

## **STATEMENT OF ENVIRONMENTAL EFFECTS REPORT**

**Demolition of existing dwelling & associated structures & construction of three  
(3) storey dwelling**

No. 891 Pittwater Road, Collaroy

September 2022

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## 1.0 INTRODUCTION

Metro Planning Services has been engaged by G J Gardner Homes to prepare a Statement of Environmental Effects Report (SEE) in support of a development application which seeks consent for demolition of the existing dwelling and construction of a new three (3) storey dwelling on a site described as No. 891 Pittwater Road, Collaroy.

The site is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (WLEP 2011) and the proposal is permissible with consent. The dwelling is generally consistent with the relevant controls of Warringah Development Control Plan 2011 apart from variations to the wall height and building envelope controls.

The report is intended to assist Northern Beaches Council in its assessment of the development application and incorporates the following details:

- Description of site and context;
- Description of proposed development;
- Consideration of relevant planning considerations;
- Consideration of relevant environmental effects; and
- S4.15-Matters for Consideration under EP & A Act

The report should be read in conjunction with the following supporting material:

- Architectural Plans prepared by KJR Drafting;
- Survey Plan prepared by Richards & Loftus Surveying Services;
- BASIX Certificate prepared by KJR Drafting;
- Concept Stormwater plans prepared by Nastasi and Associates;
- Bushfire Report prepared by Bushfire Consultancy Australia;
- Geotechnical Assessment prepared by AscentGeo Consulting Geotechnical Engineers;
- Water Impact Statement prepared by Metro Planning Services

## 2.0 SITE DETAILS

The following details of the site's locational and physical characteristics are provided to assist Council in the assessment of the development application.

### 2.1 Site Location

The subject land is located at No.891 Pittwater Road, Collaroy as identified in Figure 1.

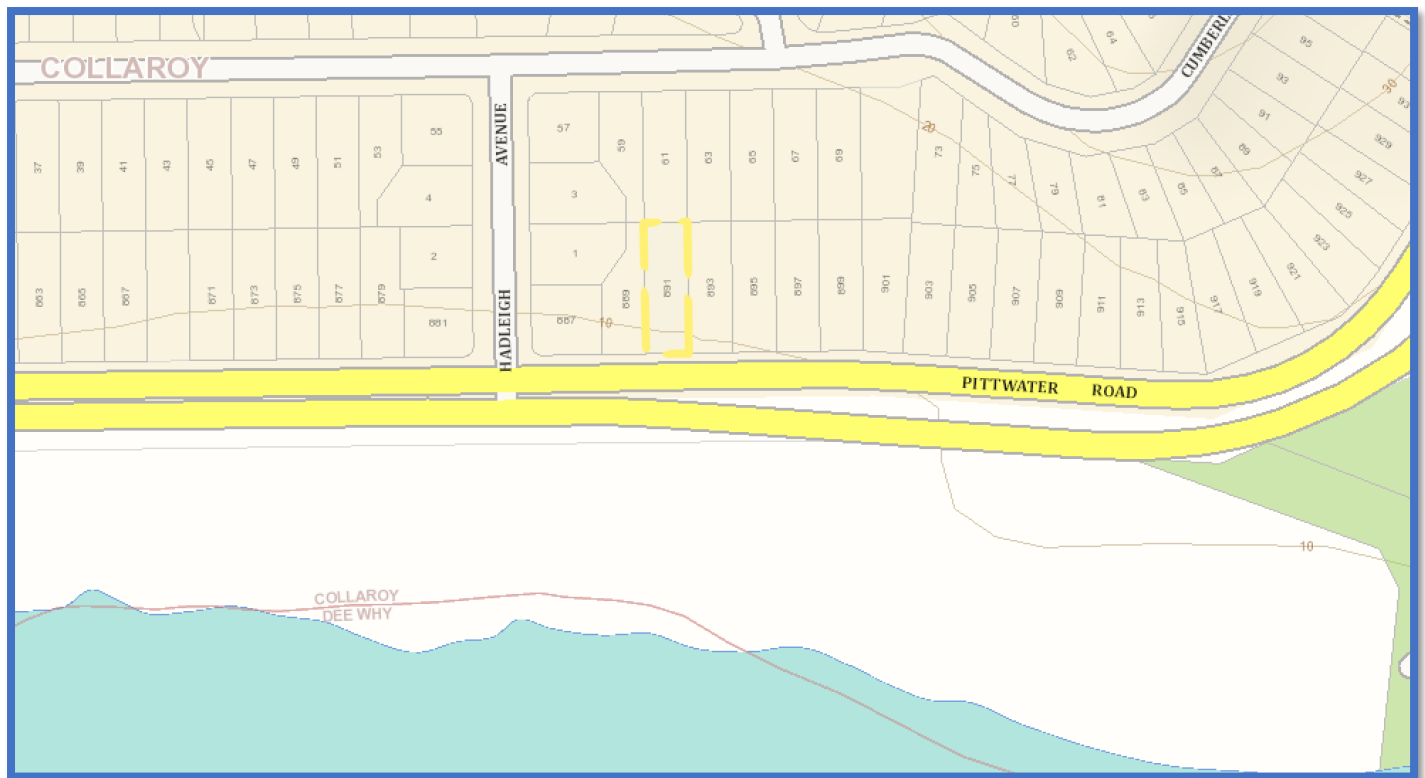


Figure 1-Site Locality Plan.

### 2.2 Site Description

The subject land is described as lot 4 Section 7 of DP 12985.

The site is currently occupied by a two storey residential dwelling and ancillary structures. The site has an area 695.6m<sup>2</sup> and a frontage of 15.24m to Pittwater Road.

The site is rectangular in shape with a depth of 45.72m and rear boundary measuring 15.24m.

The site falls from the front to the rear, by approximately 6m as illustrated on the Plan of survey prepared by Richards & Loftus Surveying Services.

Figure 2 provides an aerial depiction of the site.

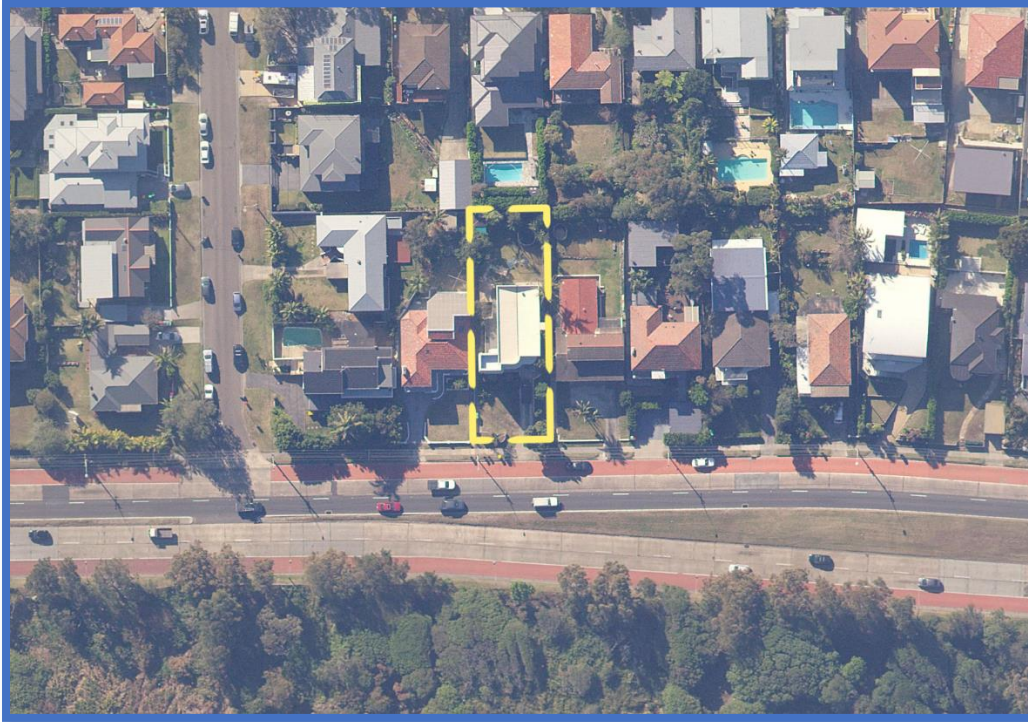
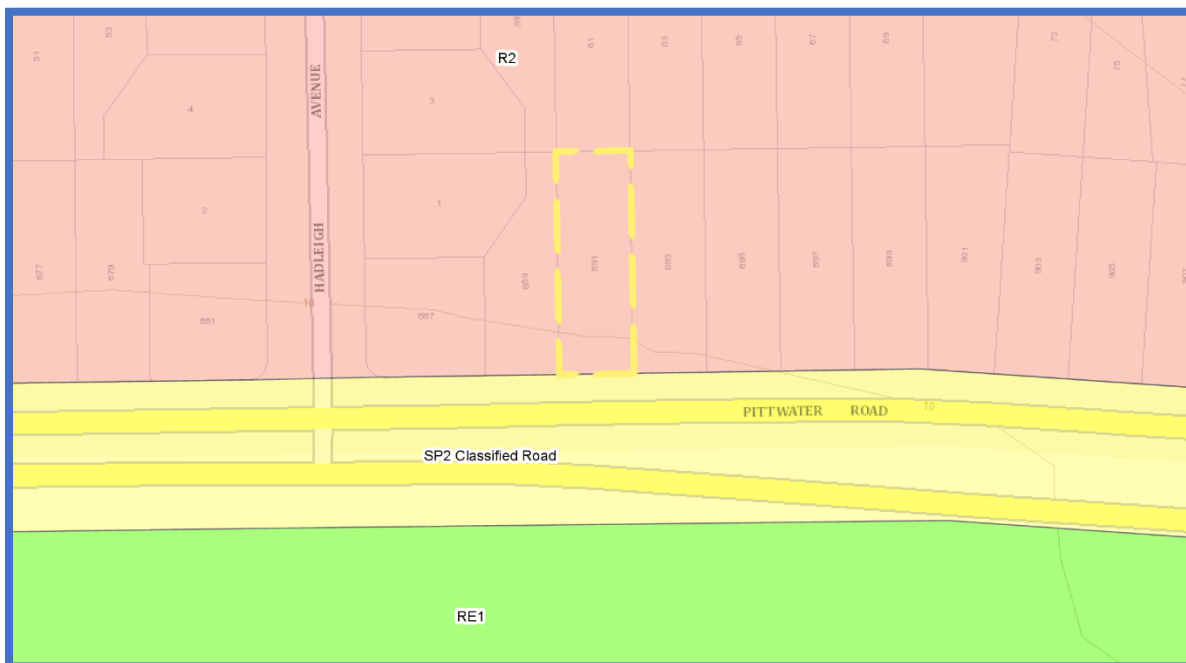


Figure 2-Aerial view of site.





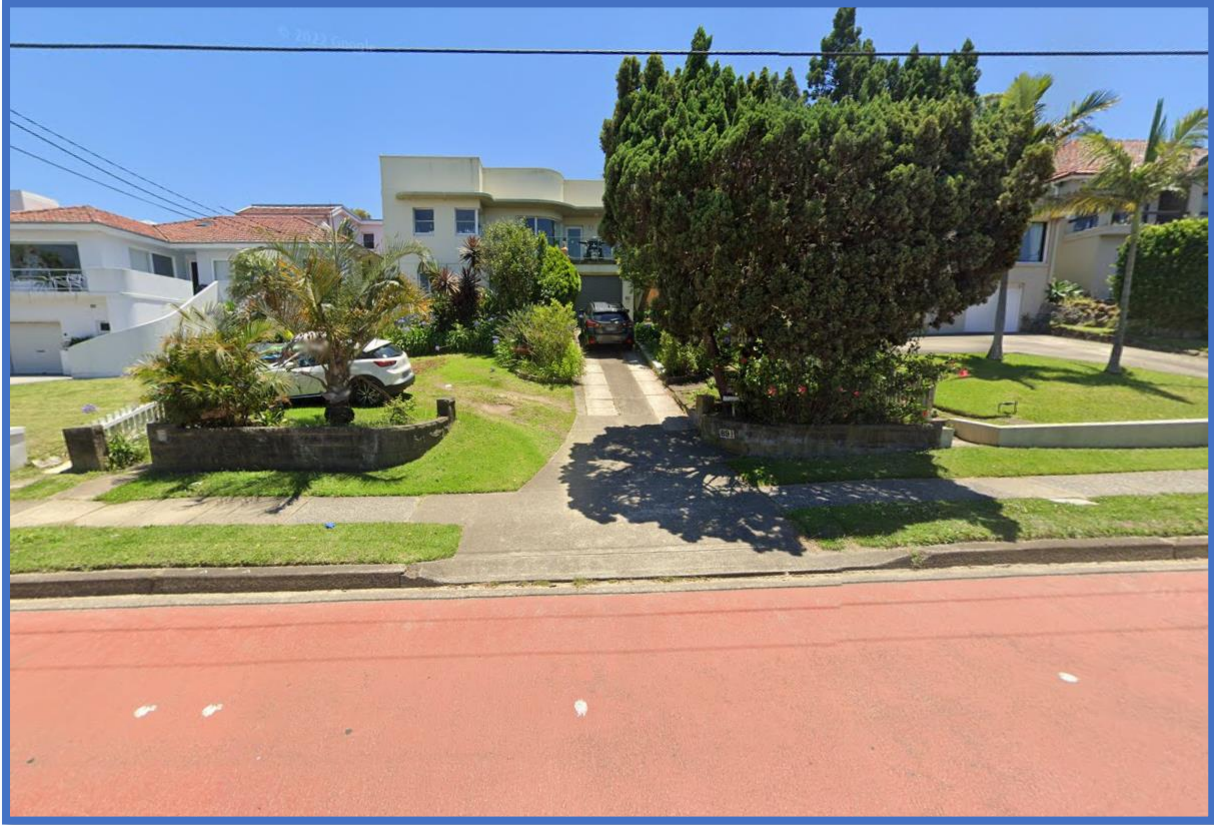


Figure 4 – View of site from Pittwater Road.

### 2.3 Site Context

This site is located within a low-density residential area of Collaroy comprising a mixture of single and two storey detached dwellings on similar sized lots to the subject site. More recent developments in the general vicinity of the site comprise modern two-storey designs such as being proposed. Examples of recent redevelopment can be seen neighbouring the site on 901 and 907 Pittwater Road.



Figure 5 – No. 907 Pittwater Road.

### 3.0 PROPOSED DEVELOPMENT

The development application seeks consent for the demolition of the existing dwelling and construction of a new three (3) storey dwelling on a property located at No. 891 Pittwater Road, Collaroy.

The proposal comprises the following floor layout:

#### Lower Ground Floor:

- Double garage, workshop, guest bedroom, bathroom, lounge, access stairs

#### Ground Floor:

- Kitchen with butlers pantry, dining room, family room, lounge room, balcony, alfresco, master bedroom with WIR and ensuite, office, bathroom, laundry, activity room, access stairs

#### First Floor:

- Bedroom 2 with ensuite, bedroom 3 and 4, bathroom, rumpus, balcony, access stairs

The proposed dwelling is a conventional design that is proposed to be constructed of rendered brick veneer and timber clad wall materials with a colorbond roof.

The dwelling is proposed to have a primary front setback of 13.78m to Pittwater Road, rear boundary setback of 13.18m to the northern boundary, eastern side boundary setback of 1.45m and western side boundary setback of 1.45m.

The proposed dwelling will be constructed to BAL 12.5 in accordance with the recommendations of the Bushfire Assessment Bushfire Consultancy Australia.

The proposal is also supported by a Geotechnical Assessment prepared by AscentGeo Consulting Geotechnical Engineer.

The proposal also provides for stormwater disposal in accordance with the Stormwater Concept Plan prepared by Nastasi & Associates which provides for all collected stormwater being discharged to the Council stormwater system in Pittwater Road.

The proposal provides for a new driveway to be constructed from Pittwater Road.

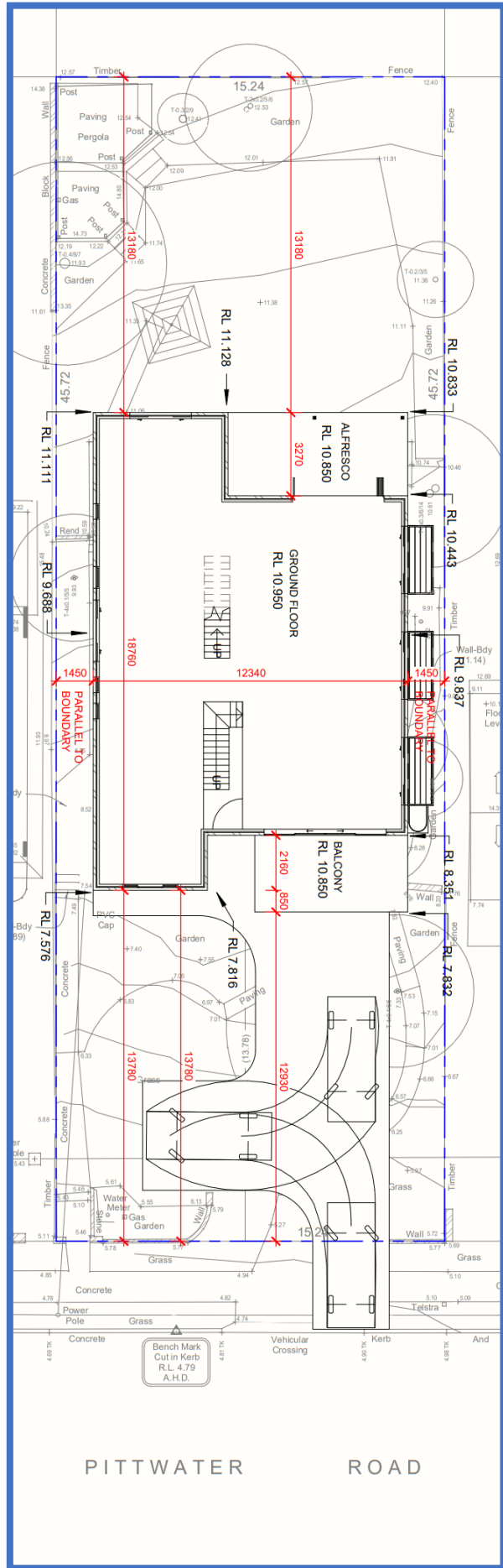


Figure 6 -Site Plan



## 4.0 PLANNING CONSIDERATIONS

### 4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

#### Contamination

Pursuant to Clause 4.6 of SEPP Resilience and Hazards a consent authority is unable to grant development consent unless it has considered whether the land is contaminated and, if so, whether the consent authority is satisfied that the land is suitable in its contaminated state or can be remediated to be made suitable for the purposes for which the development is proposed to be carried out.

The site displays no evidence of contamination and is suitable for its continued residential use. On this basis, the proposal is consistent with relevant objectives and matters for consideration under the Resilience & Hazards SEPP.

#### Coastal Hazards

The site is located within the coastal zone and thus the proposal requires assessment under the provisions of Clause 2.10 of the State Environmental Planning Policy (Resilience and Hazards) 2021. Accordingly, the proposal requires consideration under Clauses 2.10 and 2.12 which is addressed below.

#### 2.10 Development on land within the coastal environment area

The site is mapped in a coastal environment area and accordingly Clause 2.10 of the Coastal Management SEPP has been considered below.

*(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*

*(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*

**Comment:** The proposal is sited in a relatively unconstrained location that is cleared and suitably setback an effective buffer distance to Dee Why Lagoon. No adverse impacts are foreseen upon the biophysical, hydrological and ecological environments.

*(b) coastal environmental values and natural coastal processes,*

**Comment:** The proposed development is low impact and setback extensively from Dee Why Lagoon without any adverse environmental impacts.

*(c) the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*

**Comment:** No adverse impacts upon Marine Parks or similar as defined under the Marine Estate Management Act 2014 are foreseen.

*(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

**Comment:** The proposal will not have any adverse impacts upon marine vegetation or the ecological integrity of Dee Why Lagoon.

*(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*

**Comment:** The proposal is setback extensively from Dee Why Lagoon and will not adversely impact upon public open space or safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability.

*(f) Aboriginal cultural heritage, practices and places,*

**Comment:** Non-applicable.

*(g) the use of the surf zone.*

**Comment:** No impacts upon the use of the surf zone.

*(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*

*(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*

**Comment:** The proposed development has been sympathetically designed and sited and will be managed to minimize any adverse impacts upon any matters listed under subclause (1).

*(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*

**Comment:** Non applicable.

*(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

**Comment:** Non applicable.

#### 2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

*Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.*

**Comment:** The proposed development is setback extensively from Dee Why Lagoon and will not generate any increased risk of coastal hazards on the site or surrounding coastal land.

#### **4.2 State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004**

A BASIX Certificate is submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal.

#### **4.3 State Environmental Planning Policy (Biodiversity & Conservation) 2021**

State Environmental Planning Policy (Biodiversity & Conservation) 2021 seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The site does not comprise any vegetation of biodiversity or visual amenity significance that requires removal. On this basis, the proposal is consistent with State Environmental Planning Policy (Biodiversity & Conservation) 2021.

#### **4.4 Warringah Local Environmental Plan 2011**

The subject land is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011 and the proposal is permissible with the consent of Council. An assessment of the proposal with relevant clauses of WLEP 2011 is addressed below in **Table 1**.

WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011		
Clause	Comment	Compliance
<b>1.0-PRELIMINARY</b>		
<b>1.2 Aims of Plan</b>	Proposal consistent with aims of the plan.	Yes
<b>2.0-PERMITTED OR PROHIBITED DEVELOPMENT</b>		
<b>2.1 Land use Zones</b>	The site is zoned R2 Low Density Residential.	Yes

<b>2.3 Zone Objectives</b> R2 Low Density Residential zone	The proposal represents a single detached dwelling which is a permissible use that is consistent with the objectives of the R2 Low Density Residential zone. It is considered that the proposed development achieves these objectives by: -Ensuring the proposal compliments the existing streetscape and the existing surrounding properties. -Retaining the existing amenity to the surrounding residences. -Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.	Yes
<b>2.7 Demolition requires Consent</b>	Consent for demolition of existing dwelling and associated structures.	Yes
<b>4.0-PRINCIPAL DEVELOPMENT STANDARDS</b>		
<b>4.3 Height of Building</b> 8.5m	<8.5m	Yes
<b>4.4 Floor Space Ratio</b>	Not mapped with an FSR requirement.	Yes
<b>5.0-MISCELLANEOUS PROVISIONS</b>		
<b>5.9 Preservation of trees and vegetation</b>	Repealed.	Yes
<b>5.10 Heritage Conservation</b>	The site does not contain any European heritage items and not in the vicinity of surrounding heritage items or in a heritage conservation area.	Yes
<b>5.11 Bush fire hazard reduction</b>	The site is classified within a 'vegetation buffer' zone, as such a Bushfire Report prepared by Bushfire Consultancy Australia has been submitted.	Yes
<b>5.21 Flood Planning</b>	The site is not mapped as flood prone land.	Yes
<b>6.0-ADDITIONAL LOCAL PROVISIONS</b>		
<b>6.1 Acid Sulfate Soils</b>	Class 5	Yes
<b>6.2 Earthworks</b>	The proposal involves earthworks to prepare and establish the lower ground floor level. The works are not envisaged to detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Yes
<b>6.4 Development on sloping land</b>	The site is mapped as Area D. As such a Geotechnical Assessment prepared by AscentGeo Consulting Geotechnical Engineers is submitted in support of the proposal.	Yes
<b>6.5 Coastline hazards</b>	The site is not mapped in an area of coastline hazard.	Yes

Table 1-Warringah LEP 2011

#### 4.5 Warringah Development Control Plan 2011

The proposed dwelling has been designed in accordance with Warringah Development Control Plan 2011. A compliance table of relevant controls under Warringah DCP 2011 is contained in **Table 2** below.

WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
CONTROLS	REQUIRED	PROVIDED	COMPLIANCE



PART B –BUILT FORM CONTROLS			
<b>B1 Wall Heights</b>	7.2m	8.3m	<b>No Variation</b> Refer to justification below
<b>B2 No of Stories</b>	N/A	N/A	N/A
<b>B3 Side Boundary envelope</b>	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment.	The proposals eaves, gutters and downpipes infringe upon the 45 degrees control as illustrated on the front and rear elevations. Justification for a variation to the control is provided below.	<b>Variation</b> Refer justification below
<b>B4 Site Coverage</b>	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area	27.6%	Yes
<b>B5 Side Boundary setbacks</b>	0.9m	East– 1.45m West– 1.45m	Yes
<b>B6 Merit assessment of side boundary setbacks</b>	N/A	N/A	N/A
<b>B7 Front Boundary setbacks</b>	Primary-6.5m	13.78m	Yes
<b>B8 Merit assessment of front boundary setbacks</b>	N/A	N/A	N/A
<b>B9 Rear boundary setback</b>	6.0m	13.18m	Yes
<b>B10 Merit assessment of rear setbacks</b>	N/A	N/A	N/A
<b>B11 Foreshore Building Setback</b>	N/A	N/A	N/A
<b>B12 National Parks Setback</b>	N/A	N/A	N/A
<b>B13 Coastal Cliffs setback</b>	N/A	N/A	N/A
<b>B14 Main Roads Setback</b>	N/A	N/A	N/A
<b>B15 Minimum floor to ceiling height</b>	N/A	N/A	N/A
PART C-SITING FACTORS			
<b>C2 Traffic, access &amp; safety</b>	Vehicle crossing to be provided in accordance with Council's vehicle crossing policy.	New driveway crossing to be provided in accordance with Council controls.	Yes

<b>C3 Parking Facilities</b>	Garages not to visually dominate façade. Parking to be in accordance with AS/NZS 2890.1.	The garage is well integrated into the dwelling front façade.	Yes
<b>C4 Stormwater</b>	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	The proposal is supported by a detailed stormwater design plan prepared by Nastasi & Associates which provides for all collected stormwater to discharge to the public drainage system in Pittwater Road in accordance with Council requirements.	Yes
<b>C6 Building over or adjacent to constructed Council drainage easements</b>	N/A	N/A	N/A
<b>C7 Excavation &amp; landfill</b>	Site stability to be maintained	The dwelling is stepped to minimise excavation works and maintain site stability.	Yes
<b>C8 Demolition &amp; construction</b>	Waste Management Plan required.	Waste Management Plan provided.	Yes
<b>C9 Waste Management</b>	Waste storage area to be provided.	There is sufficient area on site for waste and recycling bins behind the building line.	Yes
<b>PART D-DESIGN</b>			
<b>D1 Landscaped open space &amp; bushland</b>	Minimum 40% landscaped area required.	Proposal provides for a landscaped area in excess of 40%.	Yes
<b>D2-Private Open Space</b>	Dwelling houses with three or more bedrooms Min 60m <sup>2</sup> with min dimension 5m	Proposed dwelling provides for greater than 60m <sup>2</sup> of private open space. The open space is directly accessible from the living rooms.	Yes
<b>D3 Noise</b>	Mechanical noise is to be attenuated to maintain adjoining unit amenity. Compliance with NSW	N/A	N/A

	Industrial Noise Policy Requirements.		
<b>D4 Electromagnetic radiation</b>	N/A	N/A	N/A
<b>D5 Orientation and Energy Efficiency</b>	Dwellings to be orientated to receive northern sun. Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements.	The proposed dwelling will receive good solar access throughout the year. A BASIX certificate has been issued and forms part of the submission to Council.	Yes
<b>D6 – Access to sunlight</b>	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.	The proposal has been suitably designed with regard to the site orientation and adjoining properties to maintain at least 3 hours of solar access to private open space and north facing windows on the winter solstice.	Yes
<b>D7 Views</b>	View Sharing to be maintained	The proposed dwelling will not result in any obstruction of views that surrounding properties benefit from.	Yes
<b>D8 Privacy</b>	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	The proposal has been designed to limit visual privacy impacts via minimising overlooking opportunities towards adjoining properties.	Yes
<b>D9 Building Bulk</b>	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.	The proposal provides for a three (3) storey dwelling that is compatible with the existing surrounding development. The dwelling is well articulated through	Yes

		the use porches, balconies and windows. The upper first floor level is recessed and the proposal provides for appropriate setbacks to the side boundaries to ensure appropriate visual separation.	
<b>D10 Building Colours and materials</b>	External finishes and colours sympathetic to the natural and built environment.	External finishes selected to be compatible with the existing surrounding development and the natural environment.	Yes
<b>D11 Roofs</b>	The LEP requires that roofs should not dominate the local skyline.	The proposal provides for a modern flat roof form which is compatible with the variety of roof forms in the locality.	Yes
<b>D12 Glare &amp; Reflection</b>	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	The proposal will not result in unreasonable glare or reflection.	Yes
<b>D13 - Front Fences and Front Walls</b>	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	N/A	N/A
<b>D14 – Site Facilities</b>	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.	No adverse visual impacts.	Yes
<b>D15 – Side and Rear Fences</b>	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Fencing will comply with 1.8 maximum height requirements.	Yes
<b>D16 Swimming Pools and Spa Pools</b>	Pool not to be located in front yard or where site has two frontages, pool not to be located in	N/A	N/A



	primary frontage. Siting to have regard for neighbouring trees.		
<b>D17 Tennis Courts</b>	N/A	N/A	N/A
<b>D18 Accessibility</b>	Safe and secure access for persons with a disability to be provided where required.	Safe and secure access for persons with a disability to be provided where required.	
<b>D19 – Site Consolidation in the R3 and IN1 Zone</b>	N/A	N/A	N/A
<b>D20 – Safety and Security</b>	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	The dwelling will provide a good outlook of dwelling approach and street.	Yes
<b>D21 – Provision and Location of Utility Services</b>	Utility services to be provided.	Existing facilities on site.	Yes
<b>D22 – Conservation of Energy and Water</b>	A BASIX Certificate is required.	Basix Certificate submitted.	Yes
<b>D23 - Signs</b>	Building identification signage to be appropriate for proposed use and not to impact on amenity of surrounding locality. Signs not to obscure views or potentially hazardous road features or traffic control devices.	N/A	N/A
<b>E1 Private Property Tree Management</b>	Arboricultural report to be provided to support development where impacts to trees are presented.	Proposal does not require the removal of any significant vegetation.	Yes
<b>E3 Threatened species, populations, ecological communities</b>	Not identified on map.	N/A	N/A
<b>E4 – Wildlife Corridors</b>	Not identified on map.	N/A	N/A
<b>E5 – Native Vegetation</b>	Not identified on map.	N/A	N/A
<b>E6 - Retaining unique environmental features</b>	Unique or distinctive features within a site to be retained	There are no distinctive environmental features on site.	Yes
<b>E7 Development on land adjoining public open space</b>	No adjoining open space.	N/A	N/A

<b>E8 Waterways and Riparian Lands</b>	Site is mapped in a coastal waterways and riparian zone given its proximity to the coastline.	The proposal is supported by a Waterways Impact Statement which concludes that the proposal will not have an adverse impact upon the coastline or Dee Why Lagoon.	Yes
<b>E9 – Coastline Hazard</b>	Not mapped	N/A	N/A
<b>E10 Landslip Risk</b>	Identified as landslip risk D.	Geotechnical report submitted.	Yes
<b>E11 Flood Prone Land</b>	Site not flood affected.	N/A	N/A

Table 2-Warringah DCP 2011

**B1 Wall Height Variation**

The proposal seeks a minor variation to the maximum wall height control of 7.2m on the basis that the western side façade has a maximum wall height of 8.3m. However, we consider that the non-compliance is acceptable for the following reasons:

- The exceedance is largely as a result of the site's topography which slopes to the eastern frontage of the site.
- Although in part the development comprises three (3) storey's, efforts have been made to articulate the side facades of the dwelling by recessing the upper level and use of balconies which has assisted to remove the bulk and scale impacts of the dwelling so that it has a positive address to the streetscape and adjoining properties.
- The exceedance is not foreseen to contribute any additional overshadowing or adverse amenity impacts to adjoining properties.

**B3 Side Boundary Building Envelope Variation**

The proposed front southern and rear northern elevations prepared by KJR Drafting demonstrate that the proposed dwelling exceeds the 45 degree building envelope requirement. However, we consider that the non-compliance is acceptable for the following reasons:

- The exceedance is as a result of the site's topography which slopes to the front of the site.
- The exceedance is not foreseen to contribute any additional overshadowing or privacy impacts to adjoining properties and accordingly no adverse amenity impacts will result to adjoining properties. We note that the overshadowing diagrams submitted in support of the proposal demonstrate that there will be no additional overshadowing impacts.
- The upper first floor level is recessed and does not contribute to excessive bulk and scale to the proposal.
- It is also noted that the proposal is compliant with the mapped WLEP height requirement of 8.5m.

## **5.0 SECTION 4.15 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

### **(a)(i) – The Provisions of any Environmental Planning Instrument**

Statutory assessment of the proposal has been previously addressed in Section 4.0. The site is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposal is permissible with development consent.

The proposal is also consistent with relevant State Environmental Planning Policies.

### **(a)(ii) Any proposed Draft Environmental Planning Instrument subject of public consultation**

There are no applicable Draft Planning instruments subject to public consultation.

### **(a)(iii) – The Provisions of any Development Control Plan**

As discussed earlier in the report, the site is subject to assessment under Warringah Development Control Plan 2011. The proposal complies with relevant objectives and controls of WDCP 2011 which are detailed in Section 4.6 of this report.

### **(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

The proposal is consistent with relevant Regulations.

### **(a)(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)**

The proposal is not inconsistent with any coastal zone management plan.

### **(b) – The likely impacts of that Development**

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

### **(c) – Suitability of the Site for Development**

The site is of a suitable size and configuration to accommodate the proposed dwelling. The subject site is zoned R2 Low Density Residential and the construction of a new dwelling house in this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development. On this basis, the site is considered suitable for the proposed development.

### **(d) – Any submissions made in accordance with this Act or Regulations.**

Any submissions received will be considered by Council.

### **(e) – Public Interest**

The proposal will provide for housing needs of the community within a low density residential environment and is in the public interest.

## 6.0 CONCLUSION

The subject land is zoned R2 Low Density Residential under Warringah Local Environmental Plan 2011 and the proposed dwelling is permissible with the consent of Council and the proposal is found to be consistent with the zone objectives.

The proposal is furthermore consistent with relevant matters for consideration under Warringah Development Control Plan 2011 on planning merit grounds.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The development is in keeping with the envisaged low density residential character of the locality and no adverse amenity or environmental impacts are foreseen.

The proposal is assessed as being satisfactory, having regard to the matters for consideration contained within Section 4.15 of the EP&A Act 1979.

Accordingly, it is recommended that Council support the proposal and grant development consent subject to conditions of consent.