



statement of environmental effects



ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

9 BALNDFORD STREET
COLLARROY PLATEAU NSW 2097

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introduction

This statement of environmental effects has been prepared by Northern Beaches Planning on behalf of Catherine & Roger Hon to accompany the lodgement of a development application for alterations and additions to an existing dwelling at 9 Blandford Street, Collaroy Plateau (**site**).

This statement is informed and accompanied by the following documentation:

- Detail and Boundary Survey by Ensure Consulting
- Architectural Plans by Habitation Design + Interiors
- Stormwater Management Plans by Vanguard Consulting Engineers
- Landscape Plans by Paul Scrivener Landscape
- BASIX Certificate by William Wong
- Waste Management Plan by Habitation Design + Interiors

site details

The site is legally identified as Lot 4 in Section F of Deposited Plan 33000, and is commonly referred to as 9 Blandford Street, Collaroy Plateau. The site is rectangular in shape, with a 10.53m wide frontage to Blandford Street to the west, a depth of 39.71m and a total area of 418.1m².

A single storey dwelling house is located centrally on the site, with an existing outbuilding extending along the rear boundary. Vehicular access is gained via a driveway from Blandford Street extending to an existing single carport in the south-western corner of the dwelling. The site is generally level, with an average ground level of approximately 99.7m AHD. The site does not contain any significant vegetation.

The site benefits from a Complying Development Certificate (CDC2024/0954) issued on 7 December 2024 by Principal Certifiers, which approved alterations and additions to the existing dwelling and the construction of a swimming pool.

The surrounding area comprises single dwelling houses, typically one and two storeys in height.

Aerial images of the site and its surrounds is provided in Figures 1 and 2 on the following page. Images of the site, the existing dwelling and the streetscapes are also provided (Figure 3-6).

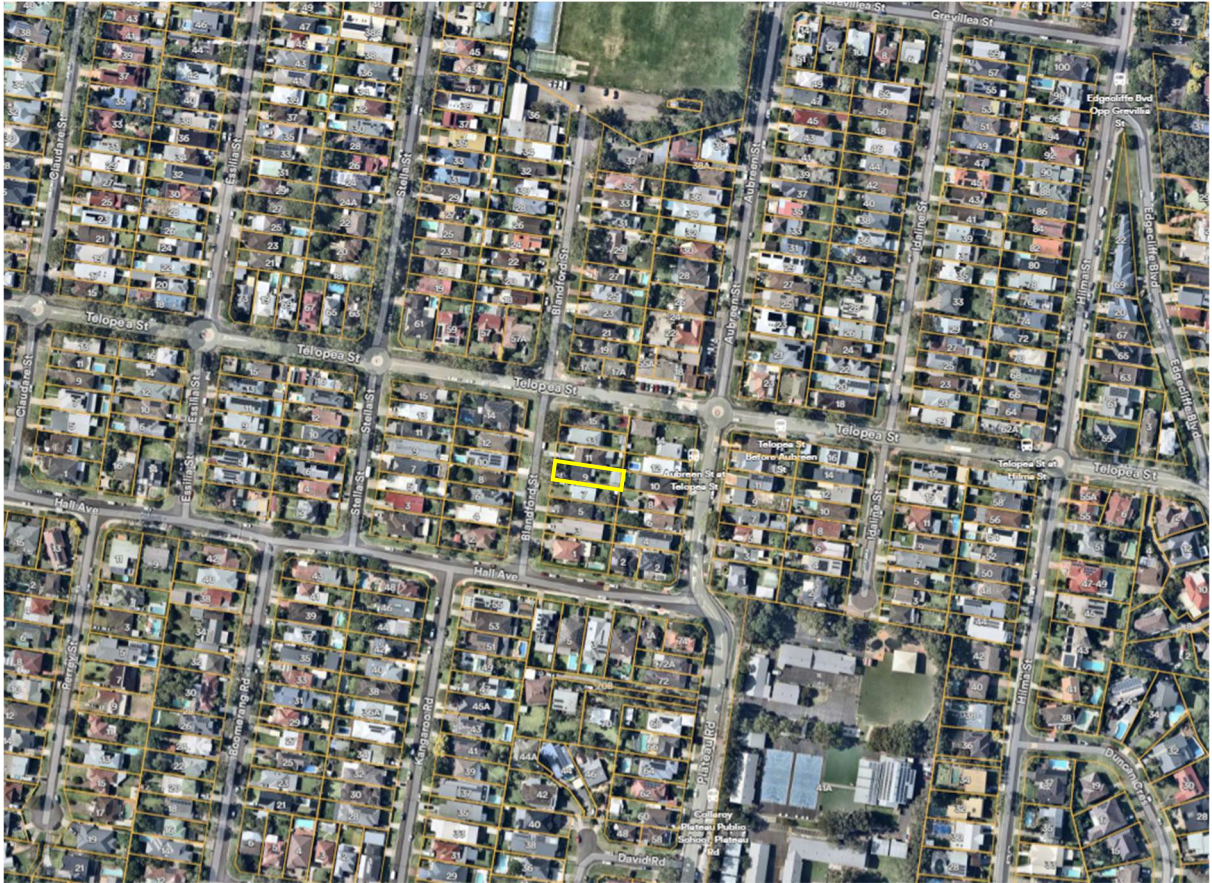


Figure 1 – Aerial image with site bordered in yellow
Source: Nearmap

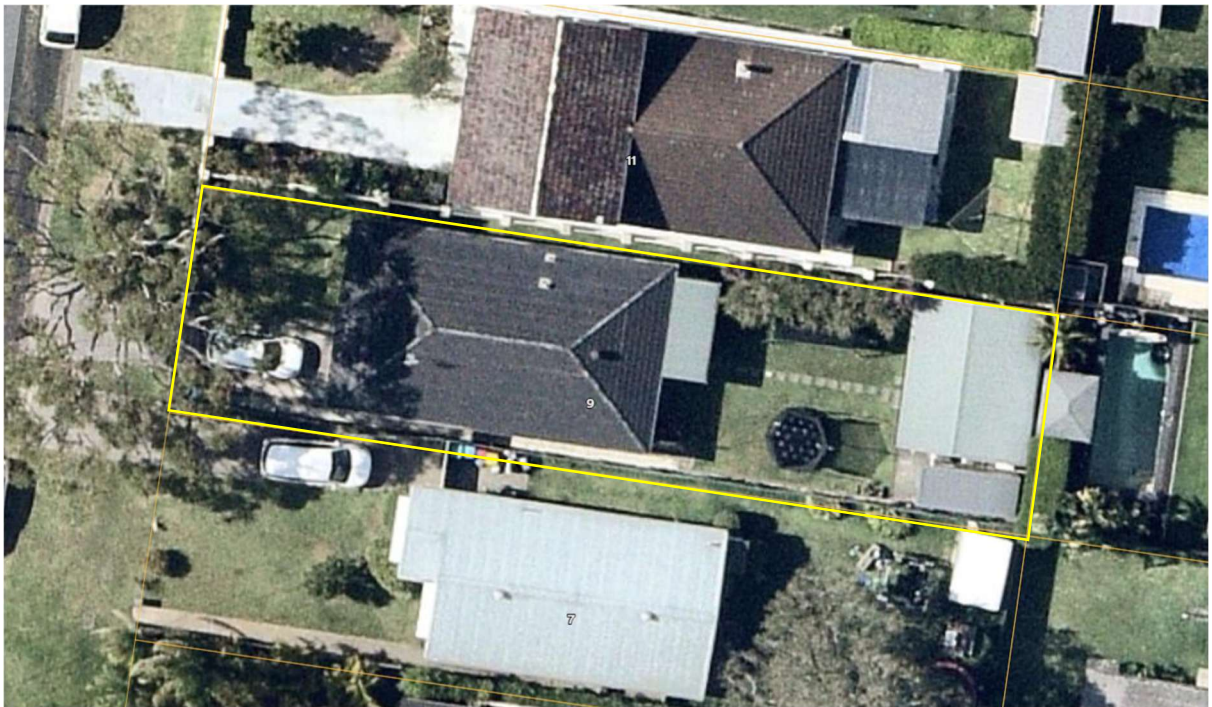


Figure 2 – Aerial image (zoom) with site bordered in yellow
Source: Nearmap



Figure 3 – The subject site (centre) as seen from Blandford Street
Source: NBP



Figure 4 – The rear yard at the subject site (centre)
Source: NBP



Figure 5 – The existing dwelling at 10 Blandford Street (directly opposite the subject site)
Source: NBP



Figure 6 – The existing dwelling at 13 Blandford Street (to the north of the subject site)
Source: NBP

proposed development

The application seeks consent for alterations and additions to the existing dwelling resulting from CDC2024/0954, as depicted in the Architectural Plans prepared by Habitation Design + Interiors, and as described as follows:

- Demolition works,
- Alterations and additions to the existing ground floor, including:
 - conversion of the existing carport into a garage,
 - alterations to the front façade to provide new entrance, window seat and planter,
- Alterations and additions to the yet to be constructed first floor, including:
 - Alteration to stair configuration,
 - New front balcony adjacent to living room,
 - Extended balcony adjacent to main bedroom,
 - New roof over garage and entrance below.
- Alterations and additions to the existing rear cabana and storage,
- Landscaping, and
- Stormwater infrastructure.

legislation, plans and policies

The following relevant state and local policies are applicable to the proposed development:

- Environmental Planning and Assessment Act (**EP&A Act**)
- Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Warringah Local Environmental Plan 2014 (**WLEP 2011**):
 - Lot Size Map: 450m²
 - Land Zoning Map: R2 Low Density Residential
 - Height of Buildings Map: 8.5m
 - Landslip Risk Land Map: Area A
- Warringah Development Control Plan 2011 (**WDCP 2011**)

environmental planning and assessment act

The matters prescribed by section 4.15(1) of the EP&A Act are considered, as follows:

Clause	Provision	Comment
(a)	<p><i>the provisions of—</i></p> <ul style="list-style-type: none"> <i>i. any environmental planning instrument, and</i> <i>ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i> <i>iii. any development control plan, and</i> <i>iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i> <i>v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The relevant provisions of WLEP 2011, all relevant SEPPs, and WDCP 2011 have been considered and addressed in this statement.</p>
(b)	<p><i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The likely impacts of the proposed development have been addressed with respect to relevant plans and policies in this statement. The proposed development will not result in any unacceptable impacts upon the natural or built environment, or any social or economic impacts in the locality.</p>
(c)	<p><i>the suitability of the site for the development,</i></p>	<p>The subject site is suitable for the proposed development.</p>
(d)	<p><i>any submissions made in accordance with this Act or the regulations,</i></p>	<p>The application will be notified to all potentially affected properties, with any submissions received to be considered by Council.</p>
(e)	<p><i>the public interest.</i></p>	<p>The proposed development is in the public interest, in so far as it is consistent with the objectives and outcomes of WLEP 2011 and WDCP 2011.</p>

*state environmental planning policy
(resilience and hazards)*

Remediation of Land

Chapter 4 of SEPP (Resilience and Hazards) applies to all land and aims to provide for a state-wide planning approach to the remediation of contaminated land. Clause 4.6(1)(a) of this policy requires the consent authority to consider whether land is contaminated. The site has been used for residential purposes for an extended period of time, with no known prior land uses. The site is not identified on the public register of contaminated sites and is not located in the vicinity of any.

Council can be reasonably satisfied that there is no contamination risk. Overall, the proposed development is consistent with the relevant provisions of SEPP (Resilience and Hazards).

*state environmental planning policy
(sustainable buildings)*

The proposed works constitute 'BASIX affected development', as defined by the EP&A Regulation. The application is accompanied by a BASIX Certificate demonstrating that the proposed development can meet relevant performance criteria.

*state environmental planning policy
(biodiversity and conservation)*

The provisions of Chapter 2 of this policy are applicable to all non-rural land across the state and aim to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The application does not propose to remove any existing canopy trees or vegetation. As such, the proposed development is considered to be consistent with the requirements and objectives of SEPP (Biodiversity and Conservation).

The site is identified on the Land Application Map of WLEP 2011 and the provisions of this policy are applicable in relation to the site and the proposed development. The relevant provisions of WLEP 2011 are considered, as follows:

Clause	Standard	Proposal	Compliance
2.3 Zone objectives and Land Use Table			Yes See discussion
2.7 Demolition requires consent			Yes
Zone R2 Low Density Residential			Yes See discussion
4.3 Height of buildings	8.5m	6.6m	Yes
6.2 Earthworks			Yes
6.4 Development on sloping land	Area A		Yes

Zone R2 Low Density Residential

The site is zoned R2 Low Density Residential under the provisions of WLEP 2011. Pursuant to the land use table in Part 2 of this instrument, dwelling houses (and alterations and additions thereto) are permissible with consent. In accordance with the provisions of clause 2.3 of WLEP 2011, the objectives of the zone are considered as follows:

- *To provide for the housing needs of the community within a low density residential environment.*

Comment: The proposed alterations and additions provide for the housing needs of the landowners, within the existing low density environment.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment: Not applicable – The application relates to a dwelling house.

- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment: The site retains sufficient landscaped area, with an enhancement of landscaping proposed in the accompanying Landscape Plan by Paul Scrivener Landscape. The landscaped character of the resultant development will be entirely commensurate with that of surrounding and nearby sites.

development control plan

WDCP 2011 is applicable to the site and the proposed development. The relevant provisions of WDCP 2011 are considered, as follows:

Clause	Control	Proposal	Compliance
B1 Wall Height	7.2m	North: 3.0m – 6.4m South: 3.5m – 6.0m	Yes
B2 Number of Storeys			N/A
B3 Side Boundary Envelope	45 degree plane from a point 5m above the side boundary	North: Beyond envelope South: Within envelope	No See discussion
B5 Side Boundary Setbacks	0.9m	<u>Dwelling</u> North: 0.9m – 1.4m South: Nil – 1.5m <u>Cabana</u> North: 0.48m (existing) South: 0.43m (no change)	No See discussion No See discussion
B7 Front Boundary Setbacks	6.5m	5.4m – 7.1m	No See discussion
B9 Rear Boundary Setbacks	6.0m	0.43m (existing) The proposal seeks minor alterations to an existing authorised outbuilding that is located within the rear setback, with no intensification of the existing non-compliance.	No
C2 Traffic, Access and Safety	Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.	The existing driveway crossing is to be retained, with widening of the existing internal driveway.	Yes
C3 Parking Facilities	2 spaces	2 spaces	Yes
C4 Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water	Stormwater Management Plans accompany the application.	Yes

Clause	Control	Proposal	Compliance
	Management for Development Policy.		
C7 Excavation and Landfill	Excavated and landfill areas shall be constructed to ensure the geological stability of the work.	Excavation is limited to that associated with footings.	Yes
C8 Demolition and Construction	All development must comply with the appropriate sections of the Waste Management Guidelines and be accompanied by a Waste Management Plan.	The application is supported by a Waste Management Plan.	Yes
C9 Waste Management	All development must comply with the appropriate sections of the Waste Management Guidelines and be accompanied by a Waste Management Plan.	The application is supported by a Waste Management Plan.	Yes
D1 Landscaped Open Space	40% (167.24m ²) of the total site area	20% or 84.9m ²	No See discussion
D2 Private Open Space	60m ² with minimum dimension of 5m	>60m ²	Yes
D3 Noise	Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential land uses.	Pool pump remains within approved enclosure.	Yes
D6 Access to Sunlight	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The application is supported by detailed Shadow Diagrams by Habitation Design + Interiors. The works the subject of this development application are generally limited to the front of the dwelling, which will not result in any additional overshadowing of the rear yard of the neighbouring property to the south in midwinter.	Yes

Clause	Control	Proposal	Compliance
D7 Views	Development shall provide for the reasonable sharing of views.	The proposal will not result in any adverse impacts upon views.	Yes
D8 Privacy	Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.	The proposed development maintains acceptable levels of privacy for adjoining properties.	Yes
D9 Building Bulk	Orientate development to address the street. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.	The proposed development is well articulated, with varied setbacks and materiality to ensure that the bulk and scale of the development is appropriately minimised.	Yes
D10 Building Colours and Materials	The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.	The proposed development is to be finished in colours and materials that complement the locality, as demonstrated on the Schedule of Colours and Finishes prepared to accompany the application.	Yes
D12 Glare and Reflection	Sunlight reflectivity should be minimised.	The proposed development will not result in excessive or unreasonable glare.	Yes
D13 Front Fences and Walls	Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.	The proposed fencing appropriately responds to the context of Blandford Street.	Yes
D14 Site Facilities	Site facilities including garbage and recycling enclosures, mailboxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places.	Appropriate site facilities are proposed.	Yes
D15 Side and Rear Fences	Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured		Yes

Clause	Control	Proposal	Compliance
	from the low side where there is a difference in either side of the boundary.		
D16 Swimming Pools and Spa Pools	Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	The swimming pool has been approved under CDC2024/0954.	N/A
D20 Safety and Security	Buildings are to overlook streets as well as public and communal places to allow casual surveillance.	The proposed development has appropriate regard for the CPTED principles.	Yes
D22 Conservation of Energy and Water	All development must comply with Council's Water Management Policy		Yes
E1 Preservation of Trees or Bushland Vegetation		No tree removal is proposed.	Yes
E2 Prescribed Vegetation			Yes
E6 Retaining Unique Environmental features			Yes
E10 Landslip Risk	Area A	A geotechnical report is not considered necessary due to the minor nature of the proposed works.	Yes

Clauses B3 Side Boundary Envelope

A minor portion of the northern side elevation of the upper floor encroaches beyond the building envelope prescribed by clause B3 of WDCP 2011.

The non-compliance does not result in any adverse impacts upon the amenity of the adjoining dwelling to the north at 11 Blandford Street with regards to views, visual privacy, visual amenity or solar access. The non-compliance is limited to a height of 410mm and the width of the staircase, with the majority of the northern façade maintained below the envelope prescribed.

The setback of the northern façade of the dwelling meets or exceeds the minimum side setback prescribed and is well articulated in both the horizontal and vertical plane, with varied setbacks and materiality to provide visual interest and the break down the bulk and scale of the resultant form. As such, a variation to the prescribed side boundary envelope is reasonably warranted in relation to the northern elevation, as the objectives of the control are otherwise achieved.

Clauses B5 Side Boundary Setbacks

The proposal involves two separate variations to the 900mm minimum side setback prescribed by clause B5 of WDCP 2012, namely the southern elevation of the proposed garage, which has a nil setback to the southern side boundary, and the northern elevation of the rear cabana, where it is proposed to extend the existing external wall which is setback 480mm from the northern side boundary.

The proposed nil setback of the garage is akin to the nil setbacks of other parking structures along the street, including carports at 6 and 13 Blandford Street and a garage directly opposite at 10 Blandford Street. As such, the non-compliance associated with the garage will not be inconsistent with the character of the streetscape.

Further, the non-compliance associated with the rear cabana is limited to a minor extension of the existing approved structure which will not be readily apparent from the public domain or adjoining properties.

The minor variations are limited to single storey elements of the development and do not result in inconsistency with the objectives of the controls, as follows:

- *To provide opportunities for deep soil landscape areas.*

Comment: The non-compliant elements do not result in the removal of existing landscaped areas and do not detract from the opportunity for deep soil landscaping, noting that even a compliant 900mm side setback cannot be included as 'landscaped area' under the provisions of WDCP 2011.

- *To ensure that development does not become visually dominant.*

Comment: The non-compliance is associated with single storey components of the development that are sited in a manner that is entirely consistent other development along the Blandford Street streetscape, ensuring that it is not visually dominant.

- *To ensure that the scale and bulk of buildings is minimised.*

Comment: The development is well articulated and is to be screened and softened by landscaping, ensuring that the bulk and scale of the proposal is appropriately minimised.

- *To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.*

Comment: The proposed non-compliance does not result in any adverse impacts upon the amenity of the neighbouring property with regards to privacy or solar access.

- *To provide reasonable sharing of views to and from public and private properties.*

Comment: The proposed non-compliance does not result in any adverse impacts upon the amenity of the neighbouring or nearby properties with regards to views.

Clause B7 Front Boundary Setbacks

The application seeks consent to relocate the existing front entrance, that is recessed within the existing carport, to the front façade. To emphasise the new entrance and to reduce the dominance of the garage (consistent with the objectives of clause C3 of WDP 2011), the proposal includes a semi-

enclosed entrance porch that is setback 5.4m from the front setback, resulting in non-compliance with the 6.5m minimum setback prescribed.

The minor variation is supportable on merit, as the objectives of the control are otherwise achieved, as follows:

- *To create a sense of openness.*

Comment: The proposed entrance feature provides additional articulation to the front façade and does not detract from the openness of the front setback area.

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

Comment: The alignment of the front façade is compatible with other development in the street, particularly noting the nil setback of an existing carport at 13 Blandford Street.

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

Comment: The proposal not only seeks to enhance the aesthetic appearance of the dwelling but also casual surveillance of the street, by reorienting the front entrance to be visible from the road and by providing an additional upper-level balcony to address the street.

- *To achieve reasonable view sharing.*

Comment: The proposed non-compliance does not result in any adverse impacts upon the amenity of the neighbouring or nearby properties with regards to views.

Clause D1 Landscaped Open Space

With a landscaped open space calculation of 84.9m² or 20%, the proposed development results in non-compliance with clause D1 of WDCP 2011, which requires at least 40% of the total site area to the landscaped open space area with minimum dimensions of 2m. However, this non-compliance is largely existing (as approved under CDC2024/0954), with the only reduction to the landscaped open space calculation being that attributable to the proposed front entrance porch (approximately 9.7m²) and the extension of the cabana (3.1m²). It is noted that the changes to the driveway and proposed garage do not impact upon this calculation, as these structures are proposed over existing non-landscaped areas that are less than 2m in width.

A variation to the landscaped open space requirement is considered to be reasonably applied in this instance, as the proposal seeks to enhance the quality and quantity of native vegetation on the site (as demonstrated in the accompanying Landscape Plans by Paul Scrivener Landscape) and as the proposal does not detract from consistency with the objectives of the control, as follows:

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

Comment: The proposal does not result in the removal of existing vegetation in the front setback. Rather, the proposal results in the enhancement of landscaping presenting to the street.

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

Comment: The proposal does not involve the removal of indigenous vegetation or habitat and does not alter topographical features of the site. The proposal will result in the enhancement of native vegetation at the 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: The site provides sufficient area for landscaping to screen and soften the resultant development, as demonstrated on the accompanying Landscape Plans.

- *To enhance privacy between buildings.*

Comment: The non-compliant landscaped open space calculation arising from the proposal does not result in any adverse privacy impacts for neighbours, with privacy between buildings enhanced by the proposal.

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

Comment: The proposal provides sufficient outdoor space to meet the needs of the occupants of the dwelling (who are proposing the development).

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

Comment: Sufficient space is provided for service facilities and functions, such as clothes drying.

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

Comment: The proposal is supported by Stormwater Management Plans to demonstrate the appropriate management of stormwater on the site.

conclusion

The proposal is a well resolved and considered design solution for the site, which has appropriate regard for the amenity of adjoining properties and the natural features of the site. The proposal will not result in any unreasonable impacts upon adjoining properties or the surrounding natural environment and appropriately reflects the desired character of the locality.

The proposal involves non-compliance with the front and side setback controls, in addition to the side boundary envelope and landscaped open space controls of WDCP 2011. We ask that Council apply flexibility in this regard, consistent with the provisions of 4.15(3A)(b) of the EP&A Act, noting that the extent of non-compliance is minor, and as the objectives of these controls are nonetheless achieved.

The resultant development will positively contribute to the streetscape, and the application warrants Council's support in this regard.



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