

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

Alterations and Additions at

**No 1126 Pittwater Road
Collaroy**

Prepared by
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January 2023

1. Introduction

This Statement of Environmental Effects is submitted to Northern Beaches Council as part of a Development Application for at 1126 Pittwater Road, Collaroy 2097 also known as Lot 1, DP 170202

This statement should be read in conjunction with drawings 464/000-005, 101-103, 201, 4011-403, prepared by Stephen Grech + Associates, Architects and Survey 17612A -2 prepared by CMS Surveyors.

2. Description of site

The site is effectively parallelogram shaped 403sqm on the corner of Pittwater Road and Ramsay Street. The north boundary is 40.42m (by survey) and is common with the existing property at No 1128 Pittwater Road. Parallel to this, the southern boundary of 40.845 is common to Ramsay Street. The West boundary is 10.37m adjoining Pittwater Road while the Eastern boundary of 10.5m adjoins Collaroy Beach.

The site is effectively flat with a slight fall to the south east corner.



Figure 1 – Aerial photo showing subject site.
(Source Six Maps)

3. Existing Building

The site contains an existing 1 and 2 storey dwelling with a distinctive steeply pitched roof stepped roof with curved ridge. At the western end, the house features a timber framed double garage with low pitched roof. Adjacent to this is a slightly raised roof over the entry foyer and laundry area. Both the garage and the entry to the house are accessed via Ramsay Street.

The garage and entry area are timber framed construction with the remainder of the ground floor being masonry construction understood to date back from the 1940s or 50s.

To the east of the entry foyer, is a steeply raked roof which contains an existing kitchen and powder room in an attic arrangement. The eastern end of the house comprises a second storey living space and elevated deck overlooking the beach.



Figure 2 – Elevation viewed from Ramsay Street,
source Google Street view



Figure 3 – Front/South elevation showing subject property as viewed from Pittwater Road
(source: raineandhorne.com.au)



Figure 4 – East Elevation – facing Collaroy beach



Figure 5 –Internal “attic” Kitchen view towards east.

4. Context and Streetscape

Immediately to the north of the subject site is a two storey residence also with a steeply sloping roof and elevated deck facing east. The buildings further north are all 2 (and 3 storey) structures with orientation and site coverage.



Figure 6 –Streetscape photo showing existing buildings at No 1134- 1128 Pittwater Road.
source Google Street view

To the southern side of Ramsay Street is an 8 storey apartment building at 1122 Pittwater Road which incorporates 31 apartments. Immediately to the south of this is a 13 storey apartment building at 114 Pittwater Road which contains 39 apartments.



Figure 7 –Streetscape photo showing existing 8 and 13 storey apartment buildings at No 1122 and 1114 Pittwater Road.
source Google Street view

5. Description of Proposal

The current owners purchased the property in late 2021 and are seeking approval for the following works:

- a) Installation of a small plunge pool to the eastern side of the existing building,
- b) Installation of sun shading to lower deck and swimming pool,
- c) Installation of a lift to connect the existing ground and first levels,
- d) Reconfiguration/relocation of laundry (ground floor) and kitchen and powder room to first floor as a result of the new lift.
- e) Installation of roof to existing upper deck to provide weather protection and sun control.

6. Approval history and other relevant approvals

Council records refer to building applications No BA5001/8729 and BA5002/2519 were submitted in 1992 and 1993 for a timber deck. In the absence of detailed information it is assumed this is for the existing first floor deck to the east side of the property.

In June 2016 the site suffered damage and significant erosion as a result of a major storm event. The storm caused erosion of the ground up to the east side of the existing ground floor deck (refer to photo below).



Figure 8 Photo of eroded east side of subject site taken in 2016.

source Huff Post online

Following this storm event, the then owners of the subject property, along with other neighbouring affected properties, engaged Horton Coastal Engineering to consultants to design a revetment wall to protect against further events.

The revetment wall was subject to a Development Application 2017/0591 approved by Northern Beaches Council on 05/09/2018.

Works on the revetment wall commenced in June

2022 and was completed in December 2022. The reinstatement of garden beds and property fences currently being undertaken.



Figures 9 and 10 – Completed revetment wall
(Jan 2023)

7. Compliance

The relevant council planning controls are:

- i) SEPP (Resilience and Hazards) 2021
 - a. Chapter 2 (formerly Coastal Management SEPP)
- ii) Warringah LEP 2011
- iii) Warringah DCP 2011
 - a. Part A,
 - b. Part B
 - c. Part C
 - d. Part D
 - e. Part E

7.01 SEPP Resilience and Hazards 2021

The aim of the SEPP is to promote an integrated and co-ordinated approach to land use planning in the coast zone. Section 2.2 Division 5 of the SEPP requires the consent authority to be satisfied that the development is not likely to cause increased risk of coastal hazards on the land.

In order to address this obligation, Council state a requirement for a Coastal Assessment Report for Development Applications in the areas identified as a Coastal Hazard.

Prior to finalizing the documentation the applicant contacted Council and in 16 March 2022 received written advice from Jordan Davies (planner at Northern Beaches Council) that a Coastal Hazard Report would not be required to be submitted with the DA provided the revetment wall was completed prior.

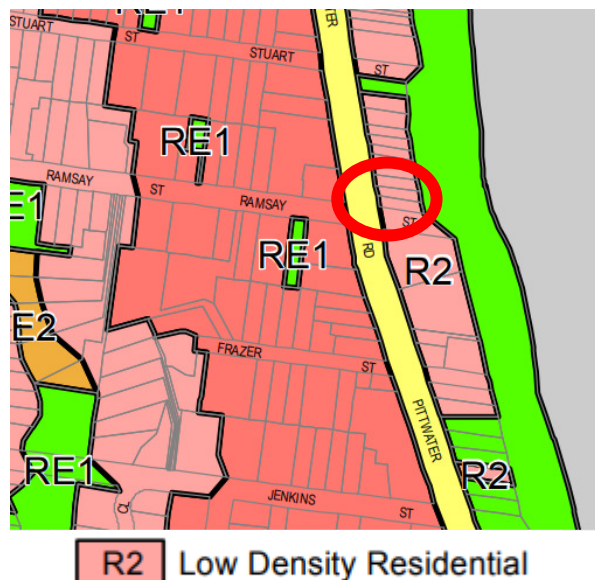
Council further advised that proposed development would need to take into account the maintenance easement approved between the existing structure and the approved revetment wall. The proposal does not impact the maintenance easement and will not result in any increased hazard.

7.02 Warringah LEP 2011

The relevant sections of the LEP are:

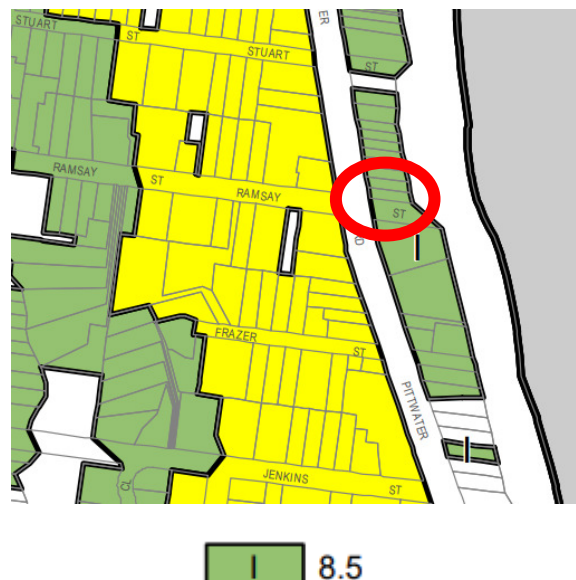
Clause 2.1 Land Use Zones.

The site is zoned R2 Low Density Residential. The existing house is a sole occupancy dwelling house which is a permissible use under the zoning identified in the LEP. The proposal does not seek to alter the current usage and is therefore **compliant**.



Clause 4.3 Height of buildings

The LEP identifies the site as having a height limit of 8.5m. The proposal seeks to extend the **existing roof ridges** the highest of which is approximately 9.1m above ground level. The proposed area of roof to the west end of the building will comply with the proposed eastern extension being 8.8m above ground at that point. Although non compliant, the proposal meets the objectives of the LEP as detailed in a Clause 4.6 submitted with the application.



Clause 4.4 Floor Space Ratio

“(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.”

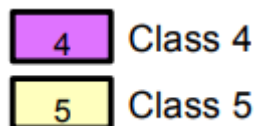
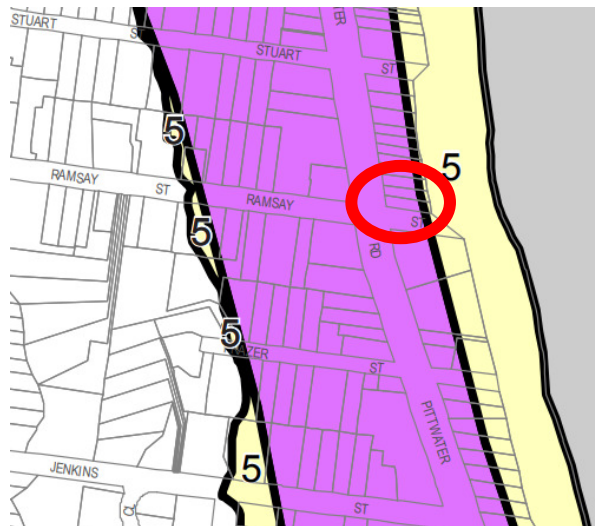
The LEP Floor Space Ratio Map does not identify an FSR control for the site.

Clause 5.10 Heritage Conservation

The LEP Heritage Map does not identify the site as containing a Heritage Item or being in a Heritage Conservation Area

Clause 6.1 Acid Sulphate Soil

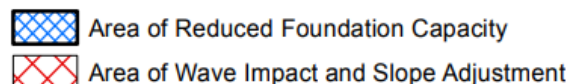
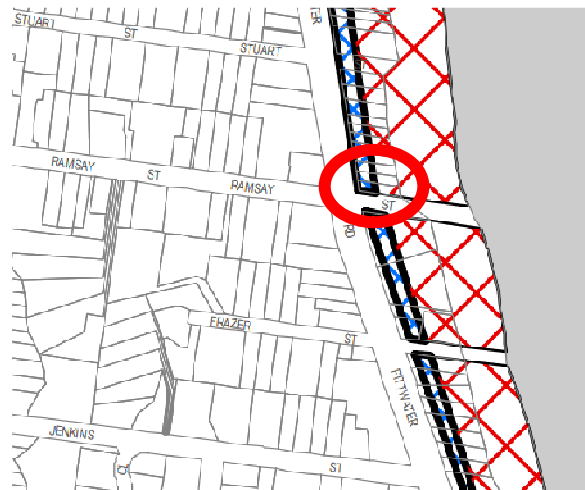
The LEP identifies the site as being mostly Class 4 Acid Sulphate soil with just the eastern most section being Class 5 soil.



The proposed works to the house are mostly internal with only a small increase to the building footprint to the northern side of the existing building. The proposed swimming pool is raised slightly relative to the existing ground floor deck which already sits above natural ground level. All the proposed works is in the area categorized as Class 4 and do NOT involve works to a depth of 2m below the natural ground surface.

Clause 6.5 Coastline Hazard

The LEP identifies the site as being in an area of reduced foundation capacity and area of wave impact and slope adjustment.



All the works are located west of the new revetment wall which will protect the building from the coastal hazards identified in the LEP.

7.03 Warringah DCP 2011

Parts A to E

7.03.1 DCP Part A defines the areas to which the DCP applies and outlines the objectives for development within the area.

7.03.2 DCP Part B includes various Built Form Controls which include the following relevant controls:

B1 Wall Heights - The DCP nominates a wall height limit of 7.2m above the existing ground level. To the side boundary, the proposed height for new walls is 2.9m which is well within the allowable height limit. The proposal features a new wall facing west which forms a gable end to the proposed roof. Although the height of the top of this gable is 7.8m (which is greater than permitted) the proposed west facing wall is almost 1m **lower** than the existing west facing gable wall and therefore does not add to the apparent visual bulk of the building.

B2 Number of storeys – The DCP includes a map which identifies sites with number of storey limits however the subject site is not identified on the map. Notwithstanding the proposal does not seek to change from the existing 2 storeys

B3 Side Boundary Envelope. The DCP identifies the site as having a 4m side boundary control envelope. The proposed works to the western side of the house are well within the side boundary control envelope as shown below.

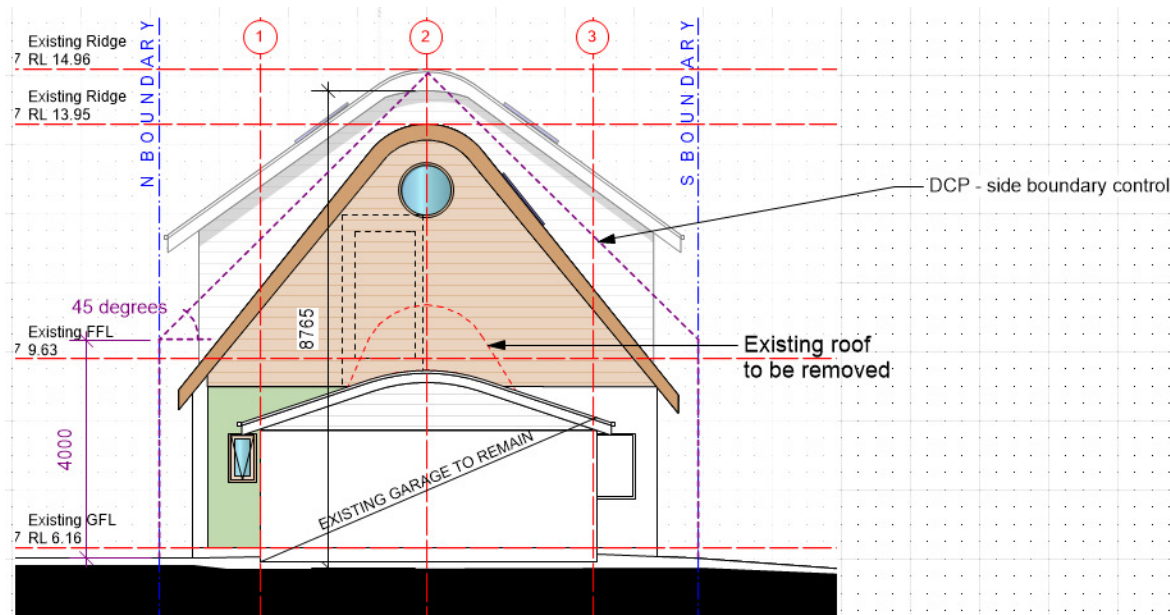


Figure 11 Proposed west elevation showing side boundary envelope.

In relation to the east boundary, although the structure is within the permissible height plane, parts of the proposed roof to the existing balcony sit slightly outside control (as does the existing roof). Due to the finished floor level of the existing balcony, it would be impossible to install a roof that complied with the side boundary control

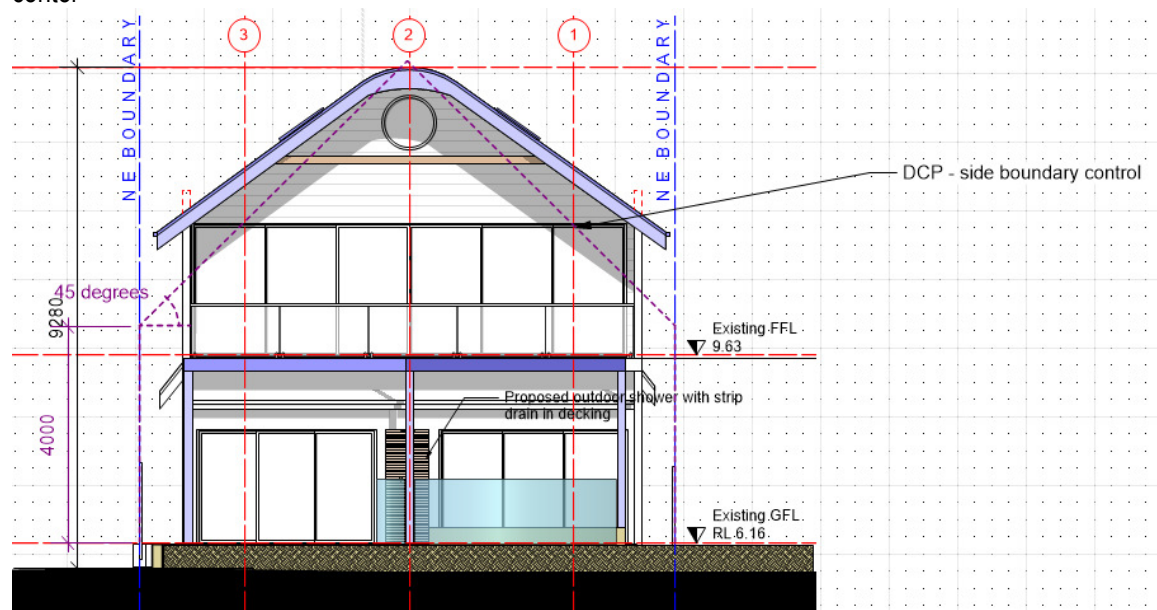


Figure 12 Proposed east elevation showing side boundary envelope

B4 Site Coverage The site is not identified in the Site Coverage map, therefore the site coverage DCP control is not applicable.

B5 Side Boundary setbacks The DCP requires side setbacks of 0.9m. The proposed swimming pool and laundry are set back 900mm from the northern boundary and are compliant with the DCP control. The proposed roof over the existing balcony retains the existing setback from boundaries with the overhang being approximately 400mm from the northern boundary.

To the southern boundary, the proposed deck adjoining the swimming pool is setback more than 1.9m from the boundary. The proposed roof extension continues the existing southern boundary setback which is approximately 500mm from the boundary.

B7 Front Boundary setback The DCP requires a front side setback of 6.5m. The existing garage sits inside this setback area as does the front door and entry foyer. The proposed Laundry is the only increase to the building footprint and it is setback approximately 8m from the street.

The proposal includes reconfiguration of an existing roof area to accommodate the proposed lift and but retains the existing footprint. A small section of the lower part of this roof therefore retains an existing encroachment of 1.3m within the front boundary setback although this area exists behind the existing garage.

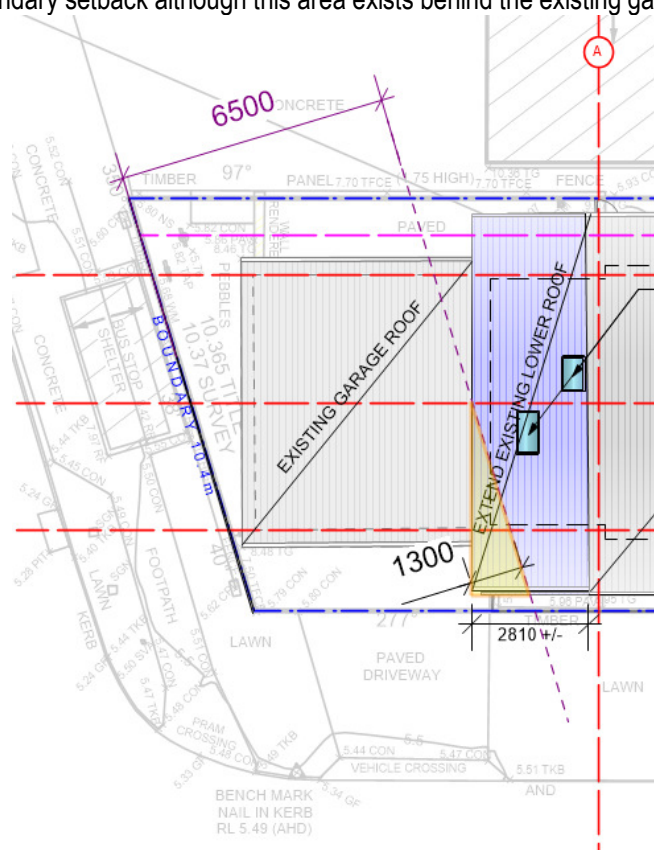


Figure 13 Proposed roof plan showing small area of proposed reconfigured roof that encroaches into front boundary setback area (behind garage roof)

B9 Rear boundary setbacks

The DCP requires a front side setback of 6.0m. The rear boundary is not perpendicular to the side boundaries and the proposal has varying rear setbacks however the smallest setback is 7m which is compliant.

D6 Access to Sunlight. The DCP states that at least 50% of the required open space will receive 3 hours of sunlight between 9.00am and 3.00pm in mid winter. The shadow diagrams submitted with the application also show that proposal does not cause any significant overshadowing on neighbouring properties and meets the requirements of the DCP.

D7 Views. The site is located on the corner of Ramsay Street which provides unrestricted views of the beach from Pittwater Road and other areas of public domain. The proposal does not increase the existing width, length or height and therefore will not cause any view impact.

D8 Privacy. Other than the introduction of a new lift and consequential alteration to the laundry, the existing room configuration is unchanged. This configuration provides optimum privacy for occupants and meets the requirements of the DCP.

D9 Building Bulk. The existing building has different roof planes which serve to break up the existing building bulk. The proposal involves replacing one existing roof area and extending another at the same height so there should not be any increase to the perceived building bulk.

D10 Building Colours and Materials – the proposal is to retain the existing colours and materials which are light coloured and neutral tones. This is consistent with the DCP requirements.

D11Roofs. The proposal meets all the DCP requirements:

1. *Lift overruns are not to detract from the appearance of roofs*
2. *Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.*
3. *Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.*
4. *Roofs shall incorporate eaves for shading*
5. *Roof materials should not cause excessive glare and reflection*
6. *Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services etc. as possibly into the building.*

D15 Side and Rear fences. The proposal does not seek to alter the existing fences which are appropriate for the site.

D16 Swimming Pools and Spa pools. The proposal includes a small spa pool located in the rear setback and well setback from the secondary road. There are no trees that will be impacted by the proposed pool location therefore the proposal meets all the DCP requirements.

7.03.5 DCP Part E includes various Siting factors which include the following relevant controls:

E7 Development on land adjoining public open space

The site is identified on the applicable map as being adjoining Public Open Space. The proposal will not impact any views to or from any public spaces and complies with the objectives of the DCP.

E9 Coastline Hazard.

The site is identified as being in an area of Reduced Foundation Capacity and Area of Wave Impact and Slope Adjustment. As noted earlier in this document, works on a revetment wall to reduce the erosion risks has recently been completed and the proposed works therefore are not subject to any increased risk.

8.0 CONCLUSION

The proposal involves the construction of alterations and additions and a small swimming pool. The proposed additions are consistent in scale and appearance with the existing building and will be an appropriate addition to the existing. Overall the scheme is fundamentally compliant with the numerical controls and objectives of the DCP and LEP and is worthy of Council support.