

**Statement of Environmental Effects**

**For a**

**Proposed Two Storey Dwelling House**

**at**

**9 Surrey Avenue**

**Collaroy**

## **1 STATEMENT OF ENVIRONMENTAL EFFECTS**

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### *9 Surrey Avenue Collaroy*

## **2 LOT 20 DP 10649 LGA: NORTHERN BEACHES WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 WARRINGAH DCP**

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### **2.1 1. DESCRIPTION OF PROPOSAL**

Demolition of existing dwelling on site and construction of a new two storey cladding dwelling house with colorbond roof and attached carport.

The proposed development consists of:

#### *Ground Floor*

Front porch, entry, media room, guest room with ensuite, internal staircase, laundry, toilet, living room, lounge with dining and open kitchen with walk-in-pantry.

#### *First Floor*

Master bedroom with walk-in-wardrobe, ensuite, sitting area, void, two bedrooms with robes, bathroom.

### **2.2 2. SITE ANALYSIS**

The subject site is Lot 20 in DP 10649 and it is known as 9 Surrey Avenue Collaroy. The site is located on the southern side of Surrey Avenue and has a generally north-south orientation. The site is of a rectangular shape, with a frontage to Surrey Avenue of 15.24m and a depth of 45.72m. The site area is 695.5m<sup>2</sup>.

The site has a north east - south west orientation and is located on the southern side of Surrey Avenue.

The site has a mild fall of approximately 2m to from the street to the rear boundary. There is a sewer main located parallel to the front boundary.

### **2.3 TREES**

There are no trees to be removed because of the proposed development.

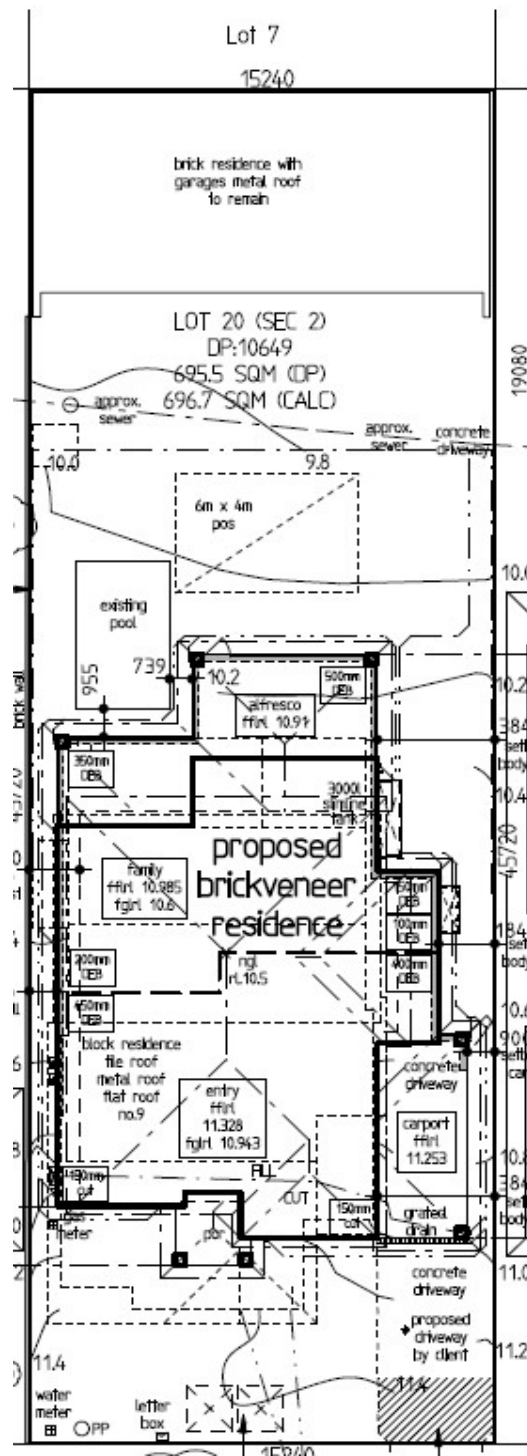


### ***Locality – Subject Site***



### ***Existing Streetscape***

The site is not flood affected and not located in bushfire prone area. The site is surrounded on both sides by detached dwelling houses.



**Proposed Site Plan**

### 2.3.1 3. State Policies

#### 2.3.1.1 3.1 SEPP 55 – Remediation of Land

The site is currently occupied by residential dwellings and is located within an established residential area. As the site has a history of residential use, it is unlikely to be contaminated. No further investigation is considered necessary.

### 2.3.1.2 3.2 BASIX

A BASIX Certificate has been submitted with the development application as required by the provisions of the SEPP.

### 2.3.2 4. Warringah Local Environmental Plan 2011

The site is zoned Residential R2 under the Warringah LEP 2011.



The controls contained in the LEP maps, which accompany the written instrument, are outlined below:

| Standard                             | Compliance                                                                                                        |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Height of Building 8.5m              | Yes<br>Height of dwelling proposed 8.64m                                                                          |
| Landslide Risk Land                  | The site is identified Area A<br>(Flanking slopes up to 5 degrees)                                                |
| R2 – Low Density Residential         | Dwelling houses are a permissible use.                                                                            |
| Heritage                             | Not listed as a heritage site, not located in a heritage conservation area, and not adjoining any heritage items. |
| Minimum Lot Size – 600m <sup>2</sup> | lot size is 695.5m <sup>2</sup><br>The site is an existing undersized allotment.                                  |

### 2.3.3 5. Table of Compliance – Warringah Development Control Plan

| Design Element or Item | Minimum Standard or Control |
|------------------------|-----------------------------|
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| Front Setback | <p>Minimum 6.5m.</p> <p><i>The proposed dwelling has a front setback of 8m to the front wall of the guest room, 6.92 to the front of the carport and 6.02m to the front open porch.</i></p> <p><i>Building entry is addressing the primary street frontage and forms integral part of the façade. The front walls of the dwelling house are setback more than 6.5m, which comply with the control.</i></p> <p><i>The non-compliance with the minimum front setback of 6.5m is limited to the encroachment of the front porch.</i></p> <p><i>The objectives of the control for front setbacks are:</i></p> <ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To maintain the visual continuity and pattern of buildings and landscape elements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul> <p><i>The proposed siting complies with the minimum setback requirement to the front wall of the façade. The encroachment relates to the front open verandah which is an open structure that add articulation to the front façade.</i></p> <p><i>It is considered that the proposed front setback and building design will create a sense of openness and enhance the visual quality of the streetscape and public domain.</i></p> <p><i>The front setback is wide enough to allow for landscaping with shrubs of various heights and canopy tree, to maintain the landscape quality of the street and to maintain the visual continuity of the landscape elements.</i></p> <p><i>No significant views are affected by the proposal.</i></p> <p><i>Furthermore, the adjoining northern dwelling displays a similar encroachment into the control requirements and the design proposed will complement the existing quality of the streetscape.</i></p> <p><i>It is considered that the proposed primary setback meets the objectives of the control for front setbacks, notwithstanding the numerical non-compliance.</i></p> |
| Side Setback  | <p>Minimum 900mm.</p> <p><i>The south-eastern wall is setback 900mm from the boundary.</i></p> <p><i>The north-western wall is setback 900mm from the boundary.</i></p> <p><i>The proposal complies.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Rear Setback  | <p>Rear Setbacks are to be a minimum of 6m.</p> <p><i>Proposed rear setback is 19.08m to the rear wall.</i></p> <p><i>The proposal complies.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| Height Limit           | <p>Maximum overall height 8.5m. Maximum wall height 7.2m.</p> <p><i>Ridge level is at RL18.968</i><br/> <i>Overall height 8.46m</i><br/> <i>Wall height from natural ground level - approx. 6m</i></p> <p><i>The proposal complies.</i></p>                                                                                                                                                                                                                                                                                                                     |
| Number of Storeys      | <p><i>Two storeys dwelling is proposed to replace the single storey dwelling on site. Due to adopted front setback, materials and finishes and traditional form proposed, the new dwelling house will complement and enhance the streetscape character, which currently has a mix of single and two storey dwellings.</i></p> <p><i>The proposal complies.</i></p>                                                                                                                                                                                              |
| Side Boundary Envelope | <p>4m at the side boundaries and 45 degrees. However, side awnings are allowed to encroach into the side setback of 0.9m.</p> <div data-bbox="532 814 1065 1205"> </div> <p><i>Extract from part B3 Side Boundary Envelope of Warringah DCP</i></p> <p><i>The dwelling house is slightly encroaching on the front Northeast elevation and at the rear southwestern elevation.</i></p> <div data-bbox="532 1339 1188 1738"> </div> <p><b>NORTH EAST ELEVATION 1:100</b></p> <p><i>Streetscape Elevation</i></p> <p><i>The objective of this control are:</i></p> |

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|                                       | <ul style="list-style-type: none"> <li>- To ensure that the development does not become visually dominate by virtue of its height and bulk.</li> <li>- To ensure adequate light, solar access, and privacy by providing spatial separation between buildings</li> <li>- To ensure that development responds to the topography of the site</li> </ul> <p><i>The encroach into the building envelope is small and limited to part of the eastern side eaves. The proposed encroachment is acceptable in accordance with other approved dwelling in the vicinity of the site and the Warringah DCP controls.</i></p> <p><i>The proposal complies with the maximum height of any building, has compliant side setbacks and due to the orientation of the site, it has acceptable impacts on the solar access and on the privacy of adjoining properties. The proposed dwelling is not of a dominant scale when seen from the public domain or from the adjoining properties.</i></p> <p><i>It is considered that the proposed dwelling house complies with the building envelope control and with the objectives of this control.</i></p> |
| Landscape and Open Space Requirements | <p><u>Landscaping</u><br/>Minimum 40% Landscape area.</p> <p><i>320M2 of the site area is landscaped<br/>46% of the site area in landscaped</i></p> <p><i>The proposal complies.</i></p> <p><u>Private Open Space</u><br/>Private open space is to be a minimum of 60m<sup>2</sup> with minimum dimensions of 5m</p> <p><i>Private open space must be at ground level (finished).<br/>250.8m<sup>2</sup> of private open space has been provided.</i></p> <p><i>This proposal Complies.</i></p> <p><i>No trees/ vegetation on site of over 5 metres is affected by this proposal. The front of the site is sufficient to allow for a front garden with low and medium high shrubs, to partially screen the bulk of the dwelling.</i></p> <p><i>No removal of street trees is proposed.</i></p> <p><i>Due to generous setbacks, existing trees and vegetation within adjoining properties and within the road verge will not be impacted.</i></p>                                                                                                                                                                                      |
| Energy Efficiency                     | <p><i>The proposal satisfies BASIX requirements for residential development and the Basix Schedule is marked on plans, as required.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



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| Overshadowing | <p>Development should avoid unreasonable overshadowing any public open space.</p> <p>At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p><i>Shadow diagrams have been provided &amp; The proposal complies.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Stormwater    | <p><i>A 3,000L rainwater slimline tank is located on the north-eastern side of the dwelling, for water retention and reuse.</i></p> <p><i>On-site stormwater detention is proposed in accordance with Council's approved S68 consent.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Parking       | <p>Minimum car parking - 2 spaces/dwelling</p> <p>Garage doors and carports are to be integrated into the housing design and not dominate the façade. Parking is to be located so that views of the street from front windows are not obscured.</p> <p>Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser.</p> <p>Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.</p> <p><i>A single carport facing Surrey Avenue is provided. The proposed width of the carport is opening is 2.9m. The proposed width of the front elevation is 13.4m. The carport opening does not exceed 50% of the building width.</i></p> <p><i>The proposal complies with AS2890.1 and with Council controls.</i></p> |
| Access        | <p>Gradient not to exceed 1:4 and allow for transitions at a minimum length of 1.5m and at a grade no steeper than 1:10.</p> <p><i>This proposal complies with maximum driveway gradient.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Privacy and Noise | <p>In particular, the windows of one dwelling are to be located so they do not provide direct and close views (i.e. from less than 9m away) into the windows of other dwellings.</p> <p>The effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills, or obscured glass.</p> <p>Building layout to be designed to optimise privacy.</p> <p>Orientate living areas, habitable rooms and windows to private open space areas or the street to limit overlooking.</p> <p><i>Minimum number of side windows are proposed on the first floor. The windows have been designed to minimise overlooking to adjoining properties, with no first-floor windows having a direct view into a neighbouring window.</i></p> <p><i>The first-floor setback towards eastern boundary is 1.65m. The first-floor setback towards western boundary is 1.84m. The first-floor rear (southern) setback of the first floor is 24.3m.</i></p> <p><i>These setbacks are sufficient to ensure maintaining enough privacy for the adjoining properties.</i></p> |
| Cut & Fill        | <p>On sloping land, the height and bulk of development, particularly on the downhill side, is to be minimised and the need for cut and fill reduced by designs that minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <ul style="list-style-type: none"> <li>• The amount of fill is not to exceed more than one metre in depth: and</li> <li>• Fill is not to spread beyond the footprint of the building.</li> <li>• Excavation of the landform is to be minimised</li> </ul> <p><i>The site has a mild slope to the street of approx. 2m. The proposed amount of cut and fill is minimal and numerically consistent with the control.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                  |

**6. Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment (Amendment) Act, 1997**

**(a) the provisions of:**

- 2.4** • ANY ENVIRONMENTAL PLANNING INSTRUMENT; • ANY PROPOSED INSTRUMENT; • ANY DEVELOPMENT CONTROL PLAN; • ANY PLANNING AGREEMENT  
• ***any matters prescribed by the regulations that apply to the land to which the development application relates.***

**2.5 • ANY COASTAL ZONE MANAGEMENT PLAN**

The proposed development at 9 Surrey Avenue Collaroy is a permissible use in the Residential R2 zone under the provisions of the *Warringah Local Environmental Plan 2011*, meets objectives for development in the zone, and fully complies with the maximum height control of 8.5m. The proposed dwelling house also complies with the guidelines for development contained in the Warringah Development Control Plan. Any departure from the controls is considered to be minor and justified in the table above.

**(b) the likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.**

- the proposed development will not have an adverse impact on the environment or the locality;
- stormwater will be disposed of according to Council requirements and erosion and sedimentation will be appropriately controlled during construction;
- the potential impact of the proposed development in terms of privacy and solar access to future adjoining residences is acceptable;
- the social and economic impacts of the development are considered minor and acceptable due to the reasonable scale of the development proposal that complies with the relevant controls, and due to the quality of the architectural design and the attention given to details.

**2.6 (C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

- the site, is considered suitable for the re-construction of the main dwelling house and has no major environmental constraints to re-development. ***(d) any submissions made in accordance with this Act or the regulations***
- the development will be subject to Council's Notification Policy.

**2.7 (E) THE PUBLIC INTEREST**

- the proposal demonstrates architectural merit and incorporates high quality materials and finishes that will make a positive contribution to the established character of the Surrey Avenue streetscape.

#### **2.7.1 7. Conclusions**

The subject site is suitable for the proposed re-development. The design of the proposed two storey dwelling at 9 Surrey Avenue Collaroy is responsive to the site opportunities and constraints and has architectural merit.

The proposal complies with the key numerical controls in the *Warringah Local Environmental Plan 2011* and with the relevant controls and underlying objectives in the *Warringah DCP*.

For these reasons, the proposal is in the interest of the public and worthy of full support from Council.