

STATEMENT OF ENVIRONMENTAL EFFECTS

3 JAMIESON PARADE, COLLAROY

**CONSTRUCTION OF DWELLING ALTERATIONS/ADDITIONS
AND NEW SWIMMING POOL**

**PREPARED ON BEHALF OF
Bret & Kate Pember**

APRIL 2022

TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	SITE DESCRIPTION AND LOCALITY	4
3.	THE DEVELOPMENT PROPOSAL	7
4.	ZONING & DEVELOPMENT CONTROLS	8
5.	EP&A ACT – SECTION 4.15	20
6.	CONCLUSION	21

1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to the existing dwelling and a new swimming pool on Lot 14, Section 13 in DP 7392 which is known as **No. 3 Jamieson Parade, Collaroy**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Osum Surveying Pty Ltd, Job No. 200197-DET, Revision 1 and dated 12/08/2020.
- Architectural Plans prepared by Gelder Group Architects, Project No. 1961, Issue A and dated 28/03/2022.
- BASIX Certificate #412687_02 and dated 7 February 2022.
- Waste Management Plan.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 14, Section 13 in DP 7392 which is known as 3 Jamieson Parade, Collaroy. The site is located at the eastern side of Jamieson Parade with a street frontage of 15.24. The site has an area of 695.6m² with a depth of 45.720m. The locality is depicted in the following map:



Site Location Map

The site is currently occupied by a two storey brick dwelling with a tiled roof, with storage under. The dwelling is located on the western portion of the site. A concrete driveway provides access to the carport located in the rear yard. A swimming pool is located in the rear yard towards the southeast corner. There is no significant vegetation on site. A rendered masonry fence is erected along the street frontage.

The site is depicted in the following photographs:



View of Subject Site from Jamieson Parade

The existing surrounding development comprises a mix of one and two storey detached residential dwellings on generally similar sized allotments to the subject site. More recent development comprises larger two storey dwellings of modern appearance.

The subject site and existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling and construction of a new swimming pool. The existing swimming pool will be demolished. The additions will be constructed of a mixture of external rendered walls and lightweight cladding with a pitched colorbond roof.

The proposed alterations/additions are summarised below:

Lower Floor:

- The existing subfloor area altered to relocate stair and provide walls as required. This level is non-habitable and used for storage only.

Ground Floor:

- Delete carport and provide addition to rear of dwelling including new terrace.
- Alterations and additions to front of dwelling to create new entry and integrated double garage.

First Floor:

- Alterations and additions to attach the existing pavilions.

The additions will provide for the following setbacks:

West (front)	• 6.5m to ground level garage • 5.829m to first floor terrace and 7.704m to the wall of the first floor.
North (side)	• 1.913m to ground floor. • 4.2m to first floor.
South (side)	• 1.615m to ground floor. • 1.668m to first floor. •
East (rear)	• 13.199m to ground floor terrace. • 21.009m to first floor.

The proposal provides for a new swimming pool in the rear yard. The swimming pool is to be setback 1.8m to the southern side boundary and 3.6m to the rear eastern boundary. The existing pool will be demolished.

The proposal provides for a new front fence. The fence is to be constructed of rendered brickwork with a height of 600mm.

The proposal will result in the following numerical indices:

Site Area:	695.6m ²
Landscaped Area:	292.28m ² or 44.01%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Warringah Council.

4.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.



Extract of Bushfire Map

4.2 Warringah Local Environmental 2011

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



Extract of Zoning Map

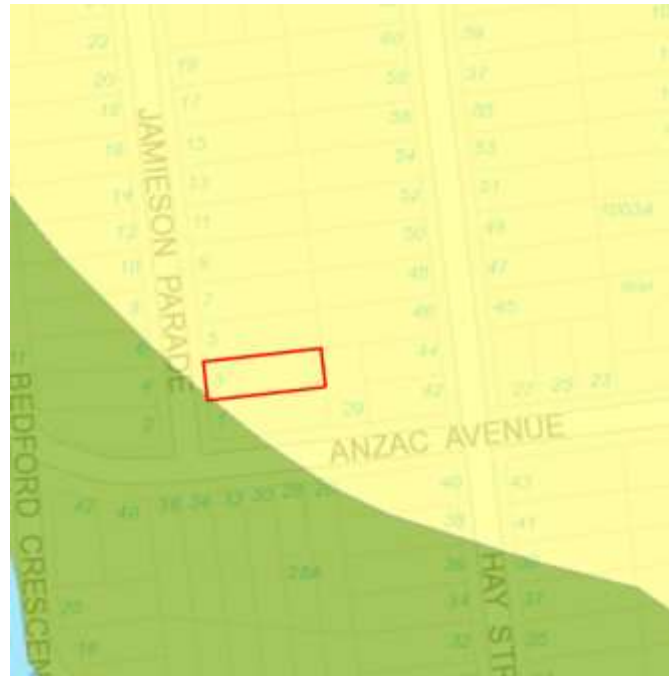
The site is zoned R2 Low Density Residential. Development for the purposes of dwelling alterations and additions are permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	8.5m	Yes

The following provisions are also relevant:

Clause 6.4 Development on Sloping Land

The site is classified as part Class A and therefore a Geotechnical Report is not required.



Extract of Landslip Map

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.3 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Wall height is 6.7m.
B2 – Number of storeys	Not Applicable	Not Applicable
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	The proposal results in a non-compliance as depicted on the Sections B-B. However, the area of non-compliance relates to an existing element. This is considered justified in this instance for the following reasons:

Clause	Requirement	Compliance
		• The non-compliance is a result of the existing built form. • The proposal maintains the existing setbacks with the upper level providing for increased setbacks. • The setbacks provided are consistent with the surrounding properties including other two storey dwellings. • The proposal continues to provide at least 3 hours of solar access to private open space of the adjoining properties. It is noted that the dwelling to the south, No. 1 Jamieson Parade, provides for a deck, open space and lounge with windows on the east elevation which will receive at least 3 hours of sunlight. • The proposal results in a development that is compatible with the existing streetscape.
B4 – Site Coverage	Not Applicable	Not Applicable
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Setbacks of at least 1.913m and 1.615m to the sites northern and southern boundaries.

Clause	Requirement	Compliance
B7 – Front Boundary Setbacks	Minimum 6.5m	Proposal provides for a setback of 6.5m from the wall of the dwelling to the Jamieson Parade frontage with the first floor balcony setback 5.829m. This is considered appropriate as wall of the dwelling complies with the numerical requirement and the deck provides for additional articulation. Further the setback of the first floor balcony is consistent with the setbacks of the adjoining properties. It is noted that No. 5 Jamieson is setback 5.785m and No. 1 Jamieson is setback 5.116m to the street frontage.
	Secondary frontage 3.5m	Not Applicable
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.5m Pools and outbuildings that do not exceed 50% of the rear setback are an allowable variation.	Yes The dwelling is provided with ample setback (13.199m) to the rear boundary. The pool is provided with a setback of 3.6m and does not occupy more than 50% of the rear setback area.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable

Clause	Requirement	Compliance
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes The proposal provides for a new vehicular cross over in accordance with Council controls.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes The garage is integrated into the dwelling design and will not dominate the streetscape.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes The proposal provides for all collected stormwater to drain to the street gutter in accordance with Council controls.
C5 – Erosion and Sedimentation	Soil and Water Management required	Yes A Soil Erosion Management Plan has been prepared and forms part of the submission to Council.
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Minimal excavation proposed. The proposal makes use of the existing excavated area within the footprint.

Clause	Requirement	Compliance
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes There is sufficient area on site for waste and recycling bins.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	Yes The proposal provides for a landscaped area of 292.28m ² or 44.01% which complies with this clause.
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m ² with min dimension 5m	Yes Proposal retains ample private open space in the rear yard. This open space is directly accessible from the living areas and deck and is relatively level.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D4 – Electromagnetic Radiation	Not Applicable	Not Applicable
D5 – Orientation and Energy Efficiency	Appropriate construction to enhance thermal properties and ventilation/natural cooling Compliance with SEPP (BASIX) requirements	Yes A BASIX certificate has been issued and forms part of the submission to Council.

Clause	Requirement	Compliance
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Given the east-west orientation the proposal will result in some shadowing to No. 1 Jamieson Parade. However, the proposal maintains 3 hours solar access to the private open space in the rear yard of No. 1. Further, No. 1 benefits from living areas orientated to both the front and rear to ensure solar access throughout the day.
D7 - Views	View sharing to be maintained	Yes The subject site and adjoining properties do not enjoy any significant views. Further the proposal complies with the height of building control.
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	Yes The proposed additions have been designed to ensure privacy of the adjoining properties is maintained. The proposal provides for all high use living areas on the ground level with only bedrooms and bathrooms on the upper level. The first floor provides for two terraces. One terrace is located on the front elevation which provides views of the street. The upper level also provides for a terrace on the rear elevation.

Clause	Requirement	Compliance
		This terrace is provided with ample setback (greater than 5m) to the side boundaries. A privacy screen is provided to the southern elevation to prevent overlooking.
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	Yes The results in a two storey dwelling which is compatible with the existing surrounding development.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to be compatible with the existing surrounding development and the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposal provides for a conventional pitched roof form which is compatible with the variety of roof forms in the locality.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.

Clause	Requirement	Compliance
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	Yes The proposal provides for a new front fence, with a height of 600mm which is compatible with other fencing in this street and complies with this clause.
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes There is ample area on site for storage and site facilities.
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Yes Pool is in rear yard and will not have a detrimental impact on the neighbours.
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable

Clause	Requirement	Compliance
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The dwelling will continue to provide a good outlook of dwelling approach and street.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes
D23 - Signs	Not Applicable	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable

Clause	Requirement	Compliance
E10 – Landslip Risk	Identified on map as A	No further information required.
E11 – Flood Prone Land	Not Applicable	Not Applicable

There are no other provisions of the DCP that apply to the proposed development.

/

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of alterations and additions to an existing dwelling house is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for the construction alterations and additions to an existing dwelling without any detrimental impact on the environment, social and economic status of the locality.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations and additions to an existing dwelling in this zone are permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for a alterations and additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling, front fence and a swimming pool. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of alterations and additions to an existing dwelling, swimming pool and fence at **No. 3 Jamieson Parade, Collaroy** is worthy of the consent of Council.

Natalie Nolan
Grad Dip (Urban & Regional Planning) Ba App Sci (Env Health)
Nolan Planning Consultants
April 2022