

Statement of Environmental Effects

126 PARKES ROAD, COLLAROY PLATEAU

Title Details:	Lot No 16 on DP24705
Proposal:	Development Application (DA) for 'Alterations and additions to existing dwelling'
Owner:	Mr. Andrew Pigott
Applicant:	Melisa Neighbour, Sky Town Planning
Consent Authority:	Northern Beaches Council
Date:	17 June 2022



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Supporting Documents

- Architectural Plans, March 2022
- Survey Drawing, 15 November 2021
- BASIX Certificate, 18 March 2022
- Preliminary Geotechnical Assessment, 18 March 2021
- Waste Management Plan & Report, 9 June 2022
- Cost Summary Report, 30 May 2022

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1 Introduction

This Statement of Environmental Effects has been prepared as a component of a development application proposing additions and alterations of the existing dwelling at 126 Parkes Road, Collaroy Plateau, more formally described Lot No 16 on DP24705.

This Statement is based on, and should be read in conjunction with, the architectural drawings and supporting technical documents submitted under separate cover with the DA.

It provides information on the following:

- Description of the site and locality;
- Description of the proposed development;
- Assessment of relevant environmental planning considerations under Section 4.15 of the EP&A Act including compliance with planning instruments, environmental impacts, site suitability and the public interest.

The following regulatory frameworks are applicable to the site and proposal:

- *The Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy No. 55 (SEPP No. 55) Remediation of Land*
- *State Environmental Planning Policy - Building Sustainability Index (2004)*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011*

This report provides the applicant's assessment against these provisions and requirements. It concludes that the development is appropriate, and generally consistent with current planning controls and with Council's intent for the area.

The proposed additions and alterations are not anticipated to contribute to adverse environmental impacts and the development application succeeds on its merits. Accordingly, Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

2 Site and Context Analysis

2.1 Locational Context

The subject site is located in the suburb of Collaroy Plateau within the Northern Beaches Local Government Area (LGA) and is located approximately 22 kms North-East of Sydney CBD. Surrounding major suburbs include Wheeler Heights, Cromer and Narrabeen.

The immediate surrounding area comprises of low-density residential dwellings predominantly composed of one and two storey houses. Architectural styles vary from traditional to modern. Refer Figure 1 for the aerial view of the site.



Figure-1 Aerial view of site (source: SIX Maps)

2.2 Site Description

The development site is at 126 Parkes Road Collaroy Plateau, legally described as Lot No 16 on DP24705. The site is generally a rectangle shape except for the north-west side boundary. This side boundary is at an acute angle to the front boundary (22.25m wide) and meets the shorter rear boundary (15.24m wide) at an obtuse angle, creating an irregular quadrilateral shape allotment. The site has an area of approximately 864 sqm.

The details of the site are included in the architectural drawings prepared by Anna Henry AH Design, dated March 2022 which accompanies the DA submission under separate cover.

Key characteristics of the existing site include:

Existing development on site: The site currently contains a two-storey brick and fibro dwelling and a secondary dwelling at the rear of the site.

Vehicular and pedestrian access: Both pedestrian access and vehicular access to the site is provided via Parkes Road.

Topography: The site slopes steeply from North East to South West, from Parkes Road towards the rear of the residential site, and is characterised by uneven terrain.

Views: The site overlooks low density residential development to all the sides of the development.

Services, easements and other restrictions on title: Services such as electricity, sewer and water are all available to the existing development.

Landslide Risk Land: The site is zoned under Area D - Collaroy Plateau Area Flanking Slopes 5 to 15.

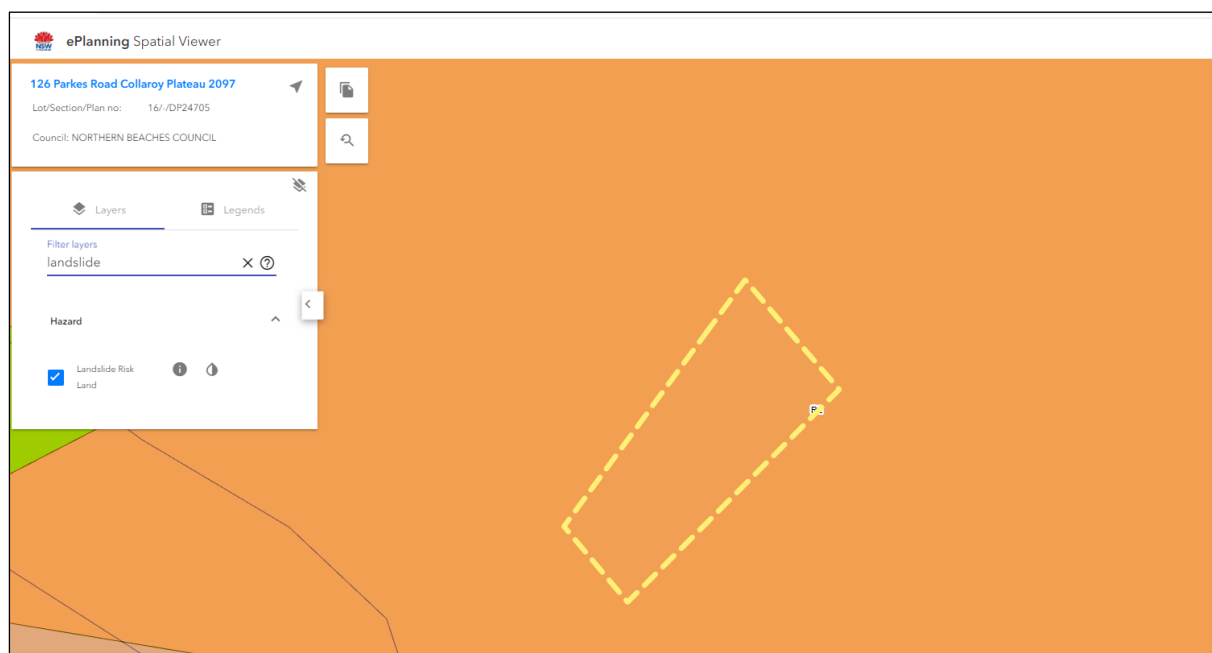


Figure 2: Landslide Risk Land (source: NSW Planning Portal)

Other site constraints: The site is not known to be contaminated and there are no other known site constraints such as flooding, groundwater or contamination.

2.3 Site Photos

Refer from Figure 3 – 8 for the existing view of the site.



Figure 3: Rear view to the existing secondary dwelling (source: SKY Town Planning)



Figure 4: View from site towards the neighbours dwelling- north west (source: SKY Town Planning)



Figure 5: View of site slope from rear of dwelling towards south west onto secondary dwelling (source: SKY Town Planning)



Figure 6: View towards south east from rear of dwelling (source: SKY Town Planning)



Figure 7: Row of adjoining dwellings to the north west from subject site (source: SKY Town Planning)



Figure 8: Street view of the subject site (source: Google Images)

3 The Proposal

3.1 Overview

The alterations and additions have been designed generally in keeping with the aims and objectives of Warringah Local Environmental Plan 2011 and DCP policies. The proposal will visually enhance the dwelling to the street through new materials and updated design. The proposal intends to upgrade the amenity and quality of living within the home for the needs of a growing family.

The proposal seeks consent for the following alterations and additions to the existing dwelling (please read in conjunction with Architectural Plans):

Ground Floor:

- Additional GFA of 59.8sqm, taking total to 229.8sqm
- New porch roof over existing deck to the front of the dwelling
- Upgrade existing windows, doors and cladding
- Removal of external wall and steps near the existing kitchen to allow for the alterations
- Extension to the western corner of the dwelling
- Internal reconfiguration of the dwelling

3.2 Detailed Description

Understanding the site context, the changes proposed to the development will retain its existing character in correspondence with the neighbouring properties. The materials and the design of the extension is sensitive to the existing built form and to that of both adjoining dwellings and those in the area.

The proposed changes will improve the quality of living within the home by providing a more functional layout and additional space for the occupants of the dwelling.

On the south east corner of the dwelling it is proposed to remove the steps and replace with a new extension, and to the north west end of the existing dwelling a new extension is proposed, along with a new deck to replace the existing one. A new open porch over the existing deck is proposed to the entrance of the dwelling.

The internal configuration of the dwelling has been altered to suit the needs of a growing family. The existing kitchen is proposed to be converted into a family room and a new bedroom is proposed to be added in the north east end.

The existing bedroom in the south west end is to be converted into the main living area, including an open kitchen and dining area with easy access to the new deck.

The windows, doors and the external cladding of the dwelling facing the street is proposed to be upgraded to enhance the streetscape quality as well improve the amenity of the dwelling.

There are no changes proposed to the existing driveway and crossover.

3.3 Amenity

The moderate extension of the dwelling has considered the impacts on views, privacy, solar access on neighbouring dwellings and impact to streetscape. The outcome is one that maintains the established built form and character with minimal or negligible impact on neighbours.

The proposal is fully compliant with all LEP and DCP controls except for a non-compliance with the side boundary envelope control on the north west side. The new rear deck and a small part of the roof at the rear of the dwelling sits outside of the building envelope line. Please refer to Figure 9 on the following page.

The site has a number of constraints that contribute to this non compliant aspect of the proposal. In particular, the building envelope which is determined relative to the side boundary, is in this case impacted by the irregular perpendicular allotment shape where the north west side boundary is on an acute angle to the front boundary, thereby creating a restrictive envelope control. Further constraining the site is the steep topography and uneven terrain, which limits the buildable area available for the extension.

Alternative designs were investigated however to create a fully compliant scheme an additional level would be necessary to achieve the much needed increase in floor area for the occupants of the dwelling, compromising internal amenity and creating potential view loss issues for the adjoining property to the west.

While the new deck is partially outside of the side boundary envelope control, the impact on adjoining properties is minimal, with 128 Parkes Road being the only affected property. However, the impact upon the neighbour at 128 Parkes Road is considered to be low, given that this site and dwelling is positioned higher than the subject site and dwelling, allowing for a sightline above and over the proposed deck. To further mitigate possible impact on views, the deck will be open and made of light weight timber materials which are not bulky and obstructive.

During the design of the proposed alterations and additions, the owners of 126 Parkes Road held discussions with the owners at 128 Parkes Road and it is understood that the neighbours are generally supportive.

Please refer to the drawings by Anna Henry AH Design, provided under separate cover. The figure 9 below is a snapshot of the proposed north west elevation render.

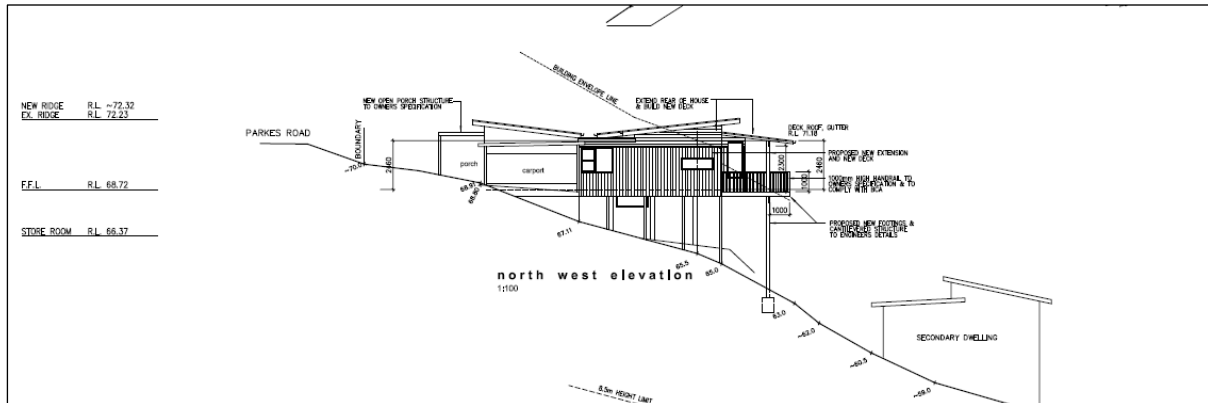


Figure 9: North West Elevation (Source: Anna Henry AH Design)

3.3 Development History:

A Development Application was previously lodged with the Northern Beaches Council for the Additions and Alterations of the same dwelling and the construction of a swimming pool. The application number for reference is DA2010/2131 and was approved on 05/05/2011.

A secondary dwelling has been constructed over the rear of the site, approved via Complying Development.

4 Statutory Planning Framework

4.1 State Environmental Planning Policies

The proposed development is subject to the following State Environmental Planning Policies.

State Environmental Planning Policy No. 55 (SEPP No. 55) Remediation of Land.

According to clause 7 of SEPP No. 55 Council may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated,

and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.

Response: As the land has been continually used for residential purposes, the likelihood of contamination is low. In this regard, it is considered that the site is suitable for the proposed use and no further investigation is warranted.

State Environmental Planning Policy - Building Sustainability Index (2004)

To encourage sustainable residential development, all new dwellings must comply with the provisions of State Environmental Planning Policy – Building Sustainability Index (BASIX).

Response: The proposed development has achieved full compliance with the BASIX commitments. The schedule of BASIX Commitments is specified within the BASIX Certificate A447616 is attached as under separate cover.

4.2 Warringah Local Environmental Plan 2011

➤ Zoning and Objectives

The subject site is zoned R2 Low Density Residential pursuant to Warringah Local Environmental Plan 2011 with dwelling houses permissible in the zone with consent.

The stated objectives of the R2 zone are 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.*

Response: It is considered that the proposed development meets the objectives of the Zone R2 Low Density Residential. This opinion is justified on the basis that the proposal upgrades an existing ageing dwelling with a new well-designed modern home, which is consistent with the developing character of the area. Refer Figure 5 for the Land Zoning map.

The works proposed will significantly improve the design and aesthetic quality of the dwelling with the resulting built form complimenting the architectural style of properties along Parkes Road. There are no statutory zoning or zone objectives that are an impediment to the granting of approval to the proposed development.

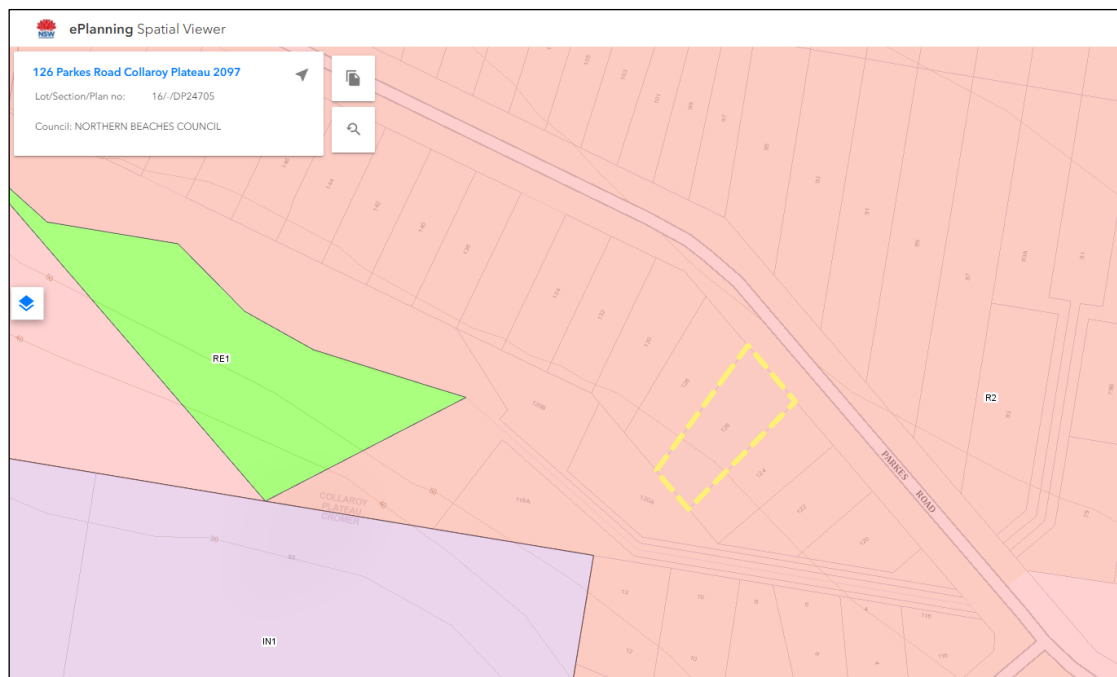


Figure-10 Zoning Map (Source: NSW Planning Portal)

➤ **Height and Floor Space Ratio (LEP Clauses 4.3 and 4.4)**

Height of Building = 8.5m

Response: The maximum height of the proposed additions will be 8.5m.

FSR = N/A

Response: There are no relevant Floor space ratio controls applicable for this site.

4.3 Warringah Development Control Plan 2011

Councils Development Control Plan 2011 provides the primary controls for development within the area. The following sections of the DCP are considered in relevance to the subject site.

Part B- Built Form Controls, Part C- Siting Factors, Part D- Design and Part E- The Natural Environment of the DCP primarily outlines the site-specific controls for development that are to be considered and applied, and the relevant principles are addressed below.

B- Built Form			
CRITERIA	OBJECTIVES	RESPONSE	COMPL- IANCE?
B1 Wall Height	• 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.	The proposed extension is predominately to rear of the dwelling, and will have a minimal impact when viewed from the street. It has been sensitively designed to minimise impact on adjoining properties and maintain a reasonable sharing of views. The wall height of the north west elevation ranges from 4m-7.2m which complies with the numerical control of a maximum of 7.2m. There is no change to the south east elevation wall height.	Yes
B3 Building Envelope	• To ensure that development does not become visually dominant by virtue of its height and bulk. • To ensure adequate light, solar access and privacy by providing spatial separation between buildings. • To ensure that development responds to the topography of the site.	Minor non-compliance due to the slope of the land and alignment of the side boundary. The proposed additions are modest in nature, not visually dominant, maintain adequate light, solar access and privacy to the adjoining dwelling.	Meets Objectives
B4 Site Coverage	• To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation. • To minimise the bulk and scale of development. • To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network. • To limit impervious areas and encourage natural drainage into the sub-surface.	N/A This control is not applicable to the subject site according to council mapping.	N/A

B5 Side Boundary Setbacks	• To provide opportunities for deep soil landscape areas • To provide opportunities for deep soil landscape areas • To ensure that development does not become visually dominant • To ensure that the scale and bulk of buildings is minimised • To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained. • To provide reasonable sharing of views to and from public and private properties	The side setbacks comply with the numerical control of a minimum 0.9m. The setbacks on both sides maintain the continuity of the existing dwelling. The design of the deck situated on the north west side of the dwelling is to be constructed of light weight timber decking materials to facilitate sharing of views.	Yes
B7 Front Boundary Setbacks	• 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.	No change to the existing front setback. The front setbacks are consistent with the current setback of the adjacent dwellings at 124 and 129 Parkes Road which is 6m. The front setback has established landscaping.	Yes
B9 Rear Boundary Setbacks	• 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.	The rear setbacks are generally consistent with the current setback of the adjacent dwellings at 124 and 129 Parkes Road. The low - density residential dwelling meets the minimum setback requirement as provided in the DCP.	Yes

C- Sitting Factors

CRITERIA	OBJECTIVES / REQUIREMENTS	RESPONSE	COMPLIANCE?
C4 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure,	The proposal for alterations and additions to an existing dwelling will connect into the existing stormwater and	Yes

	watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	drainage system. The site benefits from a stormwater easement running across the property at the rear.	
C7 Excavation and Fill	• To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties. • To require that excavation and landfill does not create airborne pollution. • To preserve the integrity of the physical environment. • To maintain and enhance visual and scenic quality.	The proposed development does not involve any excavation and fill.	N/A
C8 Demolition and Construction	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Salvaged building material from demolition of the existing building will be reused in the construction process of the proposed development.	Yes
C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Please refer to the Waste Management Plans attached as supporting document.	Yes

D- Design			
CRITERIA	OBJECTIVES	RESPONSE	COMPL- IANCE?
D1 Landscaped Open Space and Bushland Setting	• To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management, including on-site detention and infiltration of stormwater.	The proposal results in an increase of site coverage by 60sqm, which is 30.5% of the total site area. The remainder of the site is open space and bushland setting. Most of the site is made up of steep and uneven rocky terrain. The front setback has established landscaping.	Yes
D2 Private Open Space	• To ensure that all residential development is provided with functional, well-located areas of private open space. • To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings. • To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces. • To ensure that private open space receives sufficient solar access and privacy.	The proposal makes no changes to the existing private open space available. The new rear deck consolidates the two old rear decks. It is noted that site is very steep limiting the useable private open space. The new rear deck adjoins and is easily accessible to the new main internal living area with dining and kitchen adjoining.	Yes – no change to existing
D7 Views	• To allow for the reasonable sharing of views. • To encourage innovative design solutions to improve the urban environment. • To ensure existing canopy trees have priority over views.	The impact on the views of adjoining properties is minimal, with 128 Parkes Road being the only affected property. However, the impact upon the neighbour at 128 Parkes Road is considered to be low given that this site and dwelling is positioned higher than the subject site and dwelling allowing for a sightline above and over the proposed deck. It is noted that any view is across	Yes

		a side boundary and a compliant scheme may result in the same or similar impacts. To further mitigate possible impact on views, the deck will be open and made of light weight timber materials which are not bulky and obstructive.	
D8 Privacy	• To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. • To encourage innovative design solutions to improve the urban environment. • To provide personal and property security for occupants and visitors.	The extension has been sensitively designed to minimise overlooking and achieve a high level of privacy between neighbouring dwellings. The south east elevation and north west elevations have reduced number of windows, and the new family room window has a sill height of 1800mm. The kitchen window in the north west elevation will have opaque glazing. A privacy screen can be added to the rear deck to enhance privacy between the dwellings.	Yes
D9 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.	The height and scale of the dwelling is relative to the steep topography and irregular site shape. The proposal makes minimal changes to the dwelling frontage in terms of bulk, with the majority of the alterations and additions to the rear of the site. No additional level is proposed and the height at the front of the dwelling is maintained. The proposed additions and alterations do not dominate the street frontage and a repeats the established built form character of the streetscape.	Yes
D10 Building Colours and Materials	• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	The proposed cladding for the external facade is visually harmonious and appropriate to the architectural style of the building. These selected new materials are consistent with the existing streetscape character.	Yes

E- The Natural Environment

CRITERIA	OBJECTIVES	RESPONSE	COMPLIANCE?
E10 Landslip Risk	• To ensure development is geotechnically stable. • To ensure good engineering practice. • To ensure there is no adverse impact on existing subsurface flow conditions. • To ensure there is no adverse impact resulting from stormwater discharge.	Please refer to the Preliminary Geotechnical Assessment attached under separate cover.	Yes

4.4 Numerical Compliance Table

Standard	Requirement	Proposed	Compliance?
Height	8.5m	8.5m	Yes
Floor Space Ratio	N/A	N/A	N/A
Wall Height – NW	7.2m	7.2-4m	Yes
Building Envelope – NW	45 degrees at 4m NW side boundary	>45 degrees refer to NW elevation	Minor non compliance*
Front Setback	6.5m	No changes to existing	N/A
Side Setback	0.9m	1.05m- 4.2m	Yes
Rear Setback	6m	>6m	Yes
Landscaped Open Space	40%	>40% Site coverage is 30.5%	Yes
Private Open Space	60sqm min dimension 5m	No changes to existing	N/A

* Minor non-compliance as addressed in Section 3.3 and throughout this report.

4.5 EP&A Act 1979, Section 4.15 Evaluation – Matters for Consideration

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application and the provisions of any environmental planning instrument (EPI'S).

- ***The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations [Section 4.15 (1) (a)]***

Response: The proposal is permissible and generally in accordance with the development standards contained within Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011 (DCP)

- ***The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality [Section 4.15 (1) (b)]***

Response: The proposed development is of high architectural quality and will not adversely impact the streetscape, regenerating the built environment with a more modern and updated appearance. The development will maintain a favourable bulk and scale relationship with other development in the vicinity. It is considered that the resultant development is compatible with and will complement the character of the Collaroy Plateau precinct.

- ***The suitability of the site for the development [Section 4.15 (1) (c)]***

Response: The proposal is for alterations and additions to an existing dwelling that has been designed in response to the site constraints and context. Having regard to this assessment, it is considered that the land is suitable for the intended development.

- ***The suitability of the development when considering public interest [Section 4.15 (1) (e)]***

Response: The proposed development is consistent with the objectives of the Environmental Planning and Assessment Act in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. As demonstrated throughout the Statement of Environmental Effects, the proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties. As a result, it is considered that the development, subject to conditions, is consistent with the public interest.

5 Summary of Proposal

The proposal is permissible and generally in accordance with the development standards contained within the *Warringah Local Environmental Plan 2011* as they relate to the improvements over the subject site and to the intent of built form guidelines contained within the *Warringah Development Control Plan 2011*.

The architect has responded to the client brief to provide a site-specific design response which takes advantage of the properties attributes whilst respecting the environmental characteristics of the site and the amenity of adjoining residential properties. The outcome is an updated dwelling that will improve the standard of living within the home while providing appropriately for spatial separation, landscape opportunity, privacy, solar access and view sharing.

The proposal succeeds when assessed against the Heads of Consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is our professional opinion that the application should be granted development consent subject to conditions.