



79 HAY STREET COLLAROY

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS TO AN EXISTING CARPORT



Report prepared for
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1.0 Introduction

- 1.1 This is a statement of environmental effects for alterations to an existing carport at 79 Hay Street, Collaroy, including the renovation of the existing carport and a new carport roof.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2000 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Architectural drawings prepared by Action Plans
- ◆ Survey prepared by DA Surveys

- 1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent upgrading and improving a current structure.

2.0 The site and its locality

- 2.1 The site is located on the eastern side of Hay Street approximately 20 metres from its intersection with Charles Hayman Lane in Collaroy.
- 2.2 It is a rectangular shaped lot with a frontage and rear boundary of 12.47 metres and side boundaries of 40.22 metres. The lot has an area of 501.5m².
- 2.3 The site is currently occupied by a single storey brick dwelling with a tile roof which is currently undergoing renovation under approval granted through a CDC. The property is set within landscaped gardens with lot being fairly level.
- 2.4 The site is surrounded by detached residential dwellings in all directions. The Pittwater Road commercial /retail centre and public transport routes are within walking distance to the east. Fishermans Beach is approximately 450 metres to the east. The site is also in close proximity to the Warringah Place Retirement Village.



Figure 1. The site and it's immediate surrounds



Figure 2. The site within the locality



Figure 3. Aerial photograph of the site and its immediate surrounds

3. Proposed Development

3.1 The proposed development is to renovate and improve the existing carport. The alterations have been designed to update the roof form of the carport to a pitched structure which will better complement and connect to the dwelling. A gate is also proposed to provide additional security for the vehicles and the dwelling. The proposed alterations maintain a scale consistent with dwellings in the immediate vicinity.

3.3 The alterations to the carport will be made up as follows:

Carport

- Removal of the existing roof
- Remove infill fencing on southern wall of existing carport to open structure up (pillars to remain)
- Extend the brick pillar supports by 444mm
- Construct a new timber framed metal roof
- Install a new panel lift carport gate
- Upgraded driveway and crossover

Pedestrian Access

- New pedestrian gate installed in existing front fence

The additions have been designed to seamlessly flow with the existing architecture of the subject site. We note that the existing carport and front courtyard fence are authorised structures with a file search revealing consent was provided by Council under 825/82.



Figure 4. The existing dwelling from Hay Street (image from google maps)



Figure 5. Location of the proposed works (with CDC works underway on the dwelling)

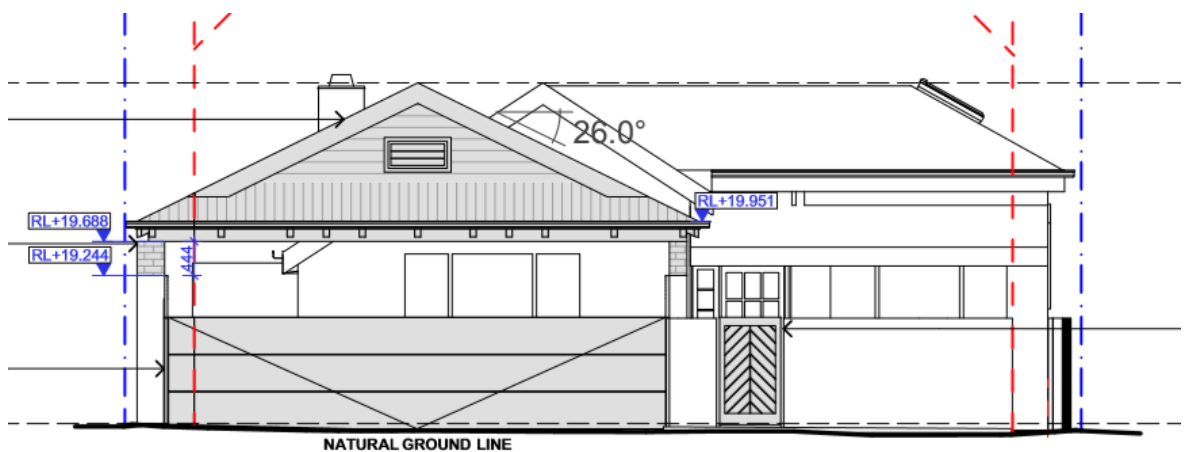


Figure 6. Extract from plans showing new roof structure and gates proposed

4. Statutory Framework

4.1 Warringah Local Environment Plan 2011

Zoning

The site is zoned R2 pursuant to the provisions of the Warringah Local Environment Plan 2011. The proposed development is a permissible use in the R2 zone which permits dwelling houses with development consent.



Figure 7. Extract from Warringah LEP zoning map

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed development complies with this requirement with a maximum height of 4.5 metres for the new roof structure on the existing carport.

Heritage

The site is not a heritage item, located within a heritage conservation area or located near any heritage items which will be impacted by the proposed development.

Acid Sulfate Soils

The site is not located in an area nominated as Acid Sulfate soils.

Earthworks

Some minimal exempt earthworks are proposed to clear the site for construction. Standard erosion and sediment control measures will be implemented, to ensure best practice procedures are followed.

Development on Sloping Land

The site is located in the area nominated on the LEP maps as Area A. Accordingly, a geotechnical report will not be required for the minimal works required.

4.2 Warringah Development Control Plan 2000

The relevant sections of the DCP are addressed below.

4.2.1 Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted. The proposed development will easily comply with the open carport remaining.

Side Building Envelope

The site requires a side boundary envelope of 4m/45°. The proposed new roof sits easily under the envelope.

Side Boundary Setbacks

The side setbacks of 900mm are permitted on the subject site. The carport is existing and has a setback to the northern side of 158mm. This setback is retained with no changes to the existing supporting structure. The carport roof will sit in the same location as the older flat roof which is to be removed.

The side setback to the south is retained at 5.14 metres.

Front Setback

The carport is existing and has a setback to Hay Street of 1.365 metres. This setback is retained with the new roof and gates.

While this is lesser than the DCP control of 6.5 metres it is reasonable in this instance as the carport is existing and there are other example within Hay Street of parking within this frontage. The DCP states the following objectives are to be achieved:

- *To create a sense of openness.*

The structure is retained in the same location as the existing carport. It is more open with the southern courtyard wall removed. The gate provided, is low level and will ensure an open view to the dwelling is retained.

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

The visual continuity will be retained very similar to existing, with the key change being to the roof form, which is above eye level.

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

The view to the site will be improved and appositive addition to the streetscape.

- *To achieve reasonable view sharing.*

View sharing is unaffected by the proposed development.

Rear Setback

The development does not impact the existing dwelling rear setback.

4.2.2

Part C Siting Factors

Traffic Access and safety

No changes are proposed to the existing vehicular access to the double carport from Hay Street.

Parking

The double carport will be retained and updated with a small extension to the height and a new roof and gate.

Stormwater

The proposed carport roof will be connected to Council's existing stormwater system.

Erosion and Sedimentation

Erosion and sediment control measures will be maintained, as detailed in the architectural plans, until the site is stabilised, in accordance with Council controls.

Demolition and Construction

All works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the additions proposed.

4.2.3

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 200.6m² for the site area of 501.5m².

The existing landscaped open space is non-compliant at 25% and will be unchanged with the only built works being the roof.

The landscape setting of the site is maintained and the overall appearance remain in character with the coastal Collaroy location.

Private open space

Private open space area is unaffected by the proposed development.

Noise

The development is appropriate and will not result any change to noise levels with the exiting use retained.

Access to sunlight

The minimal additional shadow created by the proposed addition will fall across the front yard of the subject site. As demonstrated by the Shadow Diagrams, the extent of shadow is limited and reasonable. The alterations will not increase shadowing to neighbouring properties and the subject site will retain ample solar access to living areas and open space.

Views

The proposed development will not result in any view loss.

Privacy

Privacy will be retained for neighbours with no change to the use of the existing use.

Building Bulk

The building bulk presents appropriately with the carport retained with an improved roof structure which better complements the existing dwelling. The proposed additions are consistent with the existing dwelling, the streetscape and surrounding dwellings. The overall impact is an aesthetically pleasing and a complimentary addition to Hay Street.

Building Colours and Materials

Natural colours to match the existing dwelling are proposed.

Roofs

The additions will provide a complimentary extension of the roof of the dwelling of the carport. This has been designed to ensure continuity with the existing dwelling and complement the locality.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Site Facilities

The existing dwelling has appropriate waste, recycling areas and drying facilities. These will be retained as part of the proposed application.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

4.2.4 Part E Design**Preservation of Trees or Bushland Vegetation**

No trees are to be removed or detrimentally impacted as a result of the proposed development.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the minimal additions.

Retaining unique Environmental Factors

The development will have no impact on any unique environmental factors.

Landslip Risk

The subject site is mapped as Area A. As such a preliminary assessment is not required as no risk is seen.

5. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

5.1. Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations to the caport have been designed to complement the site and its surrounds. The alterations are appropriate and will have negligible impact on adjacent properties.

5.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The additions will be suitable for the site, meet the demands of the dwelling and not alter the existing adequate parking facilities. No conflict or issues will arise as a result of the proposed development.

5.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character of the existing dwelling and streetscape of the area.

5.4. Utilities

There will be no impact on the site, which is already serviced.

5.5. Flora and fauna

There will be no impact.

5.6. Waste

There will be no impact.

5.7. Natural hazards

The site is mapped as Bushfire Prone Land – Vegetation Buffer and as Landslide Risk Land - Area D – Collaroy Plateau Area Flanking Slopes 5 to 15.

5.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

5.9. Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed additions are highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the residential surrounds and the existing building on the site.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

5.10. Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The proposed development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the minimal additions proposed.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions and alterations to an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

6. Conclusions

- 6.1 The proposed development application for alterations to an existing carport at 79 Hay Street, Collaroy is appropriate considering all State and Council controls.
- 6.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 6.3 Considering all the issues, the proposed development is considered worthy of Council's consent.