

STATEMENT OF ENVIRONMENTAL EFFECTS

P r o p o s e d

A l t e r a t i o n s & A d d i t i o n s

**- First Floor Addition; Roof & Balcony modifications;
Cabana; Landscape Concept incl. new Pool Enclosure;
and general Rectifications & Improvements**

t o

**24 Hilma Street, Collaroy
Plateau, NSW 2097**

October 2023

Table of Contents:

List of Documents	Page 4
Details Summary	Page 5
Introduction & Background	Page 6
1. Overview of Proposal	Pages 7 - 9
1.1 Site Suitability and context	Pages 10
1.2 Previous, present, and proposed uses of the site	Page 12
2. Development Standards: WLEP	Pages 13-15
3. Development Standards: WDCP	Pages 16-25
4. Conclusion	Page 26

Detailed breakdown of 3. Development Standards: WDCP Pages 16-26

This report has been conducted in relation to the Warringah Local Environment Plan 2011 & Warringah Development Control Plan 2011. The following is a list of the relevant controls that apply and have been addressed in this report.

Part B-Built Form Controls

B1	Wall Heights
B2	Number of Storeys
B3	Side Boundary Envelope
B4	Site Coverage
B5	Side Boundary Setbacks
B7	Front Boundary Setbacks
B9	Rear Boundary Setbacks

Part C-Siting Factors

C2	Traffic, Access, and Safety
C3	Parking Facilities
C4	Stormwater
C7	Excavation and Landfill
C8	Demolition and Construction
C9	Waste Management

Part D-Design

D1	Landscaped Open Space and Bushland Setting
D2	Private Open Space
D3	Noise
D6	Access to Sunlight
D7	Views
D8	Privacy
D9	Building Bulk
D10	Building Colours and Materials
D11	Roofs
D12	Glare and Reflection
D14	Site Facilities
D15	Side and Rear Fences
D20	Safety and Security
D21	Provision and Location of Utility Services
D22	Conservation of Energy and Water

Part E-The Natural Environment

E1	Preservation of Trees or Bushland Vegetation
E2	Prescribed Vegetation
E5	Native Vegetation
E10	Landslip Risk

Part H-Appendices

Appendix 1

Appendix 6

Appendix 12

Car Parking Requirements

Environmental Weeds

Tree Protection Plan

LIST OF DOCUMENTS

BUILDING DESIGN DRAWINGS, prepared by Hargroves Design Consultants *Issue C*

DA-100. SITE ANALYSIS & COVER SHEET	1:200 @ A3
DA-101. EXISTING GROUND FLOOR PLAN	1:100 @ A2
DA-102. EXISTING FIRST FLOOR PLAN	1:100 @ A2
DA-103. DEMOLITION GROUND FLOOR PLAN	1:100 @ A2
DA-104. DEMOLITION FIRST FLOOR PLAN	1:100 @ A2
DA-105. PROPOSED GROUND FLOOR PLAN	1:100 @ A2
DA-106. PROPOSED FIRST FLOOR PLAN	1:100 @ A2
DA-107. ROOF PLAN & STORMWATER CONCEPT	1:100 @ A2
DA-108. PROPOSED SCHEDULE OF AREAS	1:100 @ A2
DA-110. EXISTING & PROPOSED ELEVATIONS – SHEET 1	1:100 @ A2
Including FINISHES SCHEDULE.	
DA-111. PROPOSED ELEVATIONS – SHEET 2	1:100 @ A2
DA-112. PROPOSED SECTIONS – SHEET 1	1:100 @ A2
DA-113. PROPOSED SECTIONS – SHEET 2	1:100 @ A2
DA-114. CONSTRUCTION MANAGEMENT PLAN, Incl DEMOLITION and SEDIMENT EROSION CONTROL MEASURES.	1:100 @ A2
DA-115. CONCEPT LANDSCAPE PLAN	1:100 @ A2
DA-116. 9AM SHADOW DIAGRAM	1:200 @ A2
DA-117. 12PM SHADOW DIAGRAM	1:200 @ A2
DA-118. 3PM SHADOW DIAGRAM	1:200 @ A2

Issue A

DA-120. NOTIFICATION SITE PLAN	NTS @ A4
DA-121. NOTIFICATION ELEVATIONS	NTS @ A4

OTHER DOCUMENTS

DETAIL & LEVEL SURVEY	Wumara Group Ref:310723DF1
WASTE MANAGEMENT PLAN	Hargroves Design Consultants
STATEMENT OF ENVIRONMENTAL EFFECTS_A	Hargroves Design Consultants
PERSPECTIVES – ARTISTS IMPRESSION	Hargroves Design Consultants

DETAILS SUMMARY

Site and Proposal Details

See also Application Form

Address of Site	24 Hilma Street, Collaroy Plateau NSW 2097
Survey Reference	Lot 43; DP 223914
Site Area	Total: 701.9m ²
Council	Northern Beaches Council (Warringah)
Locality Zone	Zone R2 Low Density Residential
DCP Control	Warringah LEP 2011; Warringah DCP 2011
Purpose of Proposal under the Planning and Scheme	Alterations & Additions Works include: First Floor Addition; Roof & Balcony modifications; Cabana; Landscape Concept incl. new Pool Enclosure; and general Rectifications & Improvements
Registered Proprietor	ANNIE and FRED DOYLE

Introduction

The land is administered by Northern Beaches (Warringah) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Relevant Planning Instruments: Warringah Local Environmental Plan 2011, *current version 22 September 2023*.

Relevant Development Control Plan: Warringah Development Control plan 2011, *amd. 1 June 2022*.

Background

The report aims to:

- Explain how the proposed development adheres to an increased level of local amenity and environmental sustainability; in order to
- Demonstrate how the proposed development will create and maintain a high level of environmental quality for the site within the Warringah Local Environmental Plan; by
- Assessing the proposed development against the Objectives of the Warringah DCP 2011 by describing the development against Part C to Part E of the DCP;

Extract from Part A of the Warringah DCP 2011

1.1.1 A.5 Objectives

The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability. The other objectives of this plan are:

1.1.1.1 Objectives

- *To ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood*
- *To ensure new development is a good neighbour, creates a unified landscape, contributes to the street, reinforces the importance of pedestrian areas and creates an attractive design outcome*
- *To inspire design innovation for residential, commercial and industrial development*
- *To provide a high level of access to and within development.*
- *To protect environmentally sensitive areas from overdevelopment or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained*
- *To achieve environmentally, economically and socially sustainable development for the community of Warringah*

1. Overview of Proposal

The proposal seeks approval for Alterations and Additions to the existing one & two storey detached style dwelling in Collaroy Plateau. The subject site is No. 24 Hilma Street, Collaroy Plateau, a standard allotment in a street and locality under transition.

Works include:

- **Addition within existing Building Footprint (Addition to rear of existing First Floor)**
- **Roof & Balcony modifications, including additions to front and rear, with external stairs (no side addition);**
 - **New Cabana Outbuilding;**
- **Landscape Concept incl. new Pool Enclosure and Pool Decking**
- **General Rectifications and Improvements to interiors and exteriors**

This proposal will maintain the existing character of the area and the character of the existing site itself with no alterations proposed to the building height, the side setbacks, or the majority of the building envelope, therefore the proposal is retaining the desired future character. The style of housing is maintained by retaining the detached nature of the dwelling and the interspersed landscaping features. The envelope of the building from the public domain will be altered with proposed roof modifications, balcony modifications and extension, as well as new external cladding and colour scheme. The proposed Landscape works have been designed around an existing inground swimming pool with the intent to provide a new compliant barrier to meet AS1926.1-2012 and provide better accessibility to the space. A cabana structure is also proposed and will be utilised to supervise and monitor Pool usage, given the distance the Pool is from the main dwelling and its principal private open space. The owners of the property have a need for a bathroom and a pool to be accessible, and the result is the modifications proposed to the ground floor interiors, and the Landscape Concept. The overall design intent is to improve amenity, access, and durability of the property by providing a modest resolution to the housing and services that meet the day to day needs of the residents within the constraints of the site's context. This has been achieved through the guidance of the objectives outlined in the Warringah Local Environmental Plan 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.

Continuing from the DCP:

Built Form Controls, Siting Factors, Design and Natural Environment have been developed to promote a **high standard of residential development**.

The character of the immediate area, Hilma Street, and the Collaroy Plateau locality where No.24 is situated, generally has an inconsistency in built form and visual pattern with no predominant roof form or bulk and scale, with differing styles of architecture present. The immediate Streetscape would be described as mixed, with existing original dwellings of the mid-late century era, and more recent developments or renovations that have modified the Streetscape. A mixture of large mature Trees is scattered in the Streetscape, along with native and non-native Vegetation to property front setbacks.

The immediate area is predominantly detached style 2 storey dwellings with a mixture of roof forms and materials. Front fencing is limited or non-existent in the immediate vicinity, properties have been defined by the use of low height stone walls or similar. No.25 is a recent build, with light colour tones, and natural stone features. Other properties in the street have undergone recent upgrades.

Throughout the design process, consideration has been given to the essential environmental and contextual issues such as access, cross ventilation, sunlight penetration, maintainability and durability of the property and its surroundings. The essence of the design is to provide a suitably more architectural aesthetic for its setting without compromising the streetscape. It is considered that the composition of the new work and new exterior addresses these issues as best as the site, budget and local context could permit, and being consistent with the controls and objectives of the DCP.

The style, materials and finishes selected are a consistent styling to the locality, with the intent to brighten and lighten the existing dwelling. The current 'honey' coloured face brickwork has no consistency to other face brickwork in the street, with neighbouring properties having a combination of whites – to reds- to browns. A light and bright colour scheme with natural, warm timber highlights will not be out of character in its locality. This is consistent with the controls and objectives of the DCP. The selections have also been made to maximise durability and interest. In turn, this will enhance the presentation to the street. A feature front garden will provide ample softening to the property and increase its level of amenity from the public sphere, and from the resident's perspective as well.

Proposed Works

The new works comprises of the following base construction:

- **New Walls (upper floor):** Masonry or Lightweight framed with external horizontal weatherboard style painted FC cladding. Insulation and internal Plasterboard or FC blueboard for wet areas.
- **New Floor Framing:** Timber framed structural LVL floor, with TnG plywood or FC structural boards to wet areas and exterior, finished in oak floorboards, tiles over waterproofing or exterior Millboard decking to balconies.
- **New Roof Framing:** Timber LVL structural members, timber or steel battens, insulation, and pre- finished metal roof sheeting.
- **New cladding:** The existing face brickwork will be clad over with new external horizontal weatherboard style painted FC cladding.
- **New Garage Door:** To be flush set-in matching timber finish to new Front Door.
- **Screening:** A combination of louvres in painted white timber or stained timber.
- **Roofing:** All new roofing to make the building holistic in appearance, as well to increase the longevity of the dwelling. Prefinished colorbond roofing, in Shale Grey
- **Roof Plumbing:** Pre-finished metal to match, in Shale Grey.
- **Balustrading:** Timber 'Hamptons' style painted balustrades with timber handrail, all in select White.
- **Pool fencing:** Combination of existing boundary masonry walls, and new glazed pool safety fencing.
- **Cabana:** To match dwelling, Colorbond Shale Grey roofing, with timber post, painted in select White, and weatherboard style FC cladding.
- **Decking:** Modwood engineered decking for longevity and durability.
- **Garden Edging:** Corten metal edging
- **Glazed Units:** Replace all doors and windows with new to match the new proposed doors and windows, all in Aluminium Frame select White.

The site

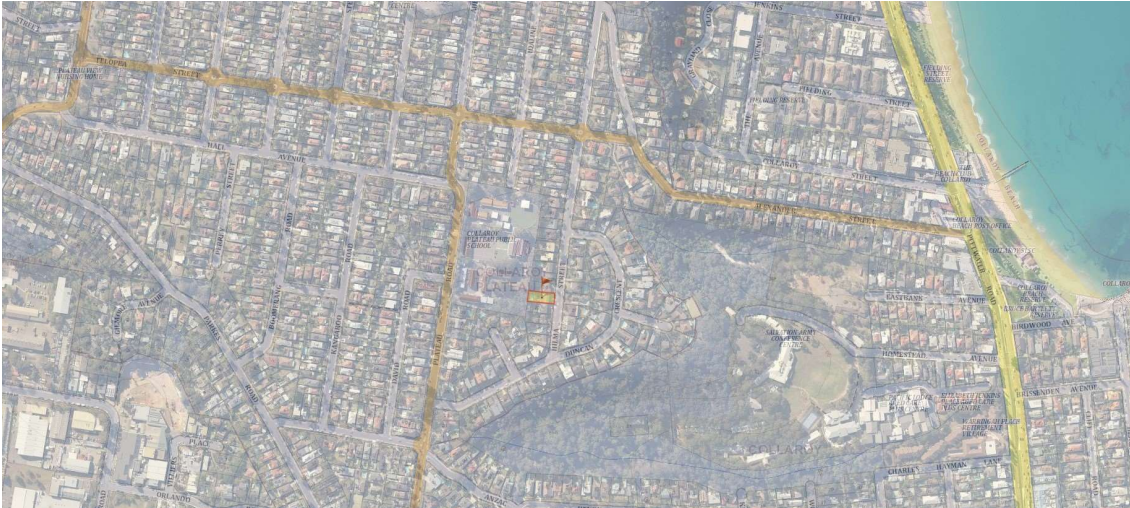


Image 1. Six Maps satellite image – site in context



Image 2. Six Maps satellite image – site

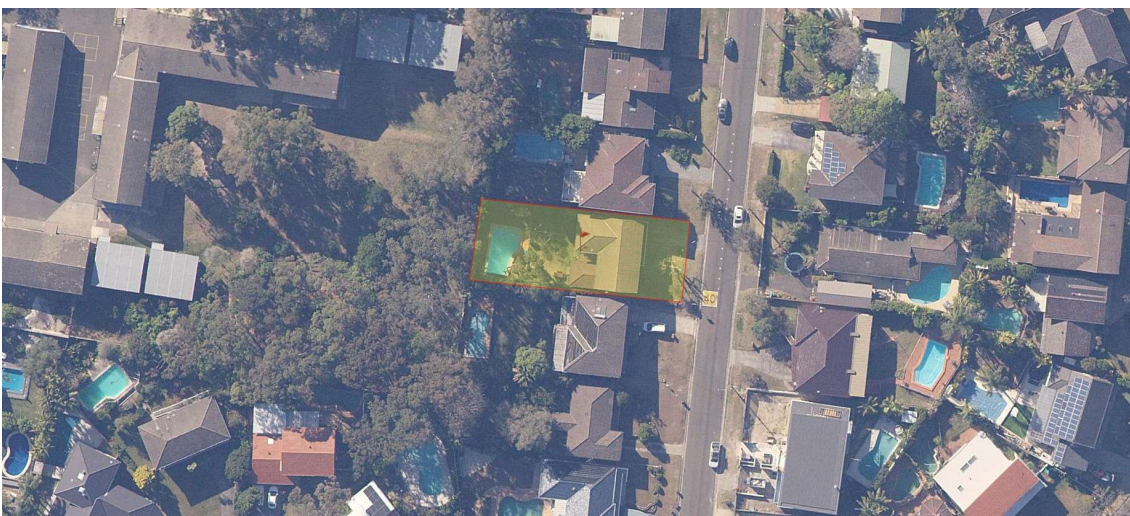
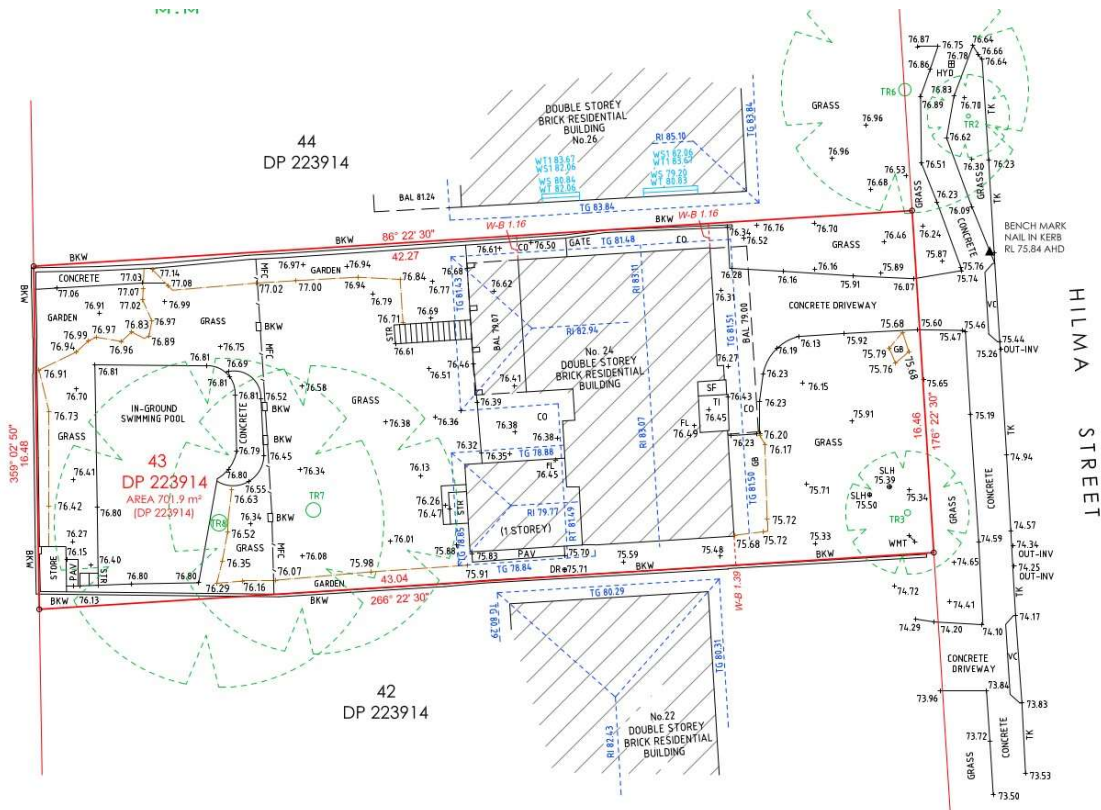


Image 3. Site Photo, The Street

1.1. Site suitability and context

Site Constraints: Such as Slope, Flooding, Geotechnical and Groundwater issues

The subject site has a fall from North to South, along the width of site. The site also fall from rear of the property, down to Street level (West to East). It is likely that an existing stormwater discharge point is located street, allowing a gravity fed system. A Concept Stormwater Design has been prepared by Hargroves Design Consultants indicating the intent to connect to the existing system as a result of new roof area and new surface drainage. This has been prepared in accordance with Council's Water Management for Development Policy and to suit the new development.



Bushfire Prone Land

The site is not within a designated Bushfire Prone Zone.

Flood Prone Land

The site is not within Risk Flood zone.

Proximity to transport services, shops, community, recreational and infrastructure facilities

The subject site is surrounded by existing easily accessible natural features, public reserves and recreational facilities and environments. Beaches and shops are all within a convenient distance to the site, making it a highly desirable and convenient locality. Essential community facilities are immediate to the site's surroundings via car or bus. Warringah Mall and Dee Why CBD all in close range.

The site backs onto Collaroy Primary School.

Compatibility to adjoining development

Adjacent sites are residential use sites or community facilities. The continued use for this site is compatible.

Compatibility with land zoning

The site is zoned R2-Low Density Residential. Therefore, our proposed use is permissible.

Size and shape of the allotment

The site is regular in shape with an area surveyed at 701.9m². A site width surveyed at 16.46m and the overall length is 43.04m.

Hilma Street binds the site to the East. 2 neighbouring properties bind the site to the North and South. Collaroy Primary School binds the site to the West (rear).

Age and condition of existing buildings on-site

The subject building is a mid-late century red brick 2 storey home with recent additions constructed over the years. The existing dwelling is in sound condition.

The Pool enclosure was served with a Notice of non-compliance, at the time of purchase. The new property owners are required to rectify these non-compliances, with a new Pool enclosure to meet AS 1926.1-2012, Safety Barriers for Swimming Pools, NSW.

1.2. Previous, present, and proposed uses of the site

Present use of the site: House

Date the present use commenced: When built, mid-late 20th Century (1970-1980).

Previous use of the site: Not known.

Uses of adjoining land: All adjacent sites are residential use sites.

Whether the present or previous use of the site is a potentially contaminating activity (e.g. workshop, service station, land filling, lead paint removal, termite treatment): Previous use not known.

Whether the client is aware that the site is or is not contaminated: Not known-unlikely.

Whether there has been any testing or assessment of the site for land contamination: No.

2. Development Standards: Northern Beaches Council (Warringah) Local Environmental Plan 2011

Maps:

ASS_010:	The site is not within an Acid Sulphate Soils Zone.
APU_010:	Not Applicable
BIO_010:	Not Applicable
CHZ_010:	Not Mapped
FBL_010:	Not Applicable
FSR_010:	Not Applicable
GTH_010:	Not Applicable
HER_010:	Not a Heritage Item; Not within a Heritage Conservation Area; Not in the Vicinity of a Heritage; No known Aboriginal Significance or Archaeological Site.
HOB_010:	Area I, 8.5m
KYS_010:	Not mapped
LRA_010:	Not Applicable
LSR_010:	The site is within a Landslip Risk Area, Area D, Slopes 5° – 15°
LZN_010:	R2 Low Density Residential. Surrounding areas R2.
LSZ_010:	Area G minimum lot size 450m ²
RPL_010:	Not mapped
URA_010:	Not mapped

Hazard:

Bushfire Prone Land:	No
Flood Prone Land:	No
Landslip Risk:	Yes, Area D Slopes 5° – 15°

Protection:

Acid Sulphate Soils:	No
Airport Noise:	No
Drinking Water Catchment:	No
Ground Water Vulnerability:	No
Mineral:	No
Obstacle:	No
Riparian Land:	No
Salinity:	No
Scenic Protection:	No
Biodiversity:	No

Wetlands:	No
Environmentally Sensitive:	No
Mine Subsidence:	No
Wildlife Corridor:	No
Threatened and High Conservation Habitat:	No
Native Vegetation:	No
Coastal Zone:	No

Zone R2 Low Density Residential Land Zoning Map sheet LZN_010

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

The proposed development of Alterations & Additions to the existing Dwellings is permissible and does not compromise the objectives of the zone.

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,
- (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,
- (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,
- (d) to maximise solar access and amenity for public places,
- (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- (f) to manage the visual impact of development when viewed from public places, including waterways,
- (g) to allow for the reasonable sharing of views.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the **Floor Space Ratio Map**.

The FSR is not mapped. The proposed Alterations and Additions result in an increase to the GFA and FSR with an additional 28m² of GFA.

3. Development Standards: Northern Beaches Council (Warringah) Development Control Plan 2011

Part B-Built Form Controls

B1	Wall Heights
B2	Number of Storeys
B3	Side Boundary Envelope
B4	Site Coverage
B5	Side Boundary Setbacks
B7	Front Boundary Setbacks
B9	Rear Boundary Setbacks

The proposed development is consistent with the objectives and controls of **B1**, given the proposed **Wall Height** is measured at **4.3m** at its maximum point to the parapet of the carport/garage extension. *The requirement under this clause is a maximum of 7.2m to underside of ceiling on the uppermost floor.*

The proposed development is consistent with the objectives of **B2**, given the existing **Number of Storeys** is 2 and this will be unaltered.

The proposed development is consistent with the objectives and controls of **B3**, **Side Boundary Envelope**. The site is mapped at **4m** at a projected 45degree angle under the Side Boundary Envelope Map of the DCP. The building is not increased to its boundary envelope. No additions outside of the existing side setbacks, or to the height at the setbacks.

- The overall Building Height is compliant and does not exceed the 8.5m height restriction.

The proposed development is consistent with the objectives of **B4**, given the proposed **Site Coverage** is calculated at 243m², 34.6%, 0.35:1 of the site. The requirement under this clause does not apply to this site as it is not mapped under the DCP map Site Coverage. The proposal is requesting an increase of 57m² over the existing situation.

The objectives are as follows:

- 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.

As the disturbance to land and vegetation is unchanged with the retention of all existing mature trees and plantings, and all levels are to remain intact. The requirements under the Open Landscape Area are compliant, therefore the proposed development is consistent with the objectives of this clause, B4.

The proposed development is consistent with the requirements and objectives of **B5**, **Side Boundary Setbacks**. The site is mapped at a Side Setback of 900mm. The proposal has the side setbacks 900mm or greater for the new additions.

All side setbacks are Landscaped or pathways.

The Side Boundary Setbacks are therefore compliant.

The proposed development is generally consistent with the objectives of **B7, Front Boundary Setbacks**. The site is mapped at a Front Setback of 6.5m, Area F. The existing building line front setback is surveyed at 9.505m. The proposal is requesting a modification to the front setback with additions to the front balcony. The proposal is for a 6.975m setback to the outer edge of the balcony. This is compliant with the minimum control. The building line will remain as existing (9.505m). The new roof gable end will be setback 8.0m from the front boundary.

The front setback is to remain Landscaped and Paved for Driveway / Parking Hardstand.

Both side adjoining neighbours currently have varying depths in front balcony structures. No. 22 has a building line front setback of 10.92m. No. 26 has a building line front setback of 7.88m

The Front Boundary Setbacks are consistent with the objectives of the DCP in that the average front alignment of the street is retained.

The proposed development is consistent with the controls and objectives of **B9, Rear Boundary Setbacks**. The site is mapped at a Front Setback of 6.0m, Area D. The rear setbacks proposed are as follows:

SPA: 2.4m to Spa Wall
POOL DECK: 0.9m (900mm)
CABANA: 6m
NEW BALCONY: 19.42m
NEW EXTERNAL STAIRS: 19.82m
NEW ROOF LINE: 19.08m

The Rear Boundary Setbacks are consistent with the objectives of the DCP in that the average front alignment of the street is retained.

Part C-Siting Factors

C2	Traffic, Access, and Safety
C3	Parking Facilities
C4	Stormwater
C7	Excavation and Landfill
C8	Demolition and Construction
C9	Waste Management

The proposed development is consistent with the controls and objectives of **C2**, given the **Vehicular Access** point is existing. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C3**, given the proposed **Parking Facilities** are not being altered, but enhanced. The proposal is to enhance the Garage with a new sectional garage door.

4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the carparking rate is not specified in Appendix 1 or the WLEP, carparking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority's Guide to Traffic Generating Development should be used as a guide where relevant.

Under Appendix 1:

Dwelling house and dual occupancy	2 spaces per dwelling
-----------------------------------	-----------------------

The proposed development has an existing allowance for 2 parking spaces. The proposal will retain this condition and is therefore consistent with the requirements under Clause C3 and Appendix 1.

The proposed development is consistent with the controls and objectives of **C4**, **Stormwater**. A qualified, registered Engineer will be engaged to provide a detailed Stormwater Design suitable for the proposed modifications, to be done so in accordance with Council's Water Management for Development Policy for Construction and PCA requirements. All new roof or surface water will discharge, gravity fed to the existing sump / pit on site that connects to the existing stormwater system. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C7**, **Excavation and Landfill**. There is limited excavation required for the proposed development. Excavation is required only for services trenching and footings. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C8**, **Demolition and Construction**. A Waste Management Plan has been prepared as part of this submission and in accordance with the requirements of the Policy to reduce waste, encourage reuse where possible, and avoid illegal dumping. Any demolition of the existing structures on site are to be carried out in accordance with AS 2601-2001 'Demolition of Structures'. The proposed development is therefore compliant to this clause.

The proposed development is consistent with the controls and objectives of **C9**, **Waste Management**. A Waste Management Plan has been prepared as part of this submission and in accordance with the requirements of the Policy to facilitate sustainable waste practices, reduce waste, encourage reuse where possible, avoid risk, ensure waste management services can be conducted and avoid illegal dumping.

Part D-Design

D1	Landscaped Open Space and Bushland Setting
D2	Private Open Space
D3	Noise
D6	Access to Sunlight
D7	Views
D8	Privacy
D9	Building Bulk
D10	Building Colours and Materials
D11	Roofs
D12	Glare and Reflection
D14	Site Facilities
D15	Side and Rear Fences
D20	Safety and Security
D21	Provision and Location of Utility Services
D22	Conservation of Energy and Water

The proposed development is consistent with the controls and objectives of **D1, Landscaped Open Space and Bushland Setting**.

Under the Requirements of this Clause:

1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:

- Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
- The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
- Landscaped open space must be at ground level (finished); and
- The minimum soil depth of land that can be included as landscaped open space is 1 metre.

The site is mapped as Landscaped Open Space **40%**. The total Landscape Open Space is 65.4% with 65.5% of the site being Deep Soil Permeable (301m²).

The following diagram and compliance table shows the proposed development meets the requirements under this Clause, refer to next page:

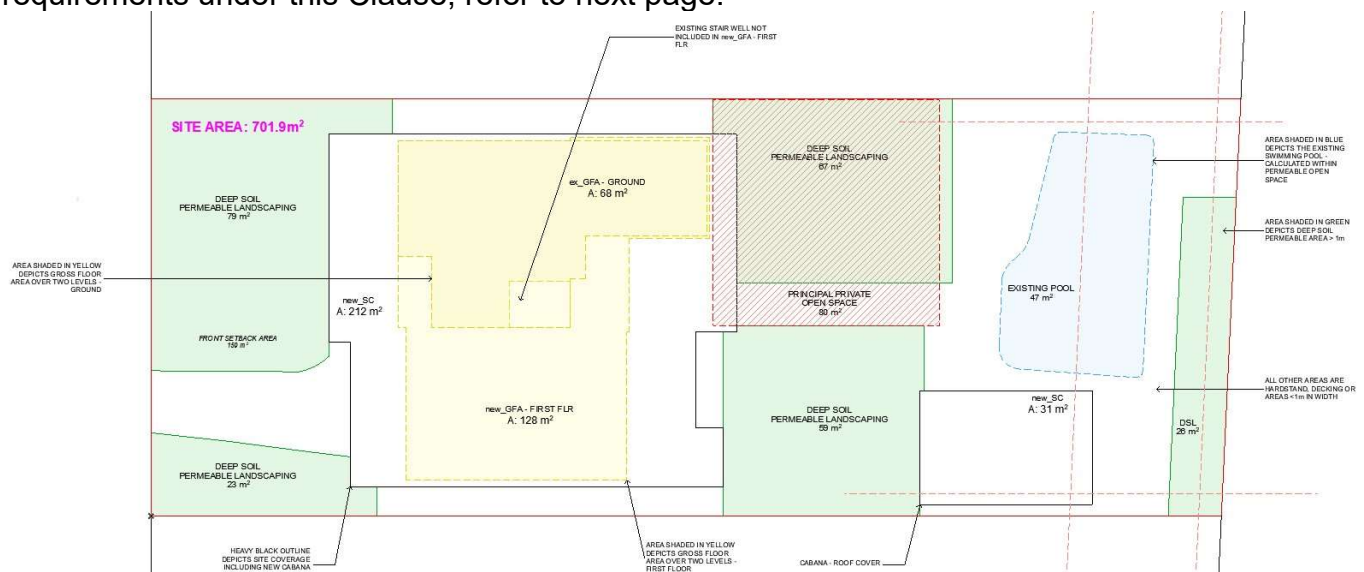


Image 5. Schedule of Areas Plan.

TABLE OF COMPLIANCE: PROPOSED DEVELOPMENT	
SITE AREA: 701.9m ²	
SITE COVERAGE: 243m ²	(34.6%)
GROSS FLOOR AREA: 196m ²	
FSR CALCULATION: 0.28:1	(27.9%)
TOTAL OPEN SPACE: 458.9m ²	(65.4%)
PERMEABLE LANDSCAPE (DEEP SOIL >1m) AREA: 301m ²	
TOTAL 65.5% OF OPEN SPACE	
- PERMEABLE LANDSCAPE BEHIND BUILDING LINE: 199m ² (66.1%)	
- PERMEABLE LANDSCAPE TO FRONT SETBACK: 102m ²	
- (SET BACK AREA): 159m ²	
- % of FRONT SETBACK PERMEABLE: 64.1%	
PRINCIPAL PRIVATE OPEN SPACE AREA >5m: 80m ²	
TOTAL PRIVATE OPEN SPACE LEVEL OFF LIVING AREA, DOES NOT COMPLY WITH 5 x 5m, BUT THE BALCONIES DO OFFER 3m DIMENSIONS	
THE NEW DEVELOPMENT IS COMPLIANT as GENERALLY CONSISTENT WITH THE NUMERICAL CONTROLS OF THE DCP	

Image 6. Table of Compliance.

The proposed development is consistent with the controls and objectives of **D2, Private Open Space**.

Under the requirements of this Clause:

Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms	A total of 60m ² with minimum dimensions of 5 metres
---	---

The proposed Private Open Space for the site is 80m² and is enhanced. These areas are the minimum 5m. Further area is calculatable if Balcony spaces are included.

The proposed development is consistent with the controls and objectives of **D3, Noise**. The proposed development does not generate any noise concerns. All Pool and Spa equipment will be installed under deck, at a minimum 900mm away from any neighbouring property boundary. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D6, Access to Sunlight**. Given the orientation of the site and the area of new work, all solar access is retained for all neighbouring properties and the sites themselves. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D7, Views**. The subject site and the surrounding sites do have views to the city and coastline. The existing configuration of the site is not too dissimilar to the proposed, with setbacks generally consistent allowing all residents views out of their property to sky, tree lines, and no disruption to the views to the park. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D8, Privacy**. The design does out of courtesy to the neighbours and to all residents with side screening to the balcony spaces where needed. The style of screening is to be operable or fixed horizontal louvres to allow views out, and to screen from direct sun, whilst allowing for airflow and breezes to enter the balcony space. The proposed development is compliant with this clause.

The proposed development is generally consistent with the controls and objectives of **D9, Building Bulk**. All side setbacks and Building Envelopes are consistent with their respective clauses, with no new impact in relation to Bulk and Scale between properties. The new work will modify the streetscape. Currently the dwelling has a small front balcony, and generally non articulated front facade. There is limited weather protection and definition of 'bays' in the front facade. The proposed façade aims to create a solution that offers articulation, appeal and softening to avoid any large bulk or scale. New gable end roof areas, and replacement doors and windows with a combination of horizontal cladding will provide texture and interest to the façade. In part the roof will cover the front balcony, and this is a wholistic design solution to offer further articulation, in conjunction with a planter over the front entry porch to provide softening. The existing Landscaping and the proposed Landscaping aims to soften the building from all angles, which is vital in assisting with separation between properties. The proposed development is therefore considered compliant with this clause.



Image 7. Existing Streetscape view 3D artists impression of proposal.



Image 8. Proposed Streetscape view 3D artists impression of proposal.

The proposed development is consistent with the objectives of **D10, Building Colours and Materials**. The proposal is offering a light and bright colour scheme with warm textual elements such as timber that is consistent with buildings and the immediate area. The colour scheme is in line with the Architectural Style Intent and the highlighting elements to assist in unnecessary bulk and allow some softening. Gutters and Downpipes to match roof colour. Soffit to be in select White or timber lining to balconies. Painted timber trimmings and balustrade to front, and rear timber balconies. Any screening will be in Painted White timber. The proposed development is compliant with this clause and current BCA standards that encourage the use of light-coloured materials for thermal comfort.

Shale Grey (light grey)	Roof & Roof Plumbing
Whisper White (off white)	Fascia and Cladding
Satin pearl white (white); or Vivid white (white)	Frames, Trims, Balustrade
Cedar Timber (warm blonde timber)	Doors
Millboard Antique Oak (warm honey timber)	Decking
Corten edging (metal contrast)	Landscaping
Glass	Pool Fence

FC Weatherboard cladding with FC corner trims and window/door frame banding – all in off white

FINISHES SCHEDULE:



Image 9. Finishes

The proposed development is consistent with the controls and objectives of **D11, Roofs**. The proposal is for a consistent pitched style roof to be in keeping with the existing, and in similar to adjoining properties. All balcony plantings will be hardy, succulent type plants, requiring minimal water and maintenance. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D12, Glare and Reflection**. The proposal has non-reflective surfaces or treatments to the building façade. All materials and finishes are matt in finish, or of a non-glare shade of grey. All whites will be satin finish or matt. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D14, Site Facilities**. All facilities will be existing and unchanged.

House Number and Letter Box will be replaced with new in the existing location.

Bin Storage will now be to a screen rear facing area, and access to the street, to and from that area is existing via the side of the house (northern side)

Garden Taps are all existing. There will be additional taps located near the pool from the new rainwater tank.

The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D15, Side and Rear Fences**. No change required to any boundary fencing, unless deemed in need of repair or requires height change to Pool Enclosure. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D20, Safety and Security**. The safety and security of the site is to be improved by this development. A new lockable Garage Door to the front setback and street will offer greater security for housed cars and household storage. All sources of casual surveillance will be unchanged from the ground and upper floor. The front door location remains. There is no impact upon pedestrian safety with the existing vehicle access points retained. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D21, Provision and Location of Utility Services**. All utilities will be existing, with meter locations to be unchanged. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **D22, Conserving Energy and Water**. Throughout the design process, consideration has been given to the essential environmental and contextual issues such as cross ventilation, sunlight penetration, maintainability, durability, outlook and the amenity of the property and its surroundings. The proposed development is compliant with this clause.

Part E-The Natural Environment

E1	Preservation of Trees or Bushland Vegetation
E2	Prescribed Vegetation
E5	Native Vegetation
E10	Landslip Risk

The proposed development is consistent with the controls and objectives of **E1, Preservation of Trees or Bushland Vegetation** and **E2, Prescribed Vegetation**. All existing site trees, street trees and all existing main vegetation on site will be unchanged. The proposed development is compliant with this clause.

The proposed development is consistent with the controls and objectives of **E5, Native Vegetation**. There is native vegetation on site. There are no native corridors on site and in the immediate area. The new roof top planters, and plantings proposed to the front setback will be limited to succulent type plantings, these can be natives, opportunity for native grasses, and small shrubs, but selections have been guided by low water use plants, durable plants, and their evergreen nature relevant to the design intent. The proposed development is compliant with this clause.

The proposed development has limited excavation and does not warrant a Geotechnical Assessment for planning purposes. **E10, Landslip Risk**. The subject site is within a designated Landslip Risk Area, Area Class D. Therefore, the proposed development must be carried out in accordance with good Engineering practice and Stormwater discharge from the land is to be enhanced, again with good Engineering practice. The proposed development is compliant with this clause.

D	Flanking slopes (Collaroy Plateau area)	5 to 15	Colluvial and residual soils (possibly deeper than in Class A) developed on Narrabeen Group or Hawkesbury Sandstone. Minor detached sandstone blocks, occasional exposures of sandstone in cliffs and road cuts. Occasional fill areas associated with playing fields, roads and some developments.
---	---	---------	---

1.0 Landslip Risk

D: Preliminary Assessment of site conditions required to determine whether a geotechnical report is required

2.0 Site Location:

No. 24 Hilma Street, Collaroy Plateau NSW 2097, Lot 43, DP 223914. The property is above street level. A site area of 701.9m², measured 16.46m x 43.04m, regular in shape.

3.0 Proposed Development:

Alterations and Additions – no excavation proposed. Minor fill proposed to the mid higher level lawn space, of approximately 150mm in height to obtain a level lawn surface. This is approximately 1 – 1.2m from any existing built structures. All other RL's are to be consistent with the existing. The proposed SPA will be positioned above deck level.

4.0 Existing Site Description

The subject site has a fall from North to South, along the width of site. The site also falls from rear of the property, down to Street level (West to East). The slope in width is measured at an average 790mm difference over 16.3m. The slope in length is measured at an average 1,080mm difference over 43.0m

There is no evidence of instability, or existing excavation or fill on site.

5.0 Recommendations:

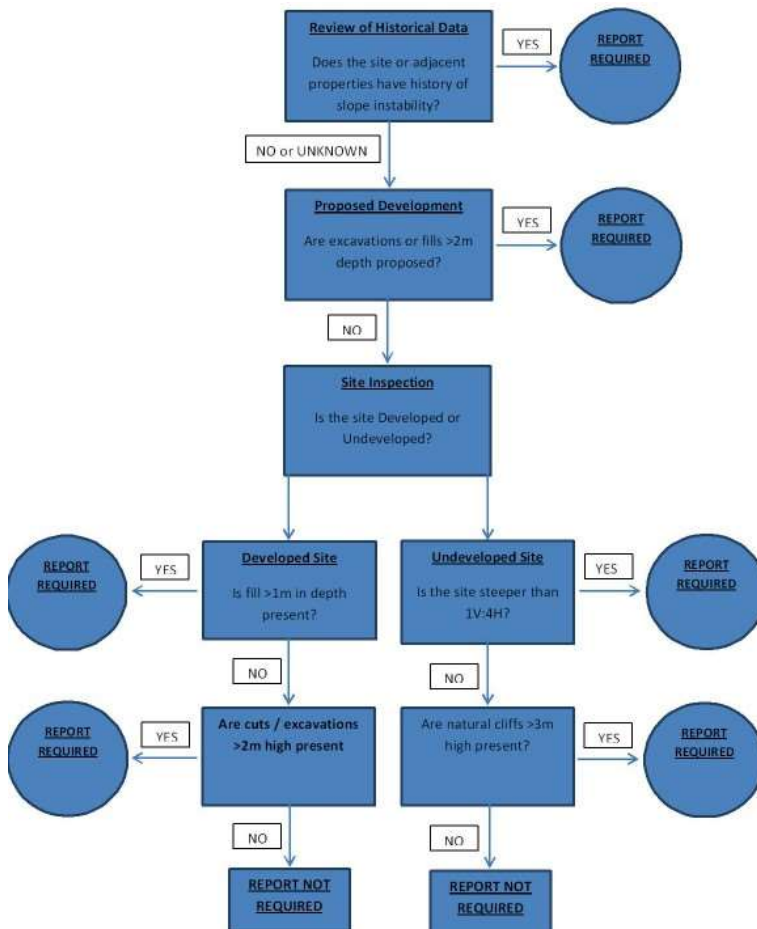
Given there is no earthworks proposed, no major excavation, fill or modification to the existing slope of the land, or any work outside already developed land, a Geotechnical Report is not recommended.

6.0 Date of Assessment:

11.09.2023

7.0 Assessment by:

Jacqui Hargrove and Rebecca Popovic



Review of historical data: No or Unknown

Proposed Development: No

Site Inspection: Developed

Developed Site: No fill >1m present.

Cut/Excavation >2m present: No

Report required: No

4. Conclusion

The proposed new development at No. 24 Hilma Street, Collaroy Plateau is overall consistent with the objectives, the controls, and the future desired character as outlined in the *Warringah Local Environmental Plan* and *Warringah Development Control Plan*.

The proposed development of alterations to an existing dwelling is permissible and does not compromise the objectives of the zone, the general residential controls, or the relevant building codes.

The architectural style, form and materials complements the character of the locality, and the extent of works aims to bring the property more in line with the current DCP and LEP objectives and requirements.

The proposed works are modest, and they will revitalise the property and provide a very effectively utilised property. At all times the proprietor, along with each design and technical consultant has made every effort to minimise any sort of impact upon any adjoining vulnerable properties, the streetscape, access, heights and hence it is anticipated that it will be given appropriate consideration.

HARGROVE DESIGN CONSULTANTS

M: 0410 669 148

E: jacqui@hargroves.com.au