

STATEMENT OF ENVIRONMENTAL EFFECTS

NORTHERN BEACHES COUNCIL

PROPOSED ALTERATIONS AND ADDITIONS TO TWO STOREY  
EXISTING RESIDENTIAL DWELLING

26 ARNOTT CRESCENT WARRIEWOOD

OWNERS: ANNE MARIE & ANDREI CHARRETT

LOT 52/DP 30836

**prepared by:**

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## 1. Introduction

This Statement of Environmental Effects supports a Development Application to Northern Beaches Council for the Alterations and Additions to an existing Two Story Dwelling at Lot 52 DP30836, 26 Arnott Crescent Warriewood.

The following plans and documentation accompany the application.

- Site Survey prepared by Watermark Surveying
- Architectural Plans prepared by Giddis Pty Ltd
- Basix Certificate prepared by Giddis Pty Ltd
- Cost Report
- Waste Management Plan

The Development Application has been considered under the relevant environmental planning instruments and policies. This includes:

- *The Environmental Planning and Assessment Act, 1979 as amended*
- *The Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan 2014*

## 2. Site Description and Location

Legally registered as Lot 52 DP30836, 26 Arnott Crescent Warriewood. The existing two storey dwelling is located on the Northern Side of Carpenter Crescent and is zoned C4 Environmental Living under the Pittwater Local Environment Plan 2014.

The dwelling sits toward the middle of a slightly regular shaped 632m<sup>2</sup> site with vehicular access to the site currently provided from a driveway from Arnott Crescent to an existing single space garage under an existing tiled balcony on the upper level. The details of the lot are contained within the survey report prepared by Waterview Surveying Services, drawing number 2053, dated 19/06/25 and accompanies this submission.

The site has a crossfall of approximately 8.6m from the North (rear) to the South (Front).

Sited on the land is a multi-level detached residence, built with masonry and timber framed construction, with a hip and skillion roof with a max ridge level at 25.76m. The existing windows are a combination of timber and aluminum, existing gutters are externally hung on the eaves and the gutters and downpipes are painted aluminum leading to an existing stormwater disposal system. The sloping backyard has existing plants with expanse of lawn and the front yard is predominately existing garden and lawn and a mature pine tree with various stone retaining walls.

The surrounding area is characterised by residential development consisting predominantly of single and multi storey freestanding dwellings in landscaped settings with no distinct architectural style. The proposed alterations and additions to the existing dwelling are not out of character with the developing streetscape.

The figures on the following pages depict the character of the property and its existing development.

Fig 1: Aerial View of Subject Site



Fig 2: View of Entry to Site from Carpenter Crescent





Fig 3: View of Front of Dwelling

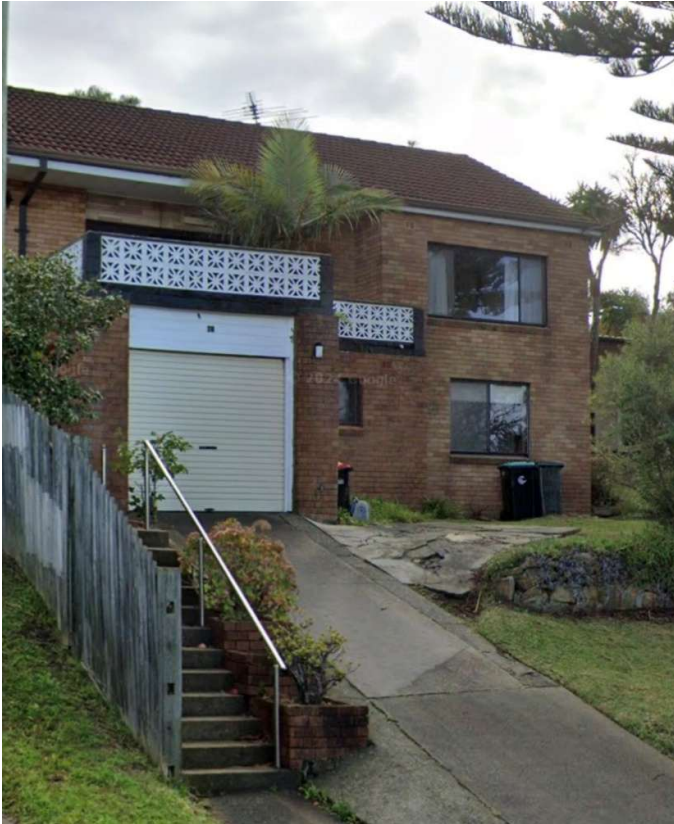


Fig 4: View of Rear of Existing Dwelling



### 3. Development Proposal

The proposed development seeks consent for alterations and additions to the existing dwelling house at the site as detailed on the accompanying architectural plans:

- Demolition of the existing attached single garage with tiled balcony above.
- Alterations and Additions to the existing lower ground floor incorporating a double garage, built over the existing footprint of the driveway and hardstand, a new bathroom where a storage area currently existing, and internal stairs to the existing upper level.
- A new covered balcony and an extension of the existing living area over the new proposed double garage.
- A modest extension to the existing laundry area to the rear allow for access internally.
- Alterations internally to provide for a more open plan and passive design living, dining and kitchen area.

The alterations and additions have been designed to ensure that the functionality of the dwelling is improved, while minimising impacts on the surrounding natural environment and adjoining properties.

The development Indices for the project are summarized below:

Site Area	632m2	
Required Landscaped Area	379.2m2	60%
Existing Landscaped Area	373.4m2	59%
Proposed Landscaped Area	373.7m2	59%

## 4. Zoning and Development Controls

### 4.1 Environmental Planning Instruments

#### 4.1.1 State Environmental Planning Policy - BASIX

The proposed alterations and additions is BASIX affected development as prescribed. A BASIX assessment report accompanies the application and satisfies the SEPP in terms of the DA assessment.

#### 4.1.2 State Environmental Planning Policy - (Resilience and Hazards) 2021

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. The land has not been used for a purpose referred to in Table 1 of the DPE publication Contaminated Land Planning Guidelines. The site has a long history of residential use and is unlikely to contain contaminants that would preclude ongoing residential use.

### 4.2 Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. Development for the purposes of construction of alterations/additions to an existing dwelling is permissible with the consent of Council within the C4 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Standard	Proposal	Compliance
Zone E4 Environmental Living			Complies
Clause 4.3 Height of Buildings	8.5m	8.1m. Height of Balcony roof over existing ground line.	Complies
Clause 7.1 Acid Sulfate Soils	The site is nominated as Class 5 Acid Sulfate soils	The site is nominated as Class 5 Acid Sulfate soils. The proposed excavation works are minor and are not likely to lower the water table more than 1 metre below the natural ground surface.	Complies
Clause 7.2 Earthworks		Minor earthworks are proposed for the construction of the garage. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.	
Clause 7.6 Biodiversity	No adverse Impact on the existing biodiversity of the site	Min impact as works occur over existing vegetation with min disruption.	Complies
Clause 7.10 Essential Services		All essential Services are existing on the site	Complies

## 5.0 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D14 Warriewood Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

Clause	Control	Proposal	Compliance
A1.7 Considerations before consent is granted	Have regard for the matters for consideration under section 4.15 of the EP&A Act.	The matters for consideration prescribed by section 4.15 of the EP&A Act have been considered (above).	Yes
A4.14 Warriewood Locality		It is considered that the proposal is consistent with the desired character of the locality by maintaining the presence of a two storey dwelling set amongst landscaped gardens	Yes
B1.3 Heritage Conservation – General		The site is not located in a heritage conservation area or immediately adjacent any heritage items.	Yes
B1.4 Aboriginal Heritage		The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.	Yes
B3.6 Contaminated Land and Potentially Contaminated Land			Yes
B4.5 landscape and Flora and Fauna Enhancement Category 3 Land	Development shall retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and other locally native species.	No tree removal is proposed, and the proposal is largely maintained within the footprint of the existing building.	Yes
B5.15 Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Runoff from the new upper floor roof will be directed to the existing stormwater system, as shown on the Stormwater Concept Plan, Drawing 06.	Yes
B6.1 Access Driveways and Works on the Public Road Reserve	Access Driveway width can be varied subject to a merit based consideration.	An existing access driveway on the road reserve is proposed to be extended by 1.4m to accommodate a wider entry totaling 5m.	No. See Discussion
B6.2 Internal Driveways	An Internal Driveway must be provided for in: • development where additional car parking spaces and/or	The existing driveway will be modified as indicated on the architectural plans to allow for access to the proposed garage. Internal grades of the proposed expanded	Yes

	garages are required by Council's plans or policies;	driveway surface are understood to be AS compliant.	
B6.3 Off-Street Vehicle Parking Requirements	2 spaces (minimum)	2 spaces	Yes
B8.1 Construction and Demolition – Excavation and Fill		Proposed excavation within the limits of this clause	Yes
B8.3 Construction and Demolition – Waste Minimisation	Waste materials generated through demolition, <u>excavation</u> and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate <u>waste</u> facility	The application is accompanied by a Waste Management Plan demonstrating consistency with Council's Waste Management Guidelines.	Yes
B8.4 Construction and Demolition – Site Fencing and Security			Yes
B8.5 Construction and Demolition – Works in the Public Domain		Appropriate section 139 Consent for works will be included in this DA or as part of the Construction Certificate.	Yes
C1.1 Landscaping		No change to existing landscaping. Retention of all trees as part of this proposal and does not cause substantial change to the visual character of the site.	Yes
C1.2 Safety and Security			Yes
C1.3 View Sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposal is unlikely to result in any adverse impacts upon views. Any existing view corridors over the subject site are filtered by existing landscaping (pine tree).	Yes
C1.4 Solar Access	3 hours of direct sunlight to the main private open space and windows of principal living areas between 9am and 3pm in mid-winter.	The proposed modest extension is sited below the existing max ridge height to the south of the dwelling and in front of any neighbouring dwellings so will have no effect on the solar access for the existing dwelling and neighbouring properties. A SHADOW DIAGRAM ACCOMPANIES THIS APPLICATION	Yes
C1.5 Visual Privacy	Private open space and living rooms of adjoining dwellings are to be protected from direct overlooking.	The main private spaces of the neighbouring properties are situated on the Northern Side of the respective dwellings and are not impacted by the	Yes



		proposed extension to the south.. The proposed extension also sits more than 9m away from neighbouring properties	
C1.6 Acoustic Privacy			Yes
C1.7 Private Open Space	80m² of private open space at ground level with dimensions no less than 3m.	POS at rear of property remains unchanged.	Yes
C1.12 Waste and Recycling Facilities	All development must comply with the appropriate sections of the Waste Management Guidelines and must be accompanied by a Waste Management Plan	A Waste Management Plan addressing demolition and construction waste is supplied.	Yes
C1.13 Pollution Control			Yes
C1.23 Eaves	450mm eaves to all elevations		Yes
D14.1 Character as viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.	The addition will have street presence and incorporates design elements and cladding materials encouraged by this control. The street facing elevation incorporates sufficient modulation / articulation. There are no unarticulated wall lengths (i.e. without breaks / window openings) that exceed 8m. The street facing façade is articulated, incorporates the dwelling entry and window openings, and street-facing terrace / balcony spaces.	Yes
D14.3 Building Colours and Materials		A schedule of colours and materials is provided with the Architectural Plans. Materials proposed include a combination of timber cladding, light rendered masonry, and stone clad face-brick walls.	Yes
D14.7 Front Building Line	6.5m	The proposed works comply with the 6.5m setback control.	Yes
D14.8 Side and Rear Building Line	2.5m to one side and 1.0m to the other Rear: 6.5m	East Elevation – 1m Complies <b>West Elevation – 1.993-2.1m (new works)</b> Rear 12.7m Complies	<b>No</b> See Discussion
D14.11 Building Envelope	Buildings maintained within a plane projected at 45 degrees from a height of 3.5m above existing ground level along the side boundaries.	Eastern Elevation – within envelope Western Elevation – min noncompliance on eave of Roof over Balcony. Variation sought.	<b>No</b> See discussion
D14.13 Landscaped Area – Environmentally Sensitive Land	60%	See Site plan for Landscaping Calculations. Existing 59% Proposed 59%	No See Discussion

#### **A4.14 Warriewood Locality**

*Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies (detached) will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.*

It is considered that the proposal is consistent with the desired character of the locality by maintaining the presence of a two storey dwelling set amongst landscaped gardens. The development is considered to be compatible with the existing surrounding development, in terms of bulk and scale. It is considered that the proposal will sit comfortably within the site, not be visually dominant from Arnott Crescent and achieves the desired future character of the locality

#### **Clause B6.1 Access Driveways and Works on the Public Road Reserve Access Driveway Width**

The maximum width of an Access Driveway for dual occupancies, dwellings houses, secondary dwellings, exhibition homes, rural works dwellings and tourist and visitor accommodation shall be as follows:

Distance Building Line to Boundary	Width at Boundary	Width at Kerb
Greater than 6.5m	3.0m	3.5m

Access Driveway width can be varied subject to a merit based consideration.

It is proposed that the existing access driveway width be increased by 1.4m totalling 5m to allow for the offstreet parking of additional vehicles on the site. The street is currently very narrow and when vehicles park on both sides of the road egress to the site is difficult. The residence at 28 Arnott Crescent park a van in the middle of the current off street parking site between the properties to stop any additional parking on what would be 2 parking spots to enable safe egress from their property. Therefore this space is not being utilised for parking currently.

#### **Clause D14.8 Side and Rear Building Line**

Clause D14.8 Side and Rear Building Line prescribes a side setback of 2.5m to one side and 1.0m to the other, with a rear setback of 6.5m.

For this assessment, the 2.5m side building line is applied to the western side boundary and the 1.0m side building line is applied to the eastern side boundary. On the eastern side, the existing dwelling complies with the 1m setback.

The existing western side setback is maintained and varies from complying to wards the northern end of the site to non complying towards to south western end of the dwelling near the proposed garage extension.

The reason for the variation is because the dwelling is not parallel to the side boundary.

The proposed non-compliance is reasonably supported on merit, as the non-compliance is minor does not give rise to any adverse impacts and as the DCP provides an expressed variation for the continuation of existing setbacks in circumstances where alterations and additions to an existing dwelling are proposed.

#### **Clause D14.11 Building Envelope**

Clause D14.11 of P21 DCP prescribes that buildings are to be maintained within a plane projected at 45 degrees from a height of 3.5 metres above existing ground levels along the side boundaries. Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.

The proposed upper floor protrudes beyond the prescribed envelope on the south-western side elevation on the eave as demonstrated on the North Elevation. Despite the minor area of non-compliance, the development is otherwise consistent with the outcomes of the building envelope control, as follows:

*To achieve the desired future character of the Locality.*

Comment: The proposal maintains the low density residential form of the area and achieves the desired future character of the Locality.

*To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

Comment: The proposal presents as a two storey dwelling with double garage when viewed from the street which is consistent with the existing presentation and is compatible with the height and scale of surrounding development. The proposal complies with the required building height and sits below the height of the trees of the natural environment.

*To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

Comment: The height and scale of the dwelling is responsive to the natural topography of the land, and the siting of the dwelling is appropriately responsive to the orientation of the site and the existing dwelling.

*The bulk and scale of the built form is minimised.*

Comment: The portions of the development that encroach the building envelope include the balcony roof which provides shade to the balcony and is permitted to extend outside the envelope.

Equitable preservation of views and vistas to and/or from public/private places.

Comment: The building envelope non-compliance does not result in any unreasonable impacts upon views.

*Equitable preservation of views and vistas to and/or from public/private places.*

Comment: The building envelope non-compliance does not result in any unreasonable impacts upon views.

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

Comment: The portions of the development that protrude beyond the prescribed envelope will not result in any unreasonable impacts upon the adjoining properties with regard to solar access, acoustic or visual privacy.

*Vegetation is retained and enhanced to visually reduce the built form.*

Comment: The non-compliant elements do not result in the removal of existing vegetation, with landscaping enhanced by the proposed development.

As such, the minor variation to the prescribed building envelope is supportable on merit.

**Clause D14.13 Landscaped Area – Environmentally Sensitive Land**

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

The landscaped area calculations are as follows and are shown on the Site plan visually.

Site Area 632m<sup>2</sup>

Existing % Landscaped Area 59% 373m<sup>2</sup> (including 6% impervious for outdoor recreation)

Proposed % Landscaped Area 57% 373m<sup>2</sup> (including 6% impervious for outdoor recreation)

Required 60% 379.2m<sup>2</sup>

The minor variation is sought for the landscaped area for the following reasons.

The addition of the double garage and therefore wider driveway contributes to the reduction of the landscaped area. Note however that there was a concrete hardstand evident on the site previously which has since been removed by the owners to enable works to the existing plumbing services See Fig 3 View from the front of the dwelling). This has not been counted in the landscape calculation existing as it has not been surveyed. This may have negated the increase in coverage.

*The bulk and scale of the built form is minimised; (En, S)*

The proposed extension sits below the max heights of the existing dwelling and its façade is softened by the use of natural materials with sandstone cladding proposed for the front of the garage.

*a reasonable level of amenity and solar access is provided and maintained; (En, S)*

The extension enables additional undercover carparking, storage, extended living areas as well as undercover outdoor entertaining which contributes to an increase in amenity of the dwelling.

As the proposed extension is sited towards the south with proposed sunroofs solar access is unchanged.

*vegetation is retained and enhanced to visually reduce the built form; (En)*

No vegetation is affected by this proposal. The existing pine tree visually screens the dwelling from the street.

*conservation of natural vegetation and biodiversity is achieved; (En)*

All existing natural vegetation remains with additional garden beds proposed for the western side of the property along the boundary.

*stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels; (En)*

Water runoff from the proposed extension and roof will be connected to the existing stormwater system and designed by an appropriately qualified consultant.

*the rural and bushland character of the escarpment is conserved and enhanced. (En, S)*

N/A

## **5. EP & A ACT - SECTION 79C**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and SEPP BASIX and SEPP Infrastructure.. It is considered that the provisions of these documents have been satisfactorily addressed within this report.  
There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development provides for alterations and additions to an existing dwelling without detrimentally impacting on the character of the area. In this respect the development results in a two storey dwelling that is considered to be consistent with the existing dwelling houses and the desired future character in this locality in terms of bulk and scale.

### **The Suitability of the Site for the Development**

The subject site is zoned C4 Environmental Living and the construction of alterations/additions to an existing dwelling and secondary dwelling in this zone is permissible with the consent of Council. The 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 alterations and additions to an existing dwelling and pool that is compatible with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## **6. ADDITIONAL CONSIDERATIONS:**

### **Existing Infrastructure**

Given the nature of the proposal, the proposed alterations and additions to the existing dwelling will have little effect on the existing infrastructure services related to the subject site.

### **The Building Code of Australia**

As noted on the drawings and specification all aspects of the works shall comply with the deemed to satisfy provisions of the Building Code of Australia. The requirements include site preparation, footings and slabs, masonry construction, framing, roof and wall cladding, glazing, fire safety, bushfire, health and amenity, safe movement and access.

### **Site Works Management**

During the works adequate measures shall be installed on site to minimise the processes of soil erosion and maintain water quality. As indicated on the Site Plan the builder is to provide a barrier to the low side of any works to the satisfaction of council.

### **Stormwater/drainage**

The site slopes to the front of the property where run-off is currently connected to the existing working drainage system and the substantial front lawn.

Any new stormwater is to be connected to the existing stormwater system currently on the site. It is to comply with Council's requirements and not adversely affect the adjoining properties.

**Conclusion**

The proposal for alterations and additions to the two storey dwelling have been designed with regards for the amenity to the adjoining dwellings and natural features of the site.

The proposal involves minor areas of non-compliance, nominally the building envelope to the south western portion of the site and the landscape requirements. We ask that Council apply flexibility in this regard, consistent with the provisions of 4.15(3A)(b) of the EP&A Act, noting that the outcomes of this controls is nonetheless achieved.

The proposed development complies with the relevant requirements and underlying objectives of the relevant Pittwater Council DCP guidelines and LEP.

The scale, height, form & size of the development are reasonable for the site and context and here will be no adverse effect on the amenity of the area. The proposal will complement the existing dwelling and landscape. Having regard to the above assessment, the issue of Development Consent under the delegation of Council is requested.