



# Distinct Innovations Pty Ltd

Environment • Lifestyle • Architecture

## STATEMENT OF ENVIRONMENTAL EFFECTS

<b>Applicant/s:</b>	Mr and Mrs T & K Young
<b>Site Address:</b>	No.20 Idaline Street Collaroy Plateau
<b>Pursuant to:</b>	Warringah DCP 2011 & LEP 2011
<b>Date:</b>	<b>5 July 2019</b>

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## 1.0 INTRODUCTION

This report has been prepared to provide supplementary information to the proposal for a ground and top floor extension, internal alterations, new front fence and plunge pool.

Consideration has been given to:-

- ensuring a high standard of development
- preserving the amenity and character of the local streetscape
- optimising the utilisation of land

## 2.0 SITE DESCRIPTION

The site comprises of Lot 41 DP33000 No.20 Idaline Street Collaroy Plateau

The subject site is located on the western side of Idaline Street.

Lot 41 has a total area of 422.9m<sup>2</sup> with dimensions of:

- 10.67m on the eastern & western boundary,
- 39.635m on the northern & southern boundary

The site area has a fall of 1.8m from west to east

The site is currently occupied with single storey two bedroom brick veneer home with one living space and no garaging.

Idaline Street is a bitumen sealed road with a concrete upright kerb and gutter. There is no concrete footpath traversing the front of the subject site.

### **3.0 DETAILS OF THE PROPOSAL**

The proposal is to construct a upper and lower extension in both double brick and light weight fibre cement cladding to the top floor . The extension will also comprise some internal alterations on the ground floor with proposed double garage to the front of the home. Upstairs will comprise three bedrooms, bathroom, living space and front balcony. Within the existing ground floor plan there will be some internal alterations for a new lounge and stairwell. There will also be some minor cosmetic changes to the front facade with added feature stone and timber work . The owners are also proposing a in-ground plunge pool and front fence.

### **4.0 STATUTORY COMPLIANCE**

#### **4.1 Zoning**

The subject development site is zoned R2 low density Residential pursuant to Warringah Local Council land Local Environmental Plan 2011.

#### **4.11 DCP No. 2011 & LEP 2011 – residential Development**

- a The land is not affected by road widening or realignment.
- b The land is not affected by a proclamation that the subject site is within a Mines Subsidence Area.
- c The land is not affected by floor or bushfire.
- d There is no habitats of flora and fauna on the subject site.

### **5.0 ENVIRONMENTAL EFFECTS**

#### **5.1 Visual Impacts**

The scale and appearance of the development is designed to be compatible with existing residential development in the immediate vicinity.

The appearance of the development from Idaline Street is typical of developments in the locality.

There are no adverse effects on the environment and all measures were taken in the design to make sure the dwelling harmonised with it's surroundings. Before submitting this application consideration has been given to reflect compliance with the LEP and DCP which affect the site and the proposed development. Our position is that the proposed development has been designed to meet the requirements in every aspect except in the area of landscaping calculations and front setback. Please see explanation on the following pages. We would defer to council as the approving body to review the documentation before making the final judgement.

### **1) landscaped area - non compliant**

Council's minimum landscaped area is 40% or 169.16m<sup>2</sup> with minimum widths of 2 metres. The proposal has achieved 37% or 156m<sup>2</sup>. It is a very tight site and the owners desperately require protected off street parking. Due to the proposed double garage and driveway it has reduced their landscaped areas. The owners are currently leaving their cars on the street or parking on the front lawn which looks unsightly. They have a young family and storage is a must so it was imperative to provide a double garage for a growing family in the proposal. To maximize their proposed landscaped spaces owners have hired the services of a qualified landscape designer to prepare professionally designed landscape plans to enhance the development. They have utilized the side setbacks of their home to achieve further soft soil areas. If you now take into consideration areas less than 2 metres in width they have achieved a landscaped area of 48% or 202.99m<sup>2</sup>. The owners realize the importance of landscaped areas but the garage is a necessity in this circumstance and we ask council to please consider the small variation of 3%.

### **2) Front setbacks- non complaint**

Council requires a minimum front setback of 6.5 metres. The front of the proposed garage is setback 6 metres and there are some feature stone pillars which sit forward by 470mm to add articulation and interest to the design and also to carry the top balcony. This has provided the owners with an internal garage depth of only 5.77metres which just fits their vehicles. Anything less than 5.77metres this would be considered inadequate for their cars otherwise the owners would of happily increased the front setback to 6.5 metres if the garage depth was adequate enough. The neighbouring homes being no.18 is setback 6.4 metres and at the time of preparing this application no.22 was 3.5 metres off the front boundary so we felt 6 metres was quite suitable. We understand since then No.22 has demolished and started building a new home which has changed it's setback from 3.5 metres to 6.6 metre. It should noted that there are a many other homes in the street which are much less that the 6.5 metres. They are no.25, 26, 36, 45, 84, 86,91,89, and 85. Some of their setbacks are from zero to 4 metres. We feel the 6 metres setback will not detract from the streetscape and still provide a much better appearance than its current form of 12 metre setback. Due to the small site the siting of the garage is the most appropriate location and the variation from 6.5 metre to 6.0 metres is considered to be very minor. We ask council to please consider this variation due to site constraints.

**3) Side setbacks - complies**

The side setbacks are minimum of 1300mm. This complies with councils minimum of 900mm and BCA requirements.

**4) Rear setbacks - complies**

Council rear setback requirements is 6 metres. The proposal is setback 11.5 metres to the top floor and the existing ground floor is 6.8 metres.

**5) private open space - complies**

All private open space is located at the rear of the property with a total area of 117m<sup>2</sup>. Council require 60m<sup>2</sup> with 5 metres minimum.

**6) Solar planning - complies**

Solar north is at the side boundary so we have located the upstairs living area to capture as much of this as possible. The living area is part of the proposed stairwell which faces true north. We have positioned a large obscure glass window to this side of the home so the occupants can draw in as much of the winter sun as possible whilst still achieving privacy to their neighbours at No. 22.

**7) height - complies**

The maximum height permissible for this area is 8.5 metres. The extension is 8.4metres and is within the maximum height limits.

**8) ceiling height - complies**

The maximum ceiling height permissible for this area is 7.2 metres. The extension is only 6.8 metres at the highest point.

**9) building envelope - complies**

Councils building envelope is 5 metres x 45 degrees. The home sits well within council building envelope.

## 5.2 Proximity of the Site Services

Services such as the telephone, electricity and water are currently located on-site.

The site is conveniently located with respect to facilities and community services. A comprehensive range of shops and services are available from Pittwater road.

## 5.3 Landscape

The proposed landscaped plans provides interesting and useful spaces, while still achieving privacy for residents and complimenting architectural elements. Please refer to plans prepared by Bio engineering services.

## 5.4 Traffic Generation

Traffic generation will still remain low and have minimal impact on current traffic flows and movement. There will be no change to traffic movements due to the extension.

## 5.6 Erosion Control Measures

Appropriate measures will be implemented during construction to mitigate against soil erosion and sedimentation. A sediment fence will be located near the front boundary.

## 5.7 Stormwater Disposal

Stormwater run- off from all roofed and paved areas will be collected and disposed of into the existing system which discharges into Idaline Street. Refer to new stormwater plans by Engineering Studio.

## 5.8 Waste Management

Waste and storage bins will be located near the eastern boundary within the front setback from Idaline Street. Refer to the waste management plans for further details.

## 6.0 **CONCLUSION**

This statement of Environmental Effects has considered the relevant matters in Section 90 of the Environmental Planning and Assessment Act 1979.

We believe the standards are satisfied as the proposal outlined will not exert any detrimental effects on the environment and shall be compatible with the character and scale of the area.

The selection of sympathetic colour scheme and materials shall enhance the residential amenity of the area and shall be complemented by appropriate landscaping.