding development comprises a mix of one, two and larger more modern three storey detached residential dwellings on similar size allotments to the subject site. The site and adjoining properties enjoy views over Long Reef to the east.

The existing surrounding development is depicted in the following aerial photograph:

Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of a new two storey dwelling. The proposed dwelling is to be constructed of rendered brickwork with a tiled roof.

The proposed dwelling is to be setback 13.115m to the street frontage as measured from the patio with the wall of the garage setback 14.115m and the wall of the dwelling setback 17.355m. Setbacks of 1.47m are provided to both the sites northern and southern side boundaries. A setback of 15.255m is provided to the rear boundary.

A new driveway is proposed located towards the northern side boundary and utilising the existing vehicular cross over.

All collected stormwater will be discharged to the street gutter in Pittwater Road via a rainwater reuse tank with a capacity of at least 5000L.

The proposal will result in the following numerical indices:

Site Area: 682.9m²

Proposed Soft Landscape: 429.9m² or 62.9%

4. ZONING & DEVELOPMENT CONTROLS

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

4.1 Bushfire Prone Land

The subject site is not identified as bushfire prone land. No further information is required in this regard.

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



Extract of Zoning Map

The site is zoned R2 Low Density Residential. Development for the purposes of a dwelling house is permissible in this zone with the consent of Council. The following provisions of the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.5mm	Yes

Clause 6.4 – Development on Sloping Land

The site is identified as part Landslip Area A and part Area D, and therefore a Preliminary Geotechnical Report is required. A Report has been provided by White Geotechnical Group and in summary provides:

Provided good engineering and building practice are followed no further Geotechnical assessment is recommended.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Approx 6.0m
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes Proposal complies with the building envelope.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Setbacks of 1.47m to both the northern and southern side boundary.

Clause	Requirement	Compliance
B7 – Front Boundary Setbacks	Minimum 6.5m	Yes Proposed additions are provided with ample setback to the street frontage.
B9- Rear Boundary Setbacks& B10 Merit Assessment of Rear Setbacks	6m rear setback required The rear boundary setback may be encroached by swimming pools and outbuildings which, in total, do not exceed 50% of the rear setback area	Yes A setback of 15.255m is provided to the rear boundary.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes Existing vehicular crossing retained.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The garage is setback behind the front patio and is not dominant in the dwelling design.

Clause	Requirement	Compliance
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes All collected stormwater will be discharged to the street gutter.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Site Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not identified on Council's Stormwater Infrastructure Map	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes The proposal does not result in any significant excavation.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes The proposed landscape open space is 429.9m ² or 62.9% of site area.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Ample area of private open space provided in the rear yard. This area is directly accessible from the internal living areas.

Clause	Requirement	Compliance
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun Appropriate construction to enhance thermal properties. Compliance with SEPP (BASIX) requirements	Yes The dwelling will continue to receive good solar access throughout the year. BASIX is not applicable.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Shadow diagrams have been submitted indicating both existing and proposed shadows. Given the east-west orientation of the allotment, any development on site will result in overshadowing to the adjoining southern property. The proposal continues to ensure at least 3 hours of solar access to 50% of private open space of the adjoining southern property.

Clause	Requirement	Compliance
D7 - Views	View sharing to be maintained	The properties to the rear enjoy views over Long Reef Golf Course and Long Reef Beach. The proposal has been designed to ensure appropriate view sharing. It is further noted that the proposal complies with the maximum building height, building envelope and setback controls and thus is considered a suitable development.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposed upper level provides for predominantly bedrooms and bathrooms. Whilst the upper level provides for a home theatre this is orientated to maximise views over long reef and does not provide for any windows on the side elevations of this room. Similarly, the upper level balcony on the front elevation does not allow views into the private open space or habitable rooms of the adjoining properties.

Clause	Requirement	Compliance
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The proposal has been designed to ensure appropriate bulk and scale. The proposal provides for a two storey dwelling with appropriate boundary setbacks that complies with the height, setback and envelope controls of the LEP and DCP.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to match the existing dwelling.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposal provides for a tiled pitched roof which is compatible with the existing surrounding development.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Not Applicable
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes Existing facilities retained.

Clause	Requirement	Compliance
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Not Applicable
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not Applicable
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will provide a good outlook of the driveway and site approach.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes BASIX Certificate provided.
D23 - Signs	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality.	Not Applicable

Clause	Requirement	Compliance
	Signs not to obscure views or potentially hazardous road features or traffic control devices.	
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable Works do not require the removal of any indigenous vegetation.
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	N/A – not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map as D	Preliminary Geotechnical Report provided.
E11 – Flood Prone Land	N/A – not identified on map	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of a new dwelling is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

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

The Likely Impacts of the Development

It is considered that the development will provide for the construction of a new dwelling without any detrimental impacts on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone are permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. The proposal does not result in the removal of any significant vegetation.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for a new two storey dwelling house that are consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of a new two storey dwelling house. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The resultant dwelling does not have any detrimental impacts on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of a new two storey dwelling house upon land at **No. 985 Pittwater Road, Collaroy** is worthy of the consent of Council.

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