

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT

44 Hilma Street, Collaroy Plateau 2097

LOT 18 DP 11339

Prepared By *JJ Drafting Aust Pty Ltd*

SEP 2022

Revised on 30th November 2022 by JJ Drafting.

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Australia P/L, job number 1064/22, drawing numbers DA.01 to DA.21 dated SEP/22 to detail proposed alterations and additions to an existing residence at 44 Hilma Street, Collaroy Plateau.

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. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and Assessment regulation 2000*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*

2) Site Characteristics and Description

The subject allotment is described as 44 Hilma Street, Collaroy Plateau with a site area of 512.2sqm.

- R2 Low Density Residential zoning.
- The property is located in Area A identified in the Warringah LEP Landslip Risk Area Map and does NOT require a Geotech report.
- NOT listed as a heritage item or being in a heritage conservation area by Warringah LEP.
- NOT identified as being at risk by Council's Flood Hazard Map.
- NOT in a bushfire prone area as per Council's Bushfire Prone Land Map.
- NOT identified as affected on the Warringah LEP Acid Sulphate Soils Map.
- The site is a rectangular shape.
- The site is currently developed with a one and 2-storey brick and weatherboard clad dwelling with existing tiled roof. Accessibility to the dwelling is provided by an existing driveway and a concrete path spanning around the side and rear of the house.
- Parking is available on the driveway in front of the dwelling
- The site falls from the North West corner down towards the South East, approximately 3.2m.
- Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the rear and front of the property.
- Front, side and rear setbacks vary through the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions and an attached garage to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

Ground Floor Level

- The proposal seeks an extension off the existing dwelling to the north side, front and rear of the house.
- New timber deck at the rear of the house off the proposed sunroom addition.
- North addition to allow for three new bedrooms and a laundry.
- Removal of Tea tree on the southern boundary of the back yard and small shrubs in the front yard on the southern border.
- Proposed double car garage in place of approved carport from Development Application 2015/1021.
- Existing driveway to be widened and regraded.
- Remove portions of existing external walls on the north, east and west.
- Floor level raised to existing sunroom at the rear of the dwelling to match existing interior floor level.
- Remove existing kitchen, laundry and bathrooms.
- Relocation of front entry. New stairs and landing to front door.
- New timber landing from laundry door with stepping stones out to lawn.
- New Colorbond 1° roof over proposed deck.
- New internal stairs from garage to ground floor.
- Exist. Sunroom extended to the rear and a deck proposed
- Exist. Living room to form bed 4
- Exist. Kitchen and dining area to form new bathroom and separate toilet
- Exist. Bed 1 to form a laundry and extended out to the north side
- Exist. Bed 2 to be extended out to the north side

First Floor Level

- The proposal seeks an extension off the existing dwelling to the north side, front and rear of the house. Within the addition will be a new open plan living, kitchen and dining area. As well as a guest bedroom, rumpus room and bathroom.
- New Colorbond skillion roofs to replace the removed tiled roof and extend over proposed addition.
- Proposed tiled balcony above new garage with a flat 1° Colorbond roof above.
- Remove existing balcony at the front of the property.
- Extend existing WIR and Ensuite from the master bedroom into the hallway.
- Exist. Bed 3 to form new bathroom and kitchen

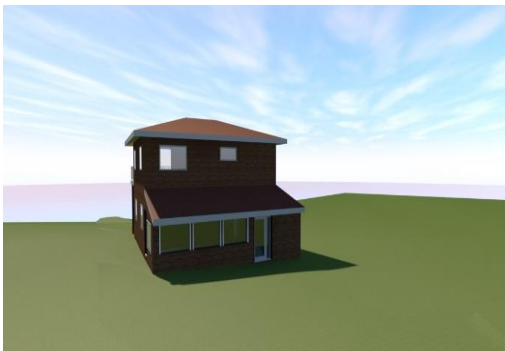
- New high windows above rumpus room, hallway and living area to provide natural solar access from north

There will be no effect on neighboring properties due to the proposed additions.
Considerations has been given to bulk and form.

AERIAL VIEW OF 44 HILMA STREET, COLLAROY PLATEAU



ARTISTS IMPRESSIONS OF EXISTING AND PROPOSED DEVELOPMENTS



4) Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions and an attached garage to the existing dwelling are permissible with the consent of council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum building height of 8.5m.

To keep the existing exterior walls untouched on the south boundary, the proposed skillion roof at a 14° pitch narrowly protrudes the 8.5m, but it is requested this slight non-compliance be considered, as a skillion roof allows sunlight into the upstairs living and kitchen area through high windows reducing privacy loss to the north and south neighbouring properties.

Portion of the proposed addition is above the 8.5m building height requirement as show in the elevations and sections and a more detailed is shown on DA19 with a 8.5m height blanket. –

SEE 4.6 CLAUSE

4.3 General Principals of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

The bulk of the proposed development is in modest keeping with the bulk and scale of neighbouring two storey developments in the surrounding properties



Looking west towards the subject site.

BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed plans indicate a 7.1m wall from the ground to the top of the proposed skillion roof at the rear of the property, due to the natural slope of the site, the wall slightly exceeds 7.2m at the front of the property, measuring 8.1m. It is requested that this non-compliance be supported as with the natural slope of the site it is difficult to carry a wall the length of the property without approaching on the 7.2m wall height. This wall sits in the middle of the proposed dwelling and all external walls along neighbouring properties are under 7.2m, therefore, it will not affect adjoining properties in view loss, privacy loss or overshadowing.

Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 5 metres along the side boundary and with a projection inward of 45 degrees.

The proposed additions sit within the site boundary envelope.

--COMPLIES

The existing dwelling on the south side of the property already encroaches this area in a small manner.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 900mm.

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min. The site features an varying boundary, shortest distances to boundary lines are noted.

GROUND FLOOR LEVEL

Proposed North side boundary to dwelling

--900mm - **COMPLIES**

Existing South side boundary to dwelling

--934mm - **NO CHANGES**

FIRST FLOOR LEVEL

Exist. North side setback to dwelling-----VARIES BETWEEN - 2.6m – 2.8m

Proposed North side boundary to dwelling – VARIES BETWEEN – 900mm – 1.3m - **COMPLIES**

Existing South side boundary to dwelling

-- 934mm - **NO CHANGES**

Proposed south setback to addition -----VARIES BETWEEN – 934mm – 2.034m- **COMPLIES**

Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. front setback of 6.5m or an average of the adjoining properties.

The site has a varying boundary

Front setback to proposed garage

--4.6 to 4.8m

Front setback to proposed first floor Terrace

-- 4.6m -4.8m

Front setback to proposed first floor external wall varies between -6.5m – 8.1 - **COMPLIES**

It is requested that this slight non-compliance to the proposed garage and above terrace be supported as it will not affect adjoining properties or the streetscape.

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. rear setback of 6m.

Rear setback to proposed addition --10.5m -----**COMPLIES**

DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 557m ²	--40% control – 204.88m ²
Existing landscaped open space area (areas more than 2.0m in any direction)	--263.72m ² – 51%
New landscaped open space area	--204.90m ² ----- 40% - COMPLIES

Private Open Space (DCP D2)

Requirement is a total of 60sqm with a minimum dimension of 5m.

Existing private open space is located to the rear of the dwelling and directly accessible to the sunroom. The proposed aims to make this a secondary living area and the main downstairs to access to private open space. This space is 60m² which - **COMPLIES**

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3hours of solar access. --**COMPLIES**

Views (DCP D7)

Neighbours views will not be affected by the proposed additions. -**COMPLIES**

Privacy (DCP D8)

There will be no loss of privacy, due to the proposed additions. -**COMPLIES**

Traffic , Access and safety - C2

There will be no changes to the exisisting concreete driveway and vehicle crossing.

Parking Facilities – C3

2 spaces per dwelling house required. Existing driveway to be replaced with a new widened double garage. Parking in accordance with AS/NZS 2890.1

The proposed development complies with this control.

Stormwater – C4

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides for all collected stormwater to be connected into the existing kerb and gutter outlet.

THE NATURAL ENVIRONMENT

4.1 Preservation of Trees or Bushland Vegetation (DCP E1)

- COMPLIES

Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

4.2 Wildlife Corridors (DCP E4)

- COMPLIES

For modification of native vegetation where the area of land supporting the vegetation to be modified is greater than 50m² or the land supporting the vegetation to be modified forms part of an allotment where vegetation has been modified in the last five years: The applicant must demonstrate that the objectives have been achieved through a Flora and Fauna Assessment prepared in accordance with Council guidelines; and must demonstrate that the objectives have been achieved through a Biodiversity Management Plan prepared in accordance with Council guidelines that will protect, manage and enhance wildlife corridors, and where appropriate reconstruct wildlife corridor areas on the subject property.

For modification of native vegetation in all other cases, the applicant must demonstrate that the objectives have been achieved.

Barriers and hazards that hinder fauna movement such as solid fences and roads are to be avoided in wildlife corridors. Management of exotic and native vegetation is to be carried out in a manner that does not result in significant short term or long-term loss of habitat in wildlife corridors

The proposed alterations and additions will not affect the wildlife corridor.

5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979

5.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Development Control Plan 2011 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3 Any development control plans

The development has been designed to comply with the requirements of the locality and the general principles of the Warringah Development Control 2011.

It is considered that the proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards.

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides.
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the front setback to the proposed garage and first floor level terrace is a reasonable solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance are raised regarding the proposed development.

5.5 The likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions and a garage to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area and is modestly designed to be sympathetic to the natural landscape.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions and a garage to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions and a double garage to the existing dwelling will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



VIEW TOWARDS THE REAR YARD

**EXISTING SITE PHOTOS – VIEW OF SUBJECT BRICK DWELLING LOOKING WEST.
NEIGHBOURING PROPERTY TO THE RIGHT SIDE.**



**EXISTING SITE PHOTO- VIEWS LOOKING EAST FROM UPSTAIR BALCONY. TO
FORM NEW LIVING AND KITCHEN AREA.**



**EXISTING SITE - FRONT DRIVEWAY AND
TWO STOREY DWELLING**



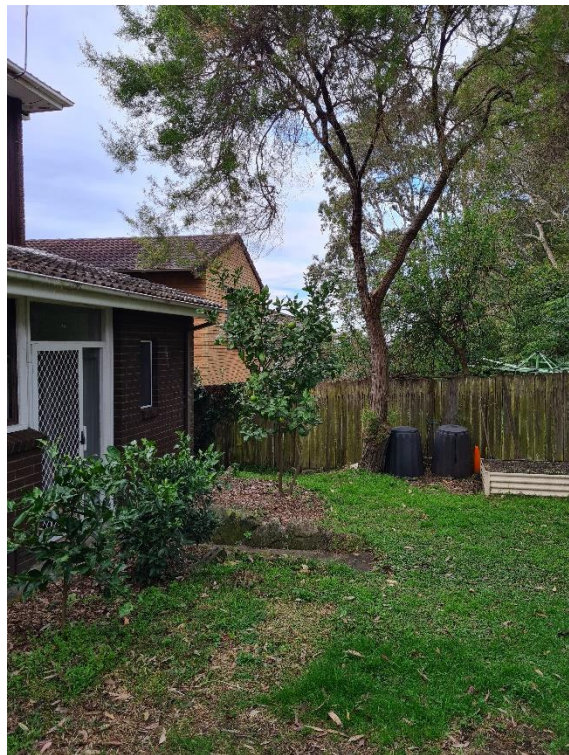
EXISTING SITE - FRONT ENTRY



**EXISTING SITE - REAR SUNROOM AND
EXISTING TILED ROOF OVER**



**EXISTING SITE - REAR YARD. AREA
PROPOSED FOR EXTENSION AND DECK**



SCHEDULE OF EXTERIOR FINISHES

Walls – Light grey cladding.
Existing brick walls to be cladded in same as proposed

Roof – Light to medium Colorbond roofing

Windows and Doors – White aluminum frames