

STATEMENT

OF

ENVIRONMENTAL EFFECTS

FOR

PROPOSED ADDITIONS & ALTERATIONS

AT

51 CLAUDARE STREET

COLLARROY PLATEAU

N.S.W. 2097

H&C DESIGN PTY. LIMITED

50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097

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22nd. March 2020

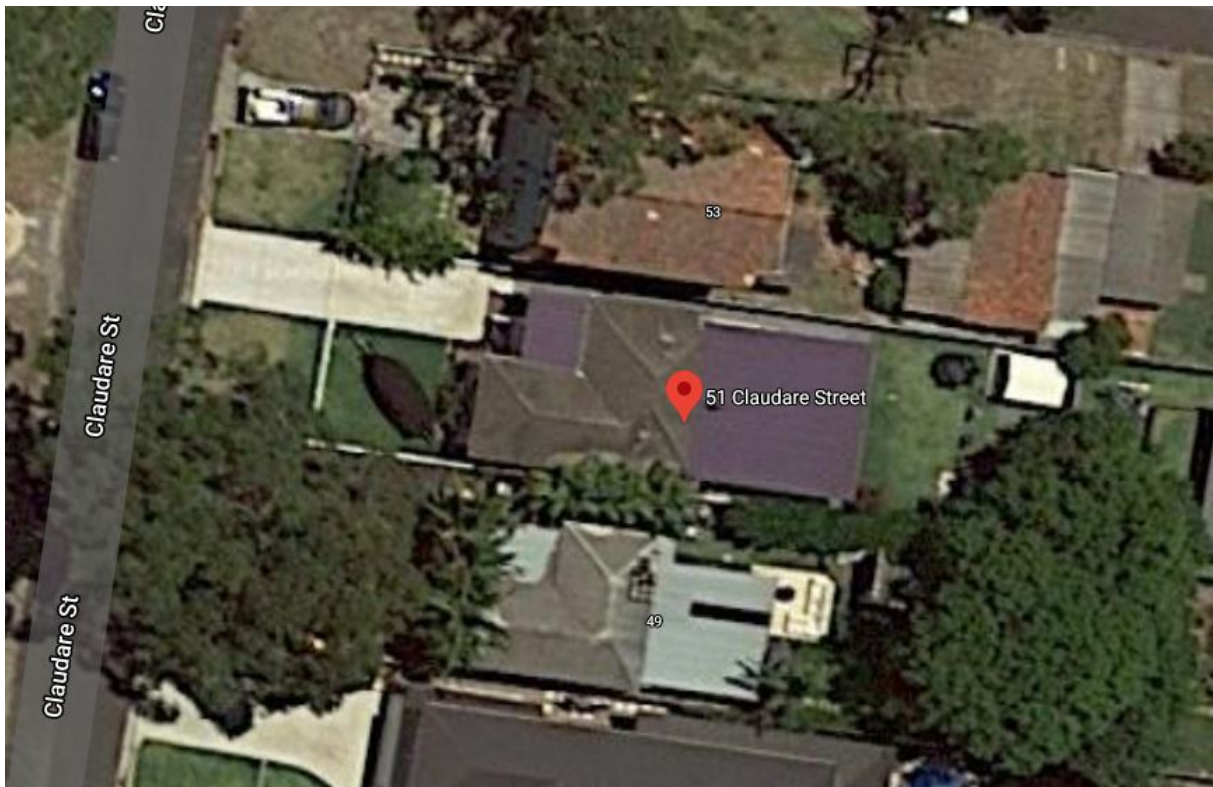
THE DEVELOPMENT OFFICER

NORTHERN BEACHES COUNCIL
CIVIC CENTRE
725 PITTWATER ROAD
DEE WHY 2099

Dear Sir or Madam:

STATEMENT OF EFFECT

Please find herewith a Statement of Effect to accompany the submitted plans (180602-1 to 11 inclusive) and Development Application for part of **No. 51 CLAUDARE STREET COLLAROY PLATEAU** for **Mr. R. & Mrs. C. HALSALL**



The site is currently zoned residential and is in Northern Beaches Councils Local Environmental Plan. It is intended to construct the following.

1. Construct a first floor addition.
2. Modify the existing ground floor to accommodate garage and revised entry.

A. REASONS FOR DEVELOPMENT

The owners require the alterations and additions to the existing dwelling for the following reason.

- 1. To provide additional bedrooms and living area to a proposed first floor level.

B. DEVELOPMENT CONTROL PLAN

The proposed additions have been designed to comply with Council’s Local Environmental Plan 2011 requirements of heights, setbacks from sides, rear boundaries, landscaping. There are four items that do not comply, which are listed and the reasons given below.

Item	Proposed	Compliance with controls
Site area	422.8sq.m.	Y
Housing density	1 per 600 sq.m.	Y
Front set back	6.5m	Y
Rear set back	15.8m approximate	Y
Northern side boundary set back	1.122m minimum	Y
Southern side boundary set back	1.227m minimum	Y
Northern side building envelope	5.0m	N
Southern side building envelope	5.0m	N
Height restriction	8.5m	Y
Landscape open space	27.9 % (118.0sq.m.)	N
Impervious area	67.8% (286.8 sq.m.)	N
Number of cars spaces provided	2	Y

- a. The site is of a narrow configuration of some 10.67m in width, the side boundary envelope has been encroached on the northern & southern elevations. The proposed northern wall encroachment varies over the part length of the northern elevation from approximately 0mm to 374mm. The proposed southern wall encroachment varies over the part length of the southern elevation from approximately 0mm to 390mm for part of the first floor addition. (Refer Dwg. 3 & 4) We feel that these encroachments are minimal and ask Council to look at this minor encroachment favourably to maintain the amenity of the first floor addition.

WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE SIDE BOUNDARY SET BACK

- b. The existing landscape and hardstand percentages are not within Council's requirements. The proposed work to the ground floor level is mainly on existing hardstand area, while only taking 8.0m of landscapable area and 3.7m of non-landscapable area and the proposed first floor level is situated over existing hardstand, the existing areas have been altered with minimal affect. We believe that this shortcoming is minimal and should be overlooked by Council.(Refer Dwg. No.10)

WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE LANDSCAPE AND HARDSTAND REQUIREMENTS.

- c. The existing front boundary fence is to be replaced with a higher & secure fence with a sliding driveway gate and a self-closing lockable swing gate to a maximum height of 1.8m with a 30mm vertical gaps between vertical fence members to provide a secure front yard. We would like to point out that there is a solid brick front wall some 1.8m high directly opposite at No. 59 Claudare Street & as the proposed front boundary fence will have no detrimental effect to the adjoining properties, we ask Council to look favourably at this request.

WE THEREFORE REQUEST A CLAUSE 4.6 VARIATION FOR THE FRONT BOUNDARY FENCE REQUIREMENTS.

1. IMPACT OF THE PROPOSAL

The proposed first floor has been designed to be within Council's requirements where possible; therefore there is little to no impact of the proposed work to all adjoining properties.

2. STORMWATER DISPOSAL

The new roof to the proposed first floor addition is located over the existing dwelling and the proposed garage roof is located over existing hardstand; and the proposed roof area drainage system will be connected into the existing stormwater disposal system which discharges into street gutter.

3. DESIGN AND EXTERNAL APPEARANCE

It is proposed the first floor addition roof to be a metal sheet roof with a medium colour bonded finish that is in accordance with the council's reflectivity index and a colour will be issued for the construction certificate stage. The proposed additions to the first floor walls are to be clad with plank cladding with a selected colour finish to match the colour of the existing dwelling.

4. EFFECT ON STREETScape

The proposed additions have been designed to be in keeping with the immediate vicinity and not be detrimental to the present streetscape. The sense of bulk and scale has been reduced with the articulated first floor front walls incorporating the roof of the proposed garage and new entry roof.

5. PRIVACY

The privacy of the adjoining properties have been taken into account with the provision of high light windows to two of the three bedroom and only one regular sized bedroom window which does not directly over-look private open space of the neighbouring properties.

6. LANDSLIP

Council has located this property within a land slip risk Area A, therefore a geotechnical assessment has not been supplied.

7. SOLAR ACCESS

The site orientation is east west and the adjoining property to south, known as No.49 Claudare Street Collaroy Plateau, is affected by the 900, 1200 & 1500 hours shadow over an additional area of the northern wall, roof and rear yard. However the proposed additions to No. 51 Claudare Street Collaroy Plateau only increase the existing shadow marginally. There is a longer period than the required minimum of 2 hours of sun light to the affected northern wall and private open space Refer drawing numbers 180602-7, 8 & 9. The 900, 1200 and 1500 hours do not affect any other neighbours dwelling or private open space.

8. DISPOSAL ARRANGEMENTS

All demolition material will be sorted on site for recycling and transported to Kimbriki Recycling Centre at Terrey Hills.

9. BUSH FIRE RISK ASSESSMENT

The proposed dwelling is not located within a bushfire risk area, therefore there is no requirement for a bush fire report.

10. SOIL EROSION AND SEDIMENTATION CONTROL

There will be only minor excavation for the garage so a sedimentation control fence will be located around the affected area. (Refer Dwg. No1).

11. NOTE

The proposed development site is not affected by the following – flooding, soil erosion, mine subsidence, contaminated land, flora and fauna, historical and archaeological aspects.

CONCLUSION

The proposed additions will have little to no impact on the neighbouring properties. The proposed development is appropriate for the site and the area. No significantly adverse environmental impacts or consequences will be created as a result of this development and the subject proposal should be seen as a reasonable development solution for the subject site.

Yours faithfully,

HENK. MENKE

Director

H&C DESIGN Pty. Limited

