

**Statement of Environmental Effects**

**For a**

**Two Storey Dwelling House**

**at**

**26 Claudare Street**

**Collaroy Plateau**

**Prepared for Bellriver Homes**

**Planning Outcomes Pty Ltd**

**January 2022**

**0417 467 509**

**Statement of Environmental Effects**  
**26 Claudare Street Collaroy Plateau**  
**Lot 25 DP26140**  
**LGA: Northern Beaches**  
**Warringah Local Environmental Plan 2011**  
**Warringah DCP**

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**1. Description of Proposal:** Two storey dwelling house with attached double garage.

**Ground Floor:** Front porch, entry, double garage, guest bedroom with ensuite and walk-in robe, laundry, powder room, kitchen with walk-in pantry, lounge room, dining room, living room and alfresco.

**First Floor:** Master bedroom with walk-in-wardrobe and ensuite, three bedrooms each with a walk-in-robe and ensuite, linen press and sitting room.

**2. Site Analysis**

The site is located on the western side of Claudare Street. The site has an east-west orientation.

The site has a rectangular shape with a frontage to Claudare Street of 15.515m and a depth of 39.625m. The site area is 614.6m<sup>2</sup>.

The site has a diagonal crossfall of approximately 2m from the front north-eastern corner of the site to the rear south-western corner. A sewer main traverses the rear yard.

There is an existing dwelling house that will be demolished. The site is not flood affected or bush fire prone. The site is surrounded on either side by detached dwelling houses.

There are a number of trees along the southern boundary of the subject site. Most of the site is without tree cover.

The site is not flood affected and is not biodiversity certified land. The site is not bushfire prone.



*Subject Site- 26 Claudare Street Collaroy Plateau – Six Maps*

### **3. State Policies**

#### **3.1 SEPP 55 - Remediation of Land**

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated. For this reason, no further investigation is considered necessary.

#### **3.2 BASIX**

A BASIX Certificate has been lodged with the development application.

#### **3.3 Sydney Regional Environmental Plan No. 20 (Hawkesbury-Nepean River)**

The subject site is located within the catchment of the Hawkesbury-Nepean River system and the aims of the plan are to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The proposed development is for a new dwelling house within an established residential area. Erosion and sedimentation will be controlled during construction and stormwater will be controlled and managed throughout the life of the project for the dwelling house and for the subdivision. This will ensure that there are no adverse impacts to the water quality of the Hawkesbury-Nepean River system.

#### **4. Warringah Local Environmental Plan 2011**

The site is zoned Residential R2 under the provisions of the Warringah LEP 2011. The objectives of the R2 zone are:

##### *Zone R2 Low Density Residential*

##### *1 Objectives of zone*

- 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.*

The proposed development is considered to be consistent with the objectives of the R2 Low Density Residential Zone.

The controls contained in the LEP maps, which accompany the written instrument, are outlined below:

<b>Standard</b>	<b>Compliance</b>
Height of Building 8.5m	Yes – 8.45m Ridge RL 104.05 Existing Ground Under Ridge: RL 95.6
Landslide Risk Land	The site is identified Area A (slope < 5 degrees)  Preliminary landslip risk assessment is not required.
R2 – Low Density Residential	Dwelling houses are a permissible use.
Heritage	The site does not contain a heritage item. The site is not located in a heritage conservation area or adjoining any heritage items.
Minimum Lot Size – 600m <sup>2</sup>	Lot size is 614.6m <sup>2</sup>

## 5. Table of Compliance – Warringah Development Control Plan

Design Element or Item	Minimum Standard or Control
Front Setback	<p>Minimum 6.5m.</p> <p><i>The proposed dwelling has a front setback of 6.5m to the front porch. The garage has a front setback of 8.78m.</i></p> <p><i>Complies.</i></p>
Side Setback	<p>Minimum 900mm.</p> <p><i>Minimum side setbacks are 900mm and 1.663m.</i></p> <p><i>Complies.</i></p>
Rear Setback	<p>Rear Setbacks are to be a minimum of 6m.</p> <p><i>Proposed rear setback is 11.314m.</i></p> <p><i>Complies.</i></p>
Height Limit	<p>Maximum overall height: 8.5m.</p> <p>Maximum wall height: 7.2m.</p> <p><i>Ridge Height: 8.45m</i></p> <p><i>Actual Wall height: 5.8m</i></p> <p><i>Complies.</i></p>
Number of Storeys	<p>Two storeys.</p> <p><i>Complies.</i></p>
Side Boundary Envelope	<p>4m at the side boundaries and 45 degrees.</p> <p><i>Generally compliant.</i></p> <p><i>The first floor is setback at 2.895m from the southern side boundary and on the northern side boundary the first floor is setback at 1.663m to achieve compliance with the side boundary envelope.</i></p>

Landscape and Open Space Requirements	<p><u>Landscaping</u></p> <p>Minimum landscaped area: 40%</p> <p>Landscaped area required: 245.8m<sup>2</sup></p> <p><i>Landscaped area provided: 294.3m<sup>2</sup> / 47.9%</i></p> <p><u>Private Open Space</u></p> <p>Minimum Private open space required: 60m<sup>2</sup></p> <p>Minimum dimensions POS 5m.</p> <p><i>Private Open Space provided: 237.9m<sup>2</sup></i></p> <p><i>Minimum dimension 5m.</i></p> <p><i>Complies.</i></p>
Energy Efficiency	<i>BASIX Certification achieved.</i>
Solar Access	<p>At least 50% of the required private open space of proposed dwelling and adjoining dwellings is to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>At least 50% of glazed area of windows to the principal living area of proposed dwelling and adjoining dwellings must receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>The site has an east-west orientation and overshadowing will occur to the adjoining house on the southern side at 24 Claudare Street in the morning and afternoon during the winter solstice.</i></p> <p><i>Shadow diagrams have been provided showing that at least 50% of the private open space of this adjoining dwelling will receive over 3 hours on the 21<sup>st</sup> June between 9am and 3pm.</i></p> <p><i>Front and rear facing living areas of the adjoining house at 24 Claudare Street will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 over at least 50% of the glazed area of the windows.</i></p> <p><i>The amount of solar access available to the proposed dwelling and adjoining dwelling houses is considered to be reasonable given the orientation of the site.</i></p> <p><i>Complies</i></p>

Stormwater	<p><i>A 3,000L rainwater tank is located on the northern side of the dwelling for water retention and reuse.</i></p> <p><i>Stormwater will be disposed of in accordance with Council requirements.</i></p> <p><i>Complies.</i></p>
Parking	<p>Minimum car parking - 2 spaces/dwelling</p> <p>Garage doors and carports are to be integrated into the housing design and not dominate the façade. Parking is to be located so that views of the street from front windows are not obscured.</p> <p>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</p> <p>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.</p> <p><i>A double garage is provided as part of the proposed development. The garage is integrated into the design and will not dominate the façade.</i></p> <p><i>The garage is setback 1.08m behind front façade. The garage door has a width of 4.81m. The garage door is 37.14% of the width of the building.</i></p> <p><i>Complies</i></p>
Access	<p>Gradient not to exceed 1:4 and allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.</p> <p><i>Complies with maximum driveway gradient.</i></p>
Privacy and Noise	<p>In particular, the windows of one dwelling are to be located so they do not provide direct and close views (i.e. from less than 9m away) into the windows of other dwellings.</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>Building layout to be designed to optimise privacy.</p>

	<p>Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking.</p> <p><i>The windows on the first floor have been designed to minimise overlooking to adjoining properties.</i></p> <p><i>There is one first floor balcony off the master bedroom that has views towards the street.</i></p> <p><i>There is one sitting room on the first floor which has a southern side facing window and a setback of 2.895m from the southern side boundary.</i></p> <p><i>It is considered that the proposed dwelling house will not unreasonably impact on the privacy of neighbouring properties.</i></p>
Cut & Fill	<p>On sloping land, the height and bulk of development, particularly on the downhill side, is to be minimised and the need for cut and fill reduced by designs that minimise the building footprint and allow the building mass to step down the slope.</p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• The amount of fill is not to exceed more than one metre in depth; and</li> <li>• Fill is not to spread beyond the footprint of the building.</li> <li>• Excavation of the landform is to be minimised</li> </ul> <p><i>Maximum cut is 500mm.</i>  <i>Maximum fill of 500mm retained in drop edge beams.</i></p> <p><i>Complies.</i></p>

**6. Matters for Consideration Pursuant to Section 4.15 (79C(1)) of the Environmental Planning and Assessment (Amendment) Act, 1997**

**(a) the provisions of:**

- **any environmental planning instrument;**
- **any proposed instrument;**
- **any development control plan;**
- **any planning agreement**
- **any matters prescribed by the regulations that apply to the land to which the development application relates.**



- ***Any coastal zone management plan***

The proposed development at 26 Claudare Street Collaroy Plateau is a permissible use in the Residential R2 zone under the provisions of the *Warringah Local Environmental Plan 2011* and complies with the maximum height of 8.5m permitted in the LEP. The proposed dwelling house complies with the guidelines for development contained in the Warringah Development Control Plan. Any departure from the controls is considered to be minor and justified in the table above.

***(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.***

- it is considered that the proposed development will not have an adverse impact on the environment;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- it is considered that the potential impact of the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the social and economic impacts of the development are considered minor due to the size of the development proposal;

***(c) the suitability of the site for the development***

- the site, is considered suitable for the construction of a single dwelling and has no major environmental constraints to development.

***(d) any submissions made in accordance with this Act or the regulations***

- the development will be subject to Council's Notification Policy

***(e) the public interest***

- the proposed development will make a positive contribution to the existing housing stock and is recommended for approval.