

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions

12 Collaroy Street, Collaroy NSW 2097

Prepared on behalf of Mr and Mrs Sparke

By Blackwood Architects

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1.0 Introduction

The development is for proposed alterations and additions to an existing residential dwelling house to provide

- Additions to the existing garage to permit workshop space.
- Covered upper level deck above the garage and workshop.
- New front porch roof to improve weather protection to house entry.
- New spa pool in the rear yard
- New WC to rear garden under the existing deck
- Landscaping improvements

This Statement of Environmental Effects has been prepared in accordance with the relevant policy and legislation as set out by Northern Beaches Council. Consideration has been given to Warringah Council Local Environment Plan 2011, Warringah Council Development Control Plan 2011 and applicable State Environmental Planning Policies. A geotechnical report and BASIX form part of the application.

Northern Beaches Council granted development consent DA 2018/1913 with conditions on 14 May 2019 for alterations and additions to the dwelling house with a spa pool and cabana outbuilding. The alterations and additions to the dwelling house have been completed. The approved spa pool and cabana outbuilding will not be constructed. The proposed new spa pool in this application will be located on site to achieve improved solar access and take advantage of the existing slope of the land.

2.0 Site Description

The subject site is located at 12 Collaroy Street, Collaroy 2097; described as Lot 34 D.P. 11374. The site area is 467.9m². The site is rectangular shaped with a cross fall of approximately 3 metres from the western boundary to eastern boundary.

The existing one and two storey dwelling has an approved granny flat on the lower ground level (CDC approval 140063 date: 03.06.14)

The site is surrounded by detached residential dwellings and located approximating 200 metres from Collaroy Beach.



Image 1 – Site location



Image 2 – Streetscape and 12 Collaroy Street



Image 3 – Location of proposed covered deck above the existing garage



Image 4 – Location of proposed in-ground spa pool to rear yard

3.0 WLEP 2011

Site zoned R2 Low Density Residential and therefore is suitable for the development.

The site is not within a heritage conservation area nor does it contain a heritage item.

The site is not located on bushfire prone land.

The site is not shown to be affected by Acid Sulphate Soils

The site is not zoned as Flood Prone Land

The site is zoned Landslip Risk Map – Area D.

A Preliminary Geotechnical Assessment, 3 June 2022, forms part of the application.

Height of building. The development complies with Clause 4.3 of the WLEP 2011.

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

4.0 Design Criteria

WDCP 2011

Built Form Controls and Siting Factors applicable to proposed works:

Built Form Controls	Requirement	Proposed	Comments	Complies
B1 Wall Heights	7.2m	4.2m	Garage/workshop addition Sloping ground	Yes
B3 Side Boundary Envelope	4m + 45°	4m + 45°	Covered deck over garage	Yes
B5 Side Boundary Setbacks	0.9m	0.9m	Garage/workshop addition	Yes
B7 Front Boundary Setbacks	6.5m	N/A	No change proposed	-
B9 Rear Boundary Setback	6.0m max 50% built upon area within rear setback	52 sq. m (50%) of rear setback area. (See Image 05)	Outbuildings, pools and paving may encroach however not more than 50% of rear setback area	Yes

Siting Factors	Requirement	Proposed	Comments	Complies
C1 Subdivision	N/A			-
C2 Traffic, Access & Safety	N/A			-
C3 Parking facilities	2	N/A	Existing dwelling has garage and car hardstand area.	Yes
C4 Stormwater		Additional impervious area 45m ²		Yes as <50m ²
C5 Erosion and Sedimentation		Refer to plan DWG-01		Yes
C6 Building over or adjacent to council easements	N/A			-
C7 Excavation and Landfill		Excavation to finished levels for in ground spa pool.	Small pool size reduces volume of excavation and landfill. Existing retaining walls and slope of ground are utilised.	Yes
C8 Demolition and Construction		Refer to plan DWG-01 and 02	Site waste and material storage location shown DWG 01	Yes
C9 Waste Management		Existing council collection.		Yes

WDCP 2011 Part D - Design

Design	Requirement	Proposed	Comments	Complies
D1 Landscape Open Space	Space 40% of 468 m ² = 187 m ²	Proposed 17% 80 m ²	The LOS on the small site is compensated by improved amenity and landscape improvements	NO
D2 Private Open Space	60m ²	> 60m ²	The proposal provides an additional outdoor deck area accessible from a living area and rear garden	Yes
D3 Noise		Pool filter within sound proof enclosure		Yes

D4 Electromagnetic Radiation	N/A			-
D6 Access to sunlight			No overshadowing will occur. New deck will improve solar access.	Yes
D7 Views		No views will be obstructed.	New deck will improve views for occupants.	Yes
D8 Privacy	Visual and acoustic privacy	New screen planting to rear & side setback. Privacy screen to roof terrace.		Yes
D9 Building Bulk	Minimise visual impact.	New works minor in scope.		Yes
D10 Building Colours and Materials		Neutral tones		Yes
D11 Roofs		Neutral tones		Yes
D12 Glare & Reflection		Neutral tones		Yes
D13 Front Fences and Front Walls		N/A		-
D14 Site Facilities		N/A		-
D15 Side and Rear Fences		No change to side and rear fence.		Yes
D16 Swimming Pools and Spa Pools	Pools and spas are not to be in the front setback	Pool in rear and less than 50% of the 6-metre rear setback. Not located near any trees.		Yes
D17 – D21		N/A		-
D22 Conservation of Energy and Water		BASIX not required.	Spa under 50kL Work <\$50,000	-

WDCP 2011 Part E – The Natural Environment

Planning Control	Comments
E1 Private Property Tree Management	No trees are proposed to be removed
E2 Prescribed Vegetation	The site is not located on Threatened & High Conservation Habitat. The proposal does not involve the removal of native vegetation.
E3 Threatened Species, populations and ecological communities	There are no threatened species existing upon the site.
E4 Wildlife Corridors	The site is not located within a Wildlife Corridor
E5 Native Vegetation	There is likely to be no effect on native vegetation.
E6 Retaining unique environmental features	N/A. The proposed works is over existing garden and paving.
E7 Development on land adjoining public open space	N/A.
E8 Waterways and Riparian Lands	N/A.
E9 Coastal hazard	N/A.
E10 Landslip Risk	Part of the site is zoned Land Slip Risk Map-Area D. A Preliminary Geotechnical Report accompanies this application and recommends no further testing is required and supports the proposed works.
E11 Flood Prone Land	N/A.

5.0 WDCP 2011 B9 Rear Boundary Setback:

Objectives

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

Part B9 of the WDCP 2011 - *Rear Boundary Setback* permits swimming pools, some outbuildings, and paving to encroach within the 6 metres rear setback area. However, they must not exceed 50% of the rear setback area.

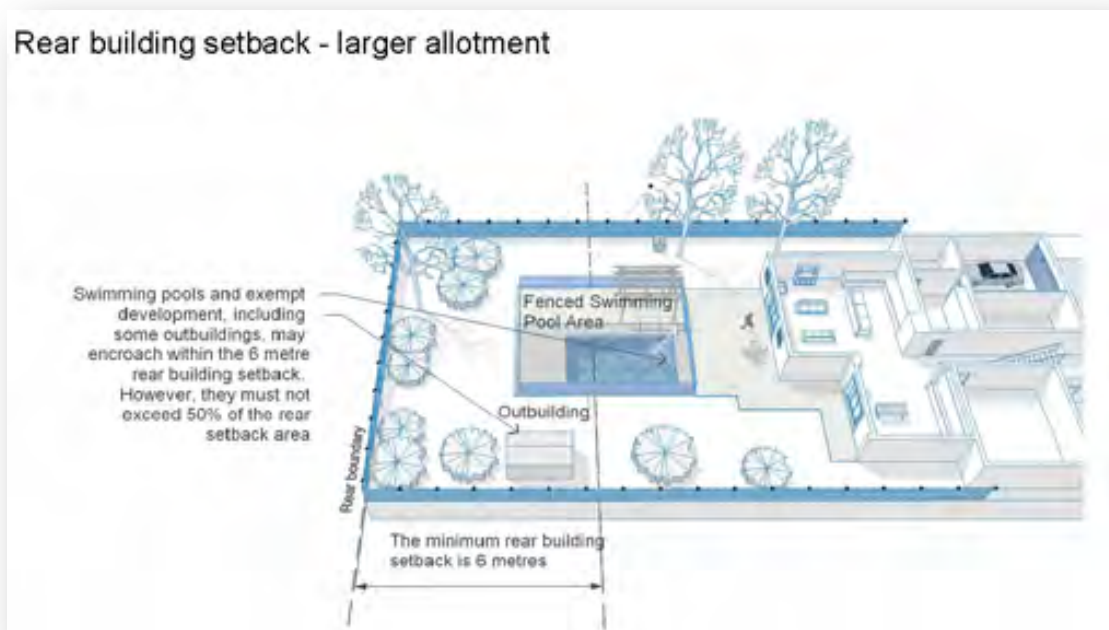


Image 05 - WDCP 2011 Rear Setback Diagram

Design Proposal

The proposed in-ground spa pool coping will have rear and side setbacks of 1m.

The proposed area of the spa pool and paving within the 6m rear setback will be not exceed 50% of the rear setback area. See Image 06.

The proposal satisfies the objectives of Part B9 of the WDCP 2011 - *Rear Boundary Setback*. It will provide adequate area for deep soil planting to be maintained to create a sense of openness in the rear yard. The dwelling house to the south of the site is situated at a lower ground level with its roof hidden behind the rear boundary fence. The proposed design incorporating landscape elements will maintain the existing visual continuity and pattern of buildings and rear gardens. Selected screen planting will enhance the amenity of adjacent land, particularly relating to privacy, which will be preserved.

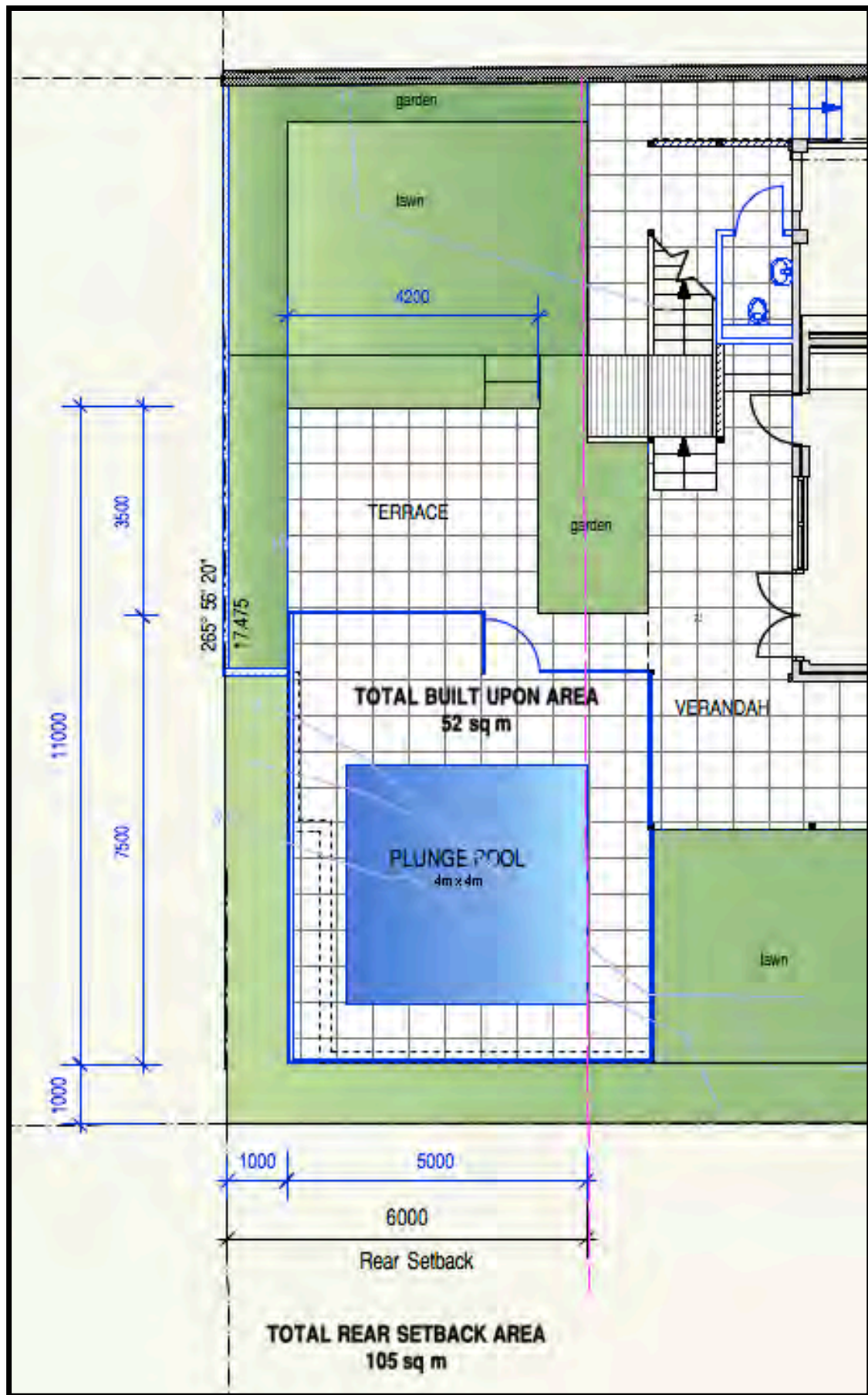


Image 06 - Proposed Rear Setback Area Diagram

6.0 Variation to WDCP 2011 - D1 Landscaped Open Space:

The proposed Landscape Open Space is 80m² or 17% of the site area. Part D1 of the WDCP 2011 Map for *Landscaped Open Space and Bushland* setting requires a minimum 40% for Landscape Open Space.

The variation has resulted from careful consideration of the site and its surrounds and the desire of the owners to provide improved outdoor recreation for their family.

A variation is requested to Part D1 *Landscape Open Space*,

The following reasons support the variation:

- The density of the locality, small site area of 467.9 m² and footprint of the existing dwelling constrains the opportunity to achieve the required Landscape Open Space. The existing Landscape Open Space 110m² (24%.) does not comply.
- The proposed development reduces the existing Landscape Open Space by 30m². The reduction is compensated by increasing the Private Open Space by the addition of an upper level deck area of 34m², accessible from the main living space of the residence. The roof covering the proposed deck will permit all weather use of the outdoor area and enhance its benefit to the occupants.
- The proposed spa pool and surrounding coping are minimal in area. Appropriate outdoor recreational opportunities that meet the needs of the occupants will be enhanced.
- The proposal satisfies the objectives for Landscaped Open Space as there are adequate landscape areas with a dimension greater than 2m supporting deep soil planting providing privacy between buildings and sufficient to enable the establishment of low lying shrubs, medium high shrubs and several canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- The proposal maintains adequate space for service functions, including clothes drying.
- The existing streetscape planting has not been altered and no trees are being removed in the development.
- The proposal facilitates water management and infiltration of stormwater.
- Compliance with the DCP control is unreasonable and unnecessary given the merit circumstances of the application.

WDCP 2011 Part A.5 'Objectives' states that the overriding objective of the DCP is:

- To create and maintain a high level of environmental quality with an increase of local amenity and environmental sustainability.
- To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood.
- To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome state.

The proposal fulfils these objectives by providing the owners with increased amenity with an attractive design that responds to the characteristics of the site without reducing the quality of the neighbourhood.

7.0 Environmental Effects

7.1 Solar access

The proposed spa pool located in the south-eastern corner optimises solar access available to that part of the property.

The roofline of the proposed flat roof covering the proposed deck, which is above the garage, is significantly below the permitted maximum wall height and sufficiently setback from the side boundary to maintain the existing solar access to the property located to the east of the site. The shadows cast by the proposed additions will fall across the roof of the adjacent dwelling house, which is at a lower ground level.

The proposed additions will not cast additional shadows on the living room windows and private open space of the adjoining properties.

7.2 Privacy

A landscape buffer on the rear boundary will screen the proposed spa pool and adjacent terrace from the adjoining property behind the site. As the neighbouring house is situated at a lower ground level than the development site it does not have windows overlooking the proposed development.

The deck above the garage will be partially screened from the neighbouring properties on the far side of Collaroy Street.

7.3 View Sharing

Neighbours' will not be impacted by the development. The proposed upper level deck will offer improved access to ocean views seen from the house.



Image 07 - The proposed upper level covered deck will provide improved amenity, views and solar access with no impact on the neighbour's roof seen in the photo.

8.0 Schedule of Colours and Materials

SURFACE	MATERIAL	FINISH	COLOUR
Masonry walls:			
Masonry	Render	Paint	To match existing
Wall cladding:			
Weatherboard	Timber	Paint	To match existing
Joinery:			
Windows	Timber	Paint	White
Eaves cladding:			
Eaves	Timber	Paint	To match existing
Fibre Cement	Fibre Cement	Paint	Off White
Roof covering:			
Flat roof	Klip-Lok	Klip-Lok	Windspray *
Others:			
Paving	Limestone	Natural	Natural
Balustrading	Timber	Natural	To match existing
Fencing	Timber	Treated	Natural
Spa Pool	Concrete	Tile or plaster/ pigmented aggregate	Blue

* From Colorbond colour chart

9.0 Conclusion

The alterations and additions have been designed to complement the existing dwelling and improve the amenity of the property for the owners and family.

The new spa pool and associated coping will benefit the recreational amenity of the property and fits comfortably into the natural contours of the property and surrounding topography.

The new all weather covered deck above the existing garage will enhance the private open space for the occupants. The increased size of the existing garage will offer additional storage area and a workshop space.

Whilst the existing and proposed Landscape Open Space do not comply with the development controls, the proposal with its landscape setting will satisfy the development objectives for Landscape Open Space.

The proposal does not result in any unreasonable impacts on surrounding, adjoining or nearby properties.

The development has responded to the characteristics of the landscape and the qualities of the surrounding neighbourhood' and considered on merit provides an advantageous solution that acknowledges the opportunities and constraints of the site.