



Lifestyle Home Designs (Aus.)
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Statement of Environmental Effects (SEE)

Date: October 18, 2022

Owners: Ms Matthews

Subject Property: Lot 47, DP 236457
11 Coutts Crescent, Collaroy 2097

Description of the Proposal

Additions to front of residence forming a new Double Carport with Bin Storage area and new Driveway.

Additions to side of residence forming a new Deck and access steps to rear yard.

Additions to rear of residence forming a new open Balcony to extend the existing first floor balcony area and replacing Pergola over the existing balcony with a new skillion roof.

Alterations to the existing Ground Floor rear Deck and extend rear Deck.

Ground Floor alterations & addition forming a new internal staircase, a new Laundry, new Bathroom, a new Bedroom 4 and alterations to Bedroom 5, Rumpus/Wet bar & the Hallway forming new Linen cupboards and Garage converts to Gym.

First Floor alterations & addition forming a new Kitchen, Stairwell, a Master Suite with Ensuite and Walk in Robe, a new Powder room and alterations to form a larger Study.

Addition to rear yard altering existing retaining walls and adding new as required for the proposed inground swimming pool.

We believe the alterations and additions of the residence have been designed to be compatible with the surrounding development and streetscape.

Description of the Site

The site is located in Council Ward: Narrabeen; on the southwestern side of Coutts Crescent, Collaroy. The subject site is an irregular shaped block with an area of 708.2m² and a frontage of approx. 18.3m. The site slopes 7.3m from front boundary to the rear boundary. Erected on the property is a single dwelling house.

Present and Previous Uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site.
No testing or assessment has been completed for contamination on the subject site.

Existing Structures on the site

Existing residence floor area 231m², Decks 28m², Verandah 16 m²

Threatened Species, Populations and Ecological Communities and their Habitats

Not applicable

State Environmental Planning Policies (SEPP)

Not applicable

Regional Environmental Planning Policies (REP)

Not applicable

Built Form Controls

The subject site is located in R2 Low Density Residential. Under this Category, the proposed use is permissible.

The proposal consists of a new Double Carport with screened Bin Storage area.
Additions to side of residence forming a new Deck and access steps to rear yard.
Additions to rear of residence forming a new open Balcony to extend the existing first floor balcony area and replacing Pergola over the existing balcony with a new roof.
Alterations to the existing Ground Floor rear Deck and extend rear Deck.

Addition to rear yard altering existing retaining walls and adding new as required for the proposed inground swimming pool.

The proposed alterations have been designed to generally comply with councils building height planes, setbacks and building envelope controls, open space requirements, landscaping requirements, cut and fill + car parking requirements.

Please see compliance table below + site plan, floor plans and elevations for further information.

Compliance Table

Built Form Standard	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	708.2m ²	Y	
Housing Density dwelling/m ²	600m ²	Y	
Max wall height above natural ground level 7.2m	6.9m	Y	
Impervious area m ²	392m ²	Y	
Maximum building height 8.5m	7.6m	Y	
Front building setback 6.5m	9.5m to house 2.04m to Carport	Y N	Existing driveway is non compliant
Rear building setback 6m	13.4m	Y	
Minimum side boundary setback	1.94m	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	267m ²	Y	
% of landscape open space 40%	44.6%	Y	
Maximum cut into ground m	0.4m	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	
<i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i>			

Bushfire Considerations

Not applicable

Other Factors effecting the land

Land Slip Area D Slopes 5 to 15degrees.
See Geotechnical Report supplied with DA lodgement.

Restrictions on the Land

Not applicable

Built Form Control Objectives

Building Height (WLEP 2011)

Maximum Building Height 8.5m
Proposed Building Height 7.6m - Complies

Wall Height (DCP)

Maximum Wall Height 7.2m
Proposed Wall Height 6.9m - Complies

Number of Storeys (DCP)

Number of Storeys proposed 2.

Side Boundary Envelope (DCP)

4m @ 45° - Complies

All boundary setbacks to the residence remain unchanged and all comply with councils LEP 2011.

Site Coverage (DCP)

Complies see Site Plan

All boundary setbacks to the residence remain unchanged and all comply with councils LEP 2011.

Side Boundary Setback (DCP)

Minimum Side Boundary Setback 1.94m - Complies

Front Boundary Setback (DCP)

Front Boundary Setback 9.54m to Residence- Complies

Front Boundary Setback 2.04m to Carport – Does not Comply. However, there is no other suitable location for a carport on the site. The driveway to the existing garage is non compliant as it has a grade of 1 in 3.45.

Rear Boundary Setback (DCP)

Rear Boundary Setback 13.4m - Complies

Warringah Development Control - Part C - Siting Factors**C1 Subdivision**

Not Applicable

C2 Traffic Access and Safety

Existing access to and from the subject site is in the form of a driveway off Coutts Crescent. This will remain for proposed access to and from the subject site. A new driveway and driveway crossing is proposed for the new Carport.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

C3 Parking Facilities

The site currently provides 1 x carparking space in the existing garage (only 4.8m wide so only fits 1 car). However, access to the garage space via the existing driveway is non-compliant as it has a grade of 1 in 3.45 (max allowable is 1 in 4). It is proposed to convert the existing garage into a gym room as it is not reasonably accessible for cars due to the driveway being non-compliant.

The proposal seeks approval for 2 car parking spaces via the provision of the new Double Carport, driveway and cross over alterations and additions. The proposed new Double Carport & Driveway is to be level with the existing suspended Verandah / Walkway and has 0 grade. The crossover alterations required for the proposed driveway are to match the existing crossover levels (See section B & C). A section of existing Kerb will be cut as require for relocating the Vehicular crossover. The section of existing concrete crossover to be removed will be replanted to match the Council verge vegetation. A new section of concrete Kerb will be added to meet council regulations and requirements.

C4 Stormwater

Stormwater shall be connected to the existing system.

C5 Erosion and Sediment Control

See Site Plan

C6 Building Over or Adjacent to Constructed Councils Drainage Easements

Not Applicable

C7 Excavation and Landfill

Minimum excavation as required for proposed swimming pool.

C8 Demolition and Construction

Not Applicable

C9 Waste Management

Existing council waste collection will remain in place for the subject site.

Warringah Development Control - Part D - Design**D1 Landscape Open Space and Bushland Setting**

Proposed landscape open space is 44% - Complies

D2 Private Open Space

Private open space 287m² - Complies

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

D3 Noise

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D4 Electromagnetic Radiation

Not Applicable

D5 Orientation and Energy Efficiency

Orientation of the proposed residence is currently north east /south west and has been considered in the design in terms of window placement and sun/shade control.

Refer to BASIX Certificate for further details.

D6 Access to Sunlight

We believe the effect of additional shadow cast from the proposed additions will not have any adverse effect on the adjoining properties.

D7 Views

The impact of the proposed development on views from adjoining and nearby properties has been considered.

D8 Privacy

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

Acoustic privacy and placement of outdoor living areas have been considered in the design.

D9 Building Bulk

We believe the following objectives are met with regard to building bulk

- To encourage good design and innovative architecture to improve the urban environment.

- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.

D10 Building Colours and Materials

The colours and materials of the new / altered buildings and structures will be sympathetic to the surrounding natural and built environment.

D11 Roofs

The roof lines of the proposed additions have been designed to encourage innovative design solutions to improve the urban environment. complement the local skyline. conceal plant and equipment

D12 Glare and Reflection

Glare and reflection has been considered in the design:

To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.

To maintain and improve the amenity of public and private land.

To encourage innovative design solutions to improve the urban environment.

D13 Front Fences and Walls

Not Applicable

D14 Site Facilities

Not Applicable

D15 Side and Rear Fences

Not Applicable

D16 Swimming Pools and Spa Pools

See plans for proposed swimming pool which is compliant with councils planning controls.

D17 Tennis Courts

Not Applicable

D18 Accessibility

Existing access to and from the subject site is in the form of a driveway off Coutts Crescent.

Existing pedestrian access is via the elevated Verandah / Walkway (due to site typography).

Both will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

D19 Site Consolidation in R3 and IN1 Zones

Not Applicable

D20 Safety and Security

Not Applicable

D21 Provision and Location of Utility Services

Not Applicable

D22 Conservation of Energy and Water

The proposed additions will meet all requirements of the Basix certificate with regard to energy and water efficiency.

D23 Signs

Not Applicable

Part E - The Natural Environment

E1 Private Property Tree Management

Two trees are affected by the proposal. One is on Council property.
See Arborist report supplied with DA lodgement.

E2 Prescribed Vegetation

Not Applicable

E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Not Applicable

E4 Wildlife Corridors

Not Applicable

E5 Native Vegetation

Not Applicable

E6 Retaining unique Environmental Features

Not Applicable

E7 Development on Land Adjoining Public Open Space

Not Applicable

E8 Waterways and Riparian Lands

Not Applicable

E9 Coastline Hazard

Not Applicable

E10 Landslip Risk

Land Slip Area D Slopes 5 to 15degrees.
See Geotechnical Report supplied with DA lodgement.

E11 Flood Prone Land

Not Applicable

Conclusion

Having regard for all of the above we believe that this development will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.