

STATEMENT OF ENVIRONMENTAL EFFECTS

**Demolition New Dwelling
and Swimming Pool**

**88 Idaline Street, Collaroy
Plateau**

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RESPONSIBLE FOR THIS REPORT:

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1 Introduction

1.1 Proposal Overview

This report accompanies and supports a Development Application (DA) for demolition of the existing structures and development of a new dwelling at 88 Idaline Street, Collaroy Plateau.

TIBA Architecture Group has responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site. The proposal will provide a renewal of this corner site with a contextually appropriate residential dwelling of high quality and character that will improve the property's streetscape presentation.

The proposal involves, demolition of the existing structure, excavation for a basement carparking and storage level; construction of a 2-level dwelling incorporating terraces and semi-inground swimming pool to the north, within a landscaped setting.

The proposal has been designed to have minimum impact on the surrounding amenity. The design is compliant with the key built form controls being building envelope, height, density, car parking, and 'soft' landscaped area. The proposal will improve the site's landscape and built form quality; it will be complementary and compatible with the site's local character and context.

The property is free of any significant environmental constraints and can accommodate the proposal without any significant changes or impacts on the existing development character or neighbouring amenity in terms of sunlight, privacy or views.

The proposal represents appropriate improvements to the land that will enhance the property's streetscape presentation and be compatible with the surrounding amenity.

1.2 Recent Development Application

DA2019/0648 was lodged in May 2019 for demolition and the construction of a dwelling house and swimming pool. In response to the preliminary assessment of the DA, some concerns were raised by council and a neighbouring property. This resulted in the DA being withdrawn. Amendments to the design have been subsequently made to address the issues raised. A summary of the changes are listed below, and the merits of the proposal are addressed within this report.

The changes include:

- Driveway relocated to Idaline Street from Acacia Street and redesigned to Council's standard profile.
- The entire house has been moved approximately 1.7m towards the western (rear) boundary to accommodate a driveway and to reduce the overshadowing and view impacts on the adjoining property (in particular a bay window) that they have identified.
- Stormwater drawings have been revised to address council's concerns

- Detailed 3D shadow diagram for every hour between 9am and 3pm on 22 June provided, as per Council's request.
- A recalculated and compliant landscaped area of 218m² and 40.1% is proposed with an additional Landscape calculation sheet provided.
- Additional pool details and long section are provided within the plan set.

1.3 Statement of Environmental Effects

This report is a Statement of Environmental Effects (SEE), pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal has been considered under the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979
- Local Environmental Plan
- Relevant State Environmental Planning Policies
- Development Control Plan

The proposal is permissible and generally in conformity with the relevant provisions of the above planning considerations.

Overall, it is assessed that the proposed development is satisfactory, and the development application may be approved by Council.

2 Site Analysis

2.1 Site Description

The site is a corner allotment located 88 Idaline Street, Collaroy Plateau. It is legally described as Lot 23, Section Z in Deposited Plan 33000. The site has an approximate area of 545.60m².

The site is rectangular in shape with dimensions as follows:

- Northern and southern side boundaries of 39.625m
- Eastern, front boundary and western, rear boundary of 13.765m

2.2 Features of the site and its development

The key features of the site and its development include:

- The land is developed with a single storey brick, and fibro cottage with hipped tile roof. The existing dwelling is further setback from the front boundary than the adjacent dwellings.
- The site is a corner allotment; positioned on the south west corner of the 'T' junction formed by Idaline Street and Acacia Street.
- There is a concrete driveway that is diagonally aligned within the site frontage from the corner of the allotment with informal car parking available within the front of the site.
- The site and the adjoining properties to the south have an east/west orientation to Idaline Street.
- There are no significant protected trees located on the site or within close proximity (3m) to the proposal.
- The property is moderately sloping with a level difference of approximately 2.35m between the rear and the front boundaries – (approximately RL 95.5 to RL 93.15 at the street level).
- The property is set within a developed, predominantly, low density residential location.
- District and ocean views are available from the front and north side of the property. Front balconies are an established characteristic of several dwellings on the western side of Idaline street.
- Figures below depict the character of the property and its existing development.

2.3 Zoning and key environmental considerations

The property is zoned R2 Low Density under the Warringah Local Environmental Plan 2011 (LEP) as is most of the surrounding land.

At 545m² in area, the site is an undersized allotment, being 9.1% below the 600m² minimum allotment size applicable to the location.

The site is not affected by key environmental considerations like, for example heritage, bush fire, biodiversity, flood, waterways, geotechnical risk and acid sulfate soils.

There are no zoning or environmental characteristics that present impediments to the improvements proposed to the land.

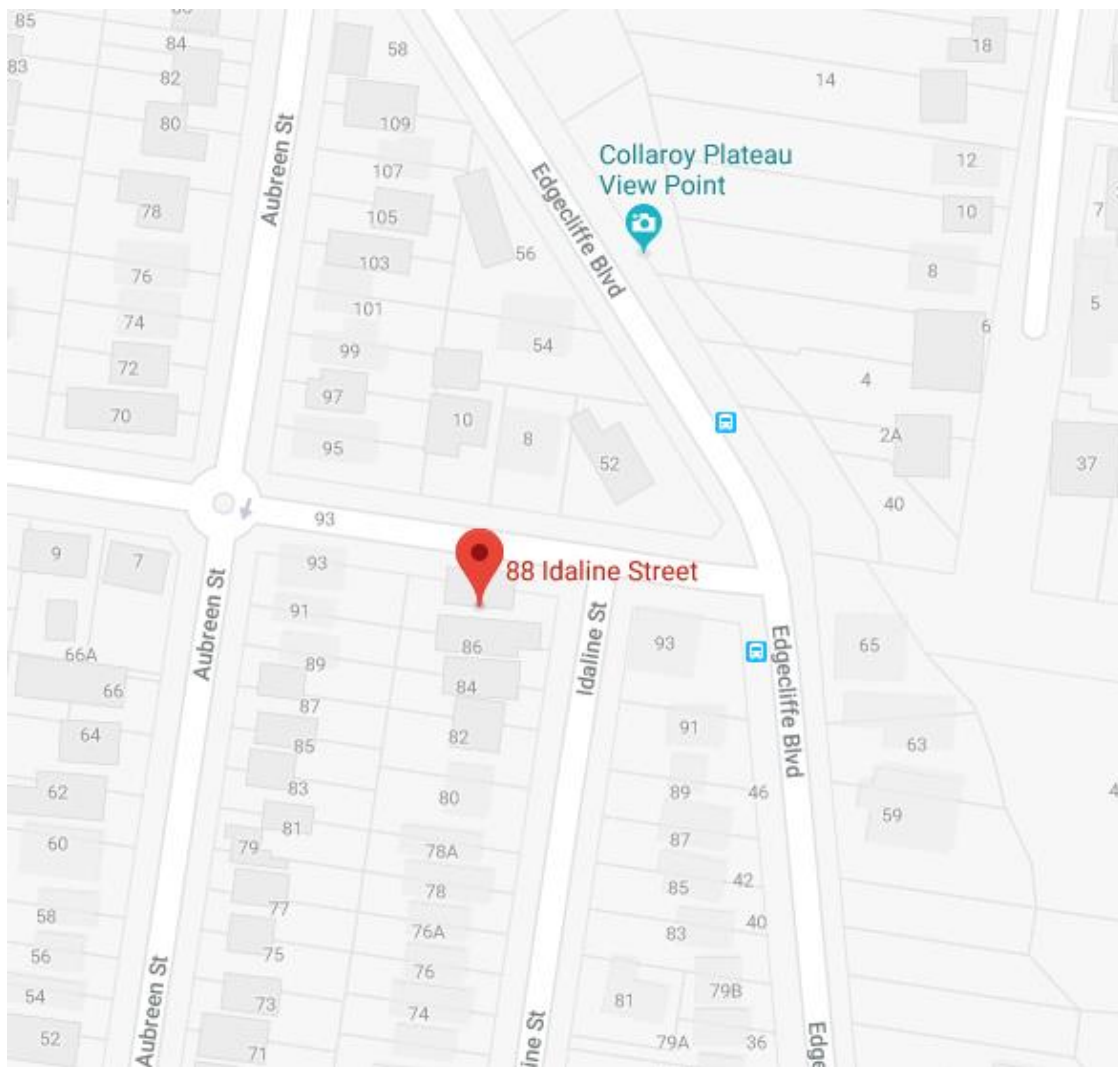


Figure 1 – Location of the site within its wider context (courtesy Google Maps)



Figure 2 – Alignment, orientation and spatial layout of the subject site and adjoining dwellings (courtesy Northern Council)

EXISTING PROPERTY CHARACTER



Figure 3 - existing site character – Idaline Street frontage



Figure 4 – existing site character as viewed from Acacia Street



Figure 5 – existing site character – rear boundary interface



Figure 6 – interface between number 86 Idaline Street and the subject site



Figure 7 - existing front building alignment

STREETSCAPE



Figure 9 – prevailing streetscape character opposite the subject site to the east



Figure 10 – prevailing streetscape character at 93 Aubreen Street – this shows the character of the secondary street frontage of the site



Figure 11 – prevailing streetscape character at 95 Aubreen Street



Figure 12 – prevailing streetscape character at 95 Aubreen Street



Figure 13 – prevailing streetscape character nearby at 84 Idaline Street



Figure 14 - prevailing streetscape character opposite the subject site on the eastern side of Idaline Street



Figure 15 – adjoining properties to the south at 84 and 86 Idaline Street contain car ports adjacent to the front boundary and contribute to the prevailing streetscape character

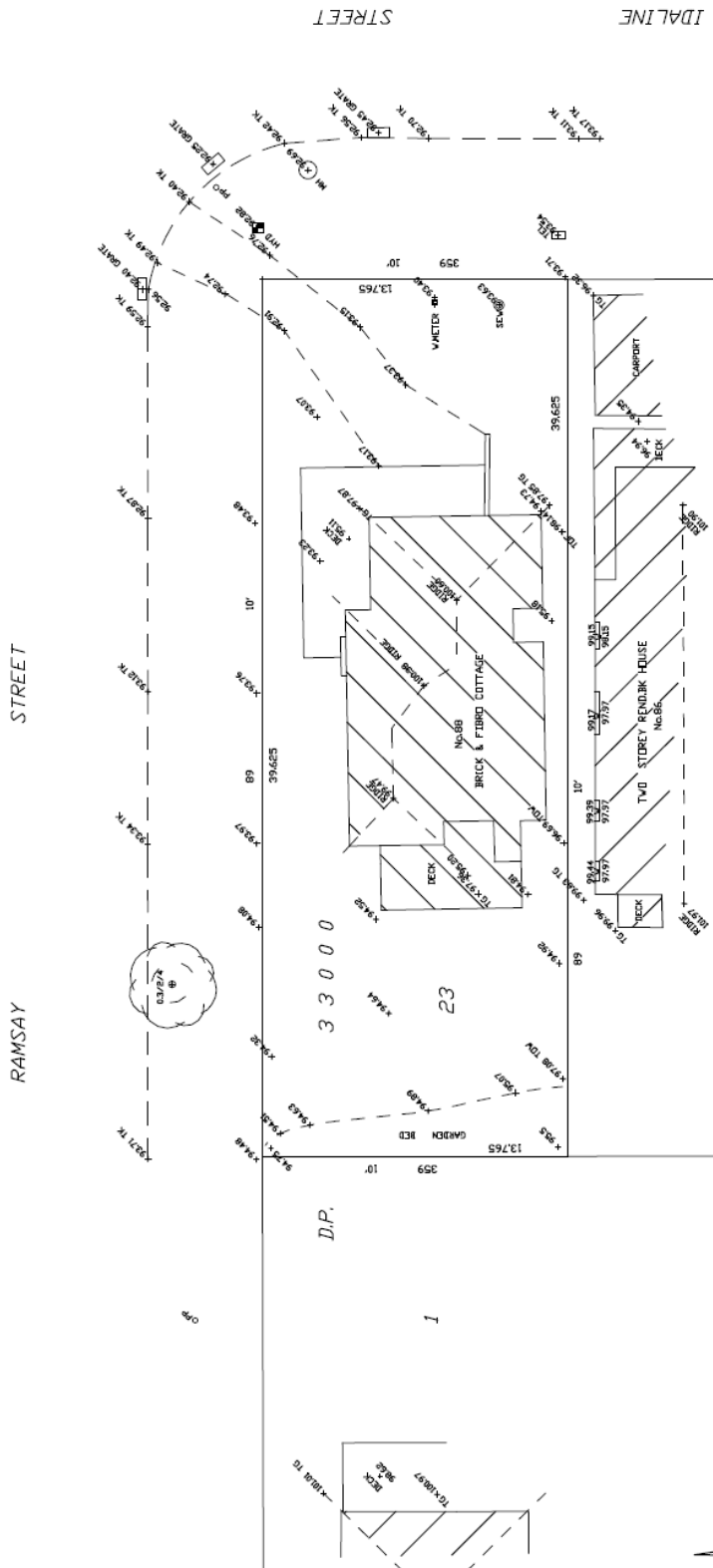


Figure 16 – subject site (excerpt from land survey)

3 Description of Proposed Development

The application seeks development consent for demolition of the existing structures and development of a new dwelling at 88 Idaline Street, Collaroy Plateau.

The proposed alterations and additions is depicted in the accompanying architectural plans by TIBA Architecture Group. A breakdown of the key aspects of the proposal are noted as follows:

Basement Level - RL 92.500

- Basement garage to accommodate 2 cars
- Storage room
- Plant room
- Workshop
- Vehicle access from Idaline Street

Ground Floor -RL 95.200

- Bathroom
- Balcony at front
- Living
- Laundry
- Internal stairs
- Open plan kitchen, dining, rear terrace
- Swimming pool

First Floor – RL 98.100

- 4 Bedrooms
- 2 Bathrooms
- Internal stairs
- Family room with balcony to the front

4 Environmental Assessment

The following section of the report assesses the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended.

Under the provisions of the Environmental Planning and Assessment Act 1979 (the Act), the key applicable planning considerations, relevant to the assessment of the application are:

- Warringah Local Environmental Plan 2011
- State Environmental Planning Policies – as relevant
- Warringah Development Control Plan

The application of the above plans and policies is discussed in the following section of this report.

The application has been assessed against the relevant heads of consideration under Section 4.15 of the Act; a summary of these matters are addressed within Section 5 of this report, and the town planning justifications are discussed below.

5 Environmental planning Instruments

5.1 Warringah Local Environmental Plan 2011 – Zoning

As previously noted, the site is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (LEP).

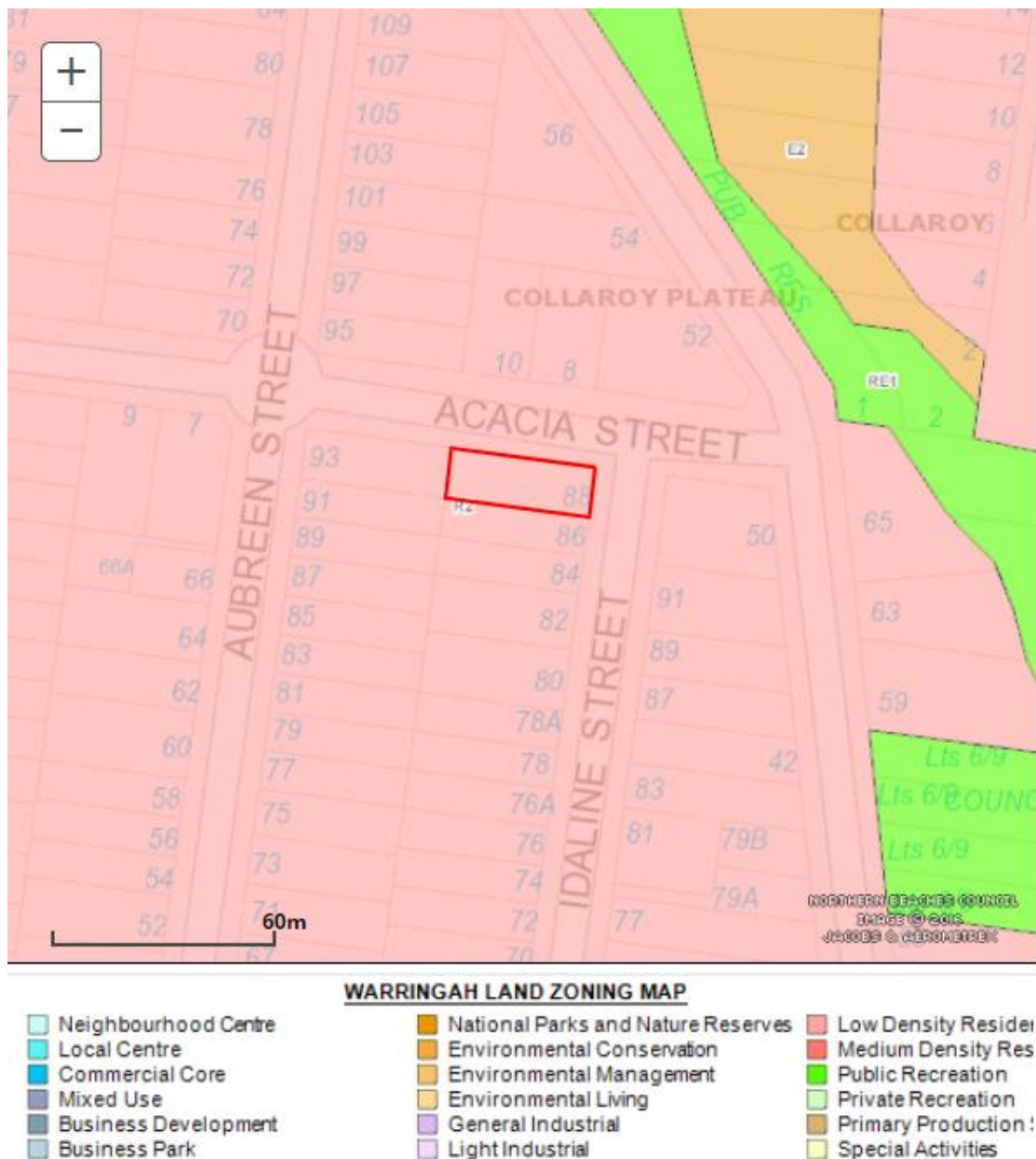


Figure 17 – zone excerpt (State Planning Portal)

The proposal constitutes development of a principal dwelling and attached secondary dwelling. The proposal is permitted within this zone with Development Consent.

Clause 2.3(2) of the LEP requires the consent authority to 'have regard to the objectives for development in a zone' in relation to the proposal. The objectives of the zone are stated as follows:

- *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*

We have formed the considered opinion that the proposed development is consistent with the zone objectives as it will provide for the housing needs of the community within a low density residential environment compatible with the surrounding development.

Accordingly, the proposal has had sufficient regard to the zone objectives and there is no statutory impediment to the granting of consent.

5.2 Other relevant provisions of the LEP

Other provisions of the LEP that are relevant to the assessment of the proposal are noted and responded to as follows:

LEP Provision	Response	Complies
Part 4 of LEP – Principal Development Standards		
LEP Clause 4.1 Minimum subdivision lot size	At 545m ² in area the site is an undersized allotment, being 9.1% below the 600m ² minimum allotment size applicable to the location.	Noted
LEP Clause 4.3 – Height of Buildings	The proposal is under 8.5m in maximum building height as scaled from the architectural plans and complies with this standard.	Yes
LEP Clause 4.4 – Floor space ratio		NA
LEP Clause 4.6 – Exceptions to development standards		NA
Part 5 of LEP – Miscellaneous Provisions		
LEP Clause 5.4 Controls relating to miscellaneous permissible uses		NA
LEP Clause 5.10 Heritage Conservation		NA

LEP Provision	Response	Complies
Part 6 of LEP – Additional Local Provisions		
LEP Clause 6.1 Acid sulfate soils	Modest excavation is proposed below the existing site levels and which is above AHD RL 5.00 (being at approx. AHD RL 92)	Yes
LEP Clause 6.2 Earthworks	The siting and design of the proposed development has considered the matters within clause 6.2(3) of the LEP and results in appropriate outcomes against these criteria. Based on the above the proposed development satisfies the considerations within clause 6.2 and the site is suitable for the development proposed.	Yes
LEP Clause 6.3 Flood planning		NA
LEP Clause 6.4 development on sloping land		NA

5.3 State Environmental Planning Policy - BASIX

The proposed alterations and additions is BASIX affected development as prescribed. A BASIX assessment report accompanies the application and satisfies the SEPP in terms of the DA assessment.

5.4 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land. The application is accompanied and supported by a Stage 1 Geotechnical investigation.

Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to carrying out of any development on that land. In this regard, the likelihood of encountering contaminated soils on the subject site is extremely low given the following:

- Council's records indicate that site has only been used for residential uses.
- The subject site and surrounding land are not currently zoned to allow for any uses or activities listed in Table 1 of the contaminated land planning guidelines of SEPP 55.
- The subject site does not constitute land declared to be an investigation area by a declaration of force under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Given the above factors no further investigation of land contamination is warranted. The site is suitable in its present state for the proposed residential development. Therefore, pursuant to the provisions of SEPP 55, Council can consent to the carrying out of development on the land.

6.1.1 Overview

- is compatible with the architectural form and style of the contemporary dwellings in the local context and will complement the streetscape appearance when viewed from the adjoining public spaces;
- will be located within a landscaped setting and will be appropriately treated in terms of its materials and finishes to blend with the character of the property and the locality.

Clause	Requirement	DA2019/0648	Proposed	Complies?
B1 Wall Height	7.2m	North side: 6.5m up to 7.4m South side: 6.2m up to 6.7m	North side: 6.5m up to 7.4m South side: 6.2m up to 6.7m	No* - minor exceedance Yes
B3 Side Boundary Envelope	5m at 45 degrees South side: 6.5-7.1m	Complies as shown on the architectural plans	Complies as shown on the architectural plans	Yes
B5 Side Setback	900mm <i>On corner allotments, to measure the side setback and side boundary envelope, the side boundaries are taken to be the boundaries that do not have frontage to a public street.</i>	South side: 1,190mm to dwelling 0m low level south side deck – as noted, this is an allowable exception within the control because it is a <i>terrace that is not more than 1 metre above ground level (existing)</i> North side:	South side: 1,190mm to dwelling 0m low level south side deck – as noted, this is an allowable exception within the control because it is a <i>terrace that is not more than 1 metre above ground level (existing)</i> North side:	Yes Yes NA

Clause	Requirement	DA2019/0648	Proposed	Complies?
	The following exception applies <i>Screens or sunblinds, light fittings, electricity or gas meters, or other services infrastructure and structures not more than 1 metre above ground level (existing) such as unroofed terraces, balconies, landings, steps or ramps may encroach beyond the minimum side setback</i>	Not applicable – due to the site being corner allotment.	Not applicable – due to the site being corner allotment.	
B7 Front Setback	Primary frontage: 6.5m or average (if greater than 6.5m) Secondary frontage: 3.5m <i>secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.</i>	Primary frontage: 6.5m (to study) to 5.2 (to a low height ground level terrace), 9.310 (to living room) The proposed front building alignment is stepped, in response to both the southern alignment of the adjacent dwellings (84 and 86 Idaline Street), but which also contain carport structures on a zero street boundary alignment, along with the corner location of the property. The proposed development is assessed as	Primary frontage: 8.4m (to study), 7.4m (to a low height ground level terrace), 11.1m (to living room) The proposed front building alignment is stepped, in response to both the southern alignment of the adjacent dwellings (84 and 86 Idaline Street), but which also contain carport structures on a zero street boundary alignment, along with the corner location of the property. The proposed development is assessed as	Yes

Clause	Requirement	DA2019/0648	Proposed	Complies?
		appropriate in responding to the street character and the provisions of the control. Secondary frontage: Dwelling - Living room – 4.315m Dining room – 3.600m Landscape elements - Terrace off Living room – 2.155m Swimming Pool – 900mm	appropriate in responding to the street character and the provisions of the control. Secondary frontage: Dwelling - Living room – 4.315m Dining room – 3.600m Landscape elements - Terrace off Living room – 2.155m Swimming Pool – 900mm	Yes Yes No* minor exceedance Pool acceptable element as per D16 (below)
B9 Rear Setback	Not applicable to corner sites	Approximately 10m	Not applicable to corner sites	NA
D1 Landscape and Open Space	40% - 218.2 m ²	Proposed: 227.8m ² and 42% As shown on plan sheet DA-09	Proposed: 218m ² and 40.1% As shown on plan sheet DA-09	Yes
D16 Swimming Pools and Spa Pools	1. Pools are not to be located in the front building setback. 2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street	Adjacent to the secondary street frontage	Adjacent to the secondary street frontage	Yes

Clause	Requirement	DA2019/0648	Proposed	Complies?
	frontage. 3. Swimming pools and spas are to be setback from any trees. Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.			

6.2 Numerical exceedances

6.2.1 Overview

As identified within the above table, two variations are exhibited by the proposal with the following numerical aspects of the DCP:

- B1 Wall height - north side
- B7 Front setback - secondary frontage

These are addressed below.

6.2.2 B1 Wall Height

A section of the proposed upper level northern walls display exceedance of up to approximately 200mm to the wall height control (proposed eave RL 29.1 to ground level 21.7).

This variation is acknowledged, and justification is provided below, having regard to the circumstances of the case, merits of the design, and in response to the objectives of the planning control.

In our assessment of the design, the proposal satisfies the objectives of the control, which are:

*‘To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.
To ensure development is generally beneath the*

existing tree canopy level.

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

To minimise the impact of development on adjoining or nearby properties.

To ensure that development responds to site topography and to discourage excavation of the natural landform.

To provide sufficient scope for innovative roof pitch and variation in roof design’.

In support of this variation the proposal satisfies the objectives of the control because:

- The proposal involves a contemporary design that incorporates a skillion roof. The section of wall that exceeds the 7.2m wall height control is associated with the skillion roof section of the proposed and faces north. This section is distinguished by weather board panels, will be lightweight in appearance, and not present excessive bulk. Furthermore, this element forms an important component of what is assessed as a appropriately articulated façade, which presents well to the secondary street frontage.
- The proposal incorporates a highly articulated and stepped northern façade that reduces the bulk of the design and adds visual interest to the property’s secondary street frontage.
- The variation, by virtue of its design, setbacks and materials will not result in the building becoming visually dominant by virtue of its height and bulk when viewed from the adjacent street frontage and when viewed from adjoining land. the proposal will have an appropriate visual impact and streetscape presentation.
- This aspect of the proposal will not significantly adversely impact upon *views to and from public and private properties*.
- The proposed wall height exceedance does not involve unreasonable or excessive excavation of the natural landform.
- Being on the northern elevation the building element will not result in any excessive shading impacts onto adjoining land.
- The proposal provides an interesting, contemporary and low-profile roof design.

Based on the above, it is concluded that the proposed Side Boundary Envelope variation is modest and meets the objectives of the planning control. In our opinion the proposal warrants support.



Figure 18 – the yellow line indicates the minor extent of the upper roof section of the northern wall where the wall height control is exceeded

6.2.3 Front setback - secondary frontage

The proposal also results in a numerical exceedance of the secondary street frontage which is 3.5m.

The proposal involves a highly articulated northern, secondary frontage with several building elements having different setbacks, functions, height, and materials, including living room, front terrace, dining room, swimming pool and rear terrace. The proposed building footprint is stepped in relation to this frontage, with the range of setbacks profile as follows:

- Dwelling: Living room – 4.325m; Dining room – 3.600m
- Landscape elements: Terrace off Living room – 2.155m; Swimming Pool – 900mm. these elements are within the 3.5m secondary frontage setback.

In our assessment of the design, the proposal satisfies the objectives of the control, which are:

To create a sense of openness.

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

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

To achieve reasonable view sharing.

The DCP also states:

‘On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.

Furthermore, clause D16 of DCP states:

Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage’.

The inference of clause D16 being (by omission) that swimming pools may be situated within the secondary street frontage.

The following justifications in response to the provisions of the DCP, objectives of the control, merits of the proposal and circumstances of the case are provided in support of the design:

- The character of the secondary street and the setbacks in the street have been closely considered. There is a varied character. There are a range of structures within the secondary street frontage. The following examples are noted:
 - 50 Edgecliffe Boulevard – swimming pool and terrace – located diagonally opposite the site to the north east, approximately 0m from the boundary.
 - 52 Edgecliffe Boulevard – dwelling and car port – located directly opposite the site to the east, approximately 0m from the boundary.

- 93 Aubreen Street – garage fronting Acacia Street (figure 10) - located directly behind the site to the west, approximately 2m from the boundary.

Being relatively low level/height landscape elements associated with outdoor recreation, such structures, do not significantly contribute to the bulk and scale of the dwelling. Indeed, they would be obscured by a standard 1.8m high boundary fence which would not require development consent.

For the above reasons it is assessed that the proposal will *'maintain the visual continuity and pattern of buildings and landscape elements'*.

- The proposed street frontage setbacks step in terms of their building footprint. The ground floor level is highly articulated, and the upper floor level has a different setback to the ground floor level from the northern street boundary. Therefore, overall the design of the secondary frontage presentation is appropriate in addressing the objectives of providing an interesting building presentation that will enhance the streetscape.
- The proposal will result in an improvement to the existing secondary street frontage through the removal of with the existing informal hardstand car parking space and concealment of future car parking within the proposed basement level.
- The property is an undersized allotment when considering the minimum lot size for the location is 600m² and width of only 13.7m (the average width the R2 zone would be approximately 15.24m). The property being 545.1m² displays a variance to the minimum lot size of 9.1%. This characteristic makes alternate siting of the building form and these landscape elements more limited, making strict numerical compliance with the control more difficult.
- The setting of the allotment benefits from a 5m wide grass verge along the entire length of the northern boundary. This is effective softening the property's presentation to compliment the visual scale of the proposal when viewed from areas to the north of the property. This space adds to the quality of the site's landscaped setting and character. The space assists in visually 'off-setting' the undersized extent of the allotment. For these reasons 'a sense of openness' will be achieved by the proposal and the *'visual quality of the adjacent streetscapes and public spaces'* will be enhanced.
- Reasonable view sharing will be achieved by the proposal.

It is our assessment that no adverse impact on the streetscape or adjoining properties will result from the proposed front setback variation.

6.2.4 Conclusion

Based on the above, it is concluded that the proposed variations are modest and contextually reasonable, satisfying the objectives of the planning controls.

Under clause (3A)(b) of Section 4.15 of the Act, it is appropriate for the consent authority to be flexible in applying the controls where the objectives of those controls have been satisfied.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of DCP. Accordingly, our assessment finds that these aspects of the proposal are worthy of support, in the particular circumstances.

6.3 Broader DCP Compliance Assessment

Clause	Compliance with Requirement	Consistent with aims and objectives
Part B - Built Form Controls – addressed above		
Part C - Siting Factors		
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	2 car spaces - Yes	Yes
C4 Stormwater	Drain to street via gravity means - Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Part D - Design		
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
<p>D6 Access to Sunlight</p> <p>The DCP requires:</p> <p><i>'2. At least 50% of the required area of private open space of each dwelling and <u>at least 50% of the required area of private open space of adjoining dwellings</u> are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21'.</i></p> <p>Shadow diagrams accompany and support the proposal and demonstrate that the compliance with the DCP is achieved. The following key aspects are noted:</p> <p>The site and the adjoining properties have an east / west orientation. As a result, shade will be relatively evenly shared between the rear yard (morning time period) and the front yard (afternoon time period) on the southern neighbouring property at 86 Idaline Street. This is generally the shading pattern for properties along the western side of Idaline Street. This provides a relatively even distribution of shade, consistent with the development pattern along the street.</p> <p>Hourly elevational shadow diagrams between 9am and 3pm are provided to enable consideration of existing areas of private open space and the upper level of 86 Idaline Street, which is in addition to the</p>	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>DCP requirement.</p> <p>The proposal is similarly aligned to buildings on adjoining land.</p> <p>In accordance with Clause D6 of the DCP, the sunlight available to the main private open space of adjoining property at 86 Idaline Street will not be impacted after the morning time period. Sunlight between 12pm and 3pm (3 hours) on June 21st to the western, rear, private open space area will not be impacted by the proposal.</p> <p>The application demonstrates that the proposal has been designed in a manner that is reasonable and to minimise impacts upon adjoining properties. Furthermore, the extent of overshadowing on the adjoining property entirely complies with Clause D6 of WDCP 2011.</p> <p>It is assessed that, whilst shade onto adjoining properties will be modestly increased above the current levels, the extent of the increase is within reasonable limits, and satisfies the DCP.</p> <p>It is concluded that the proposal will not significantly or unreasonably reduce the available sunlight to the adjoining properties and the provisions of the control are satisfied.</p>		
<p>D7 Views –</p> <p>New development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>Consideration has been given to the potential view aspects from the adjacent properties.</p> <p>As noted within section 2, district and ocean views are available from the front and north side of the property. Front balconies are an established characteristic of several dwellings on the western side of Idaline Street.</p> <p>Maintenance of the existing views is benefited by the Acacia Street and Idaline Street road reserve corridors adjoining the site. The spatial separation they provide contributes to the maintenance of views from this location to the east and north east.</p> <p>The neighbouring property at 86 Idaline Street raised concerns to DA 2019/0648 regarding their north easterly outlook and view from their property will be impacted by the proposed main structure, balcony and room below the balcony. We</p>	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>understand this view is obtained through elevated balconies and side facing windows that look over / across the subject site across a side boundary.</p> <p>No photographs of the existing view were provided in the neighbour's submission and therefore the extent, composition and character of the neighbour's view has not been able to be considered. There is potential for views to towards the front (eastern) and southern side boundary of their property, in addition to those obtained across the subject site.</p> <p>In considering what part of the property views are obtained as they relate to the subject site/proposal, in this case the views are obtained across the northern side boundary. The court principle states: <i>the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries.</i></p> <p>In considering the potential reasonableness of the impact (the fourth step of the court principle) the proposal is a compliant design in relation to its interface with the property at 86 Idaline Street (heights, setbacks and landscaped space).</p> <p>The need for height templates is not anticipated given the concessions made in the revised design (the subject DA), the high level of compliance with the applicable planning controls that the proposal achieves, and its consistency with the pattern/siting of development in the local context. Furthermore, the view is across a side boundary which is very difficult to protect. An alternative design has been provided that achieves an improved level of view amenity to the adjoining property. Given the above circumstances, it is difficult to foresee anything other than a reasonable view sharing outcome being achieved.</p> <p>In summary - given the elevated topography, the siting of the proposed dwelling in alignment with adjacent dwellings to the south, and the compliance of the proposal with the key built form controls, the proposal will not significantly or unreasonably impede any established views from surrounding residential properties or public vantage points. The application demonstrates that the proposal has been designed to minimise impacts upon adjoining properties.</p>		
D8 Privacy –	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>Privacy has been considered in the proposed design and satisfies the DCP's objectives. The following aspects of the proposal are noted:</p> <p># Appropriate side building setbacks are provided by the proposal.</p> <p># Side boundary facing window openings are designed for light and ventilation and limited and appropriate in terms of their function (the rooms that they serve) location, sill height, and extent.</p> <p># Privacy screens are not proposed to the upper level front balconies in order to maintain views to the north and east. These balcony spaces are proposed to be adjacent to the front garden areas of the adjoining properties. Being located at the site's street frontage (Idaline St being a relatively busy road), there is generally a lower expectation for complete privacy in these locations.</p> <p>Considering these matters, it is concluded that the proposed addition will not significantly or unreasonably affect the visual privacy of the neighbouring properties.</p>		
<p>D9 Building Bulk</p> <p>The proposal is appropriately designed and articulated noting that:</p> <ul style="list-style-type: none"> ▪ The building design modulates its building form and steps from the side and front boundaries responsive to the slope of the land. ▪ The setbacks of the proposed building increase as the building height increases ensuring that the solar impact, bulk, and scale of the building is appropriate; ▪ The proposed design is highly articulated, increasingly inset from the sides towards the front of the dwelling. This design feature reduces the proposal's bulk and adds visual interest to its presentation to adjoining land and the streetscape. ▪ The building form will be cut into the slope of the site; ▪ In terms of materials and finishes, the proposal building form provides a solid (masonry) base and varied materials at the upper levels; ▪ The building design provides appropriately located balconies that will add visual interest to the 	Yes	Yes

Clause	Compliance with Requirement	Consistent with aims and objectives
<p>building form.</p> <p>Overall, the proposal will present appropriately to the street and adjoining land and will renew and improve the site's existing built form quality.</p>		
<p>D10 Building Colours and Materials</p> <p>The proposal will employ appropriate materials and finishes to blend with the existing dwelling house and its setting.</p>	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D16 Swimming Pools and Spa Pools	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
Part E - The Natural Environment		
E1 Private Property Tree Management - NA	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation – NA	Yes	Yes
E8 Waterways and Riparian Lands – NA	Yes	Yes
E10 Landslip Risk – report accompanying	Yes	Yes
E11 Flood Prone Land – NA	Yes	Yes

7 Section 4.15 the Environmental Planning and Assessment Act 1979

The proposal has been assessed having regard to the matters for consideration pursuant to S.4.15 of the Act and to that extent Council can be satisfied of the following:

- There will be no significant or unreasonable adverse built environment impacts arising from the proposed physical works on the site.
- The site is appropriate for accommodating the proposed development. The proposal has sufficiently addressed environmental considerations. There will be no significant or unreasonable adverse environmental impacts arising from the proposal.
- The proposal will result in positive social and economic impacts, noting:
 - Employment during the construction phase of the works;
 - Economic benefits, arising from the investment in improvements to the land;
 - Social (and environmental) benefits arising from the renewal of existing housing stock.
- The proposal is permissible and consistent with the objectives of the zone, pursuant to the LEP. The proposal satisfies the provisions of the relevant provisions of the council's DCP.
- It is compatible with the current and likely future character of development within the local context.
- It will not result in any significant unacceptable offsite impacts that limit the use or enjoyment of nearby or adjoining land.
- The proposal will have an acceptable impact when considering key amenity issues such as visual impact, views, overshadowing, noise and privacy.
- Given the site's location and established function, the site is assessed as being entirely suitable for the proposed development.
- The public interest is best served through the approval of the application.

8 Conclusion

The application seeks development consent for demolition of the existing structures and development of a new dwelling at 88 Idaline Street, Collaroy Plateau.

TIBA Architecture Group have responded to the client's brief with an appropriate design that is responsive to the prevailing planning objectives for the site. The proposal represents appropriate improvements to the land that will benefit the occupants and surrounding amenity.

This report demonstrates that the proposal is appropriately located and configured to complement the property's established neighbourhood character. The proposal will not give rise to any significant or unreasonable adverse environmental consequences.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 and should be granted development consent.

BBF Town Planners



Michael Haynes
Director