

16.11.2024 (updated 02.12.2024)

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: PROPOSED REDEVELOPMENT AT:

No. 1 NARRABEEN PARK PARADE , NORTH NARRABEEN .
LOT 1 - DP 1005148

INTRODUCTION:

This statement accompanies a Development Application to Northern Beaches Council for the construction of a single dwelling at the rear of an existing café / restaurant structure over parking and between a retained rear garage structure.

..... This statement has been prepared in order to provide information and a planning assessment in relation to the proposed development .It identifies the impacts of the proposed development on adjoining properties and street scape and provides council with a reasoned basis upon which to consider its assessment.

BACKGROUND

The site was given consideration under the NSW Low and mid rise housing reforms and subsequent to this NBC advised that:

Stage 1 low rise housing reforms related to dual occupancy (Housing State Environmental Planning Policy, Part 12) do not provide any additional development uplift for the site, as dual occupancy is already a permissible use under the R2 Low Density Residential zone within PLEP2014.

Stage 2 low mid rise housing reforms are currently in draft form and have not yet been adopted. Based on the exhibited non-refusal standards, the site will likely not benefit from the reforms due to its lot size (345m²) and distance from town centres.

A previous application PP0001/17 was refused by Council mid 2017.
That design was based on two lots, No. 1 and No. 3 Narrabeen Park Parade

That application fundamentally requested the rezoning from R2 Low Density Residential to B1 Neighbourhood Centre.

It proposed a 4 storey structure that increased the height limit to 13m. It including 8 residential units and 2 commercial units with basement parking.

The proposed excavation would have had an effect on the existing pine trees to the extent that it was also proposed to remove the pine trees to the south. It was refused by Council.

This proposal is for No. 1 Narrabeen Park Parade only.

Pursuant to the local planning instrument applying to this site the site is zoned R2 Low Density Residential under Pittwater LEP — 2014 that notes a single dwelling house is permissible with the consent of Council.

Further this submission is in response to a Pre DA meeting your reference No.PLM2024/0090

The proposal is classified as a mixed use development.

The site is a corner location fronting a public carparking area to the South with the only neighbour being No.3 Narrabeen Park Road to the North.

There is a significant stand of Five Norfolk Island pines alongside the complete southern boundary which are of Heritage significance and are to be retained.

The proposal complies with front and rear setbacks

The proposal is a well, considered design which is articulated and sympathetic in terms of height, bulk and scale to its neighbour's and the sites constraints.

Materials and colours have been selected to reflect its beachside coastal location.

This proposal will have a positive impact on the streetscape.

PUBLIC INTEREST

The form, height and scale of the proposed development and the use of the land for a mixed use development including an existing restaurant / café and a single residence are consistent with the objectives of the R2 zoning.

The objectives of PLEP 2024 and P21 DCP have been met with this design.

We believe that we have demonstrated that the proposed design will not result in any unacceptable impacts on the amenity of neighbouring properties, the locality or the environment. The scale and character of the proposed development represents an appropriate redevelopment of this coastal site.

The design successfully integrates the existing restaurant / café its supporting areas and car parking with a single residence above with a lower level entry and its own parking. Producing a "great fit" in this unique location on the coast.

The material and colour selections again will reinforce the character of a beachside coastal location

EXISTING USE RIGHTS

The existing restaurant / café is permissible under existing use rights.

The site enjoys existing use rights (EUR) for the purpose of a restaurant / café under Division 4.11 of the Environmental and Planning Assessment Act, 1979.

Established by DA 2019 / 1478 (dated 04.11.2020)

With an earlier consent No. 87/200 with subsequent modifications.

All confirming that this use of the land commenced lawfully prior to the coming into force of PLEP 2014.

THE SITE :

The subject site now has an area of 345 sq.m.

The site is zoned R2 Low Density Residential under Pittwater Local Environmental Plan 2104 (PLEP)

The zone objectives for the R2 Zone are as follows:

. To provide for the housing needs of the community within a low density residential environment.

THE PROPOSED DESIGN

It is proposed to keep the existing restaurant / café that fronts Narrabeen Park Parade but demolish the rear of the existing building beyond the existing kitchen. The existing garage structure to the east end of the site is to also remain.
We believe that the existing restaurant / café building including the masonry façade is of local heritage significance although it is not heritage listed.
The cafe itself offers and operates as a local meeting place and is important for this reason.

The existing site cover including the various cool rooms and support structures is high approximately 90%.
We propose a single residence over two levels over on grade parking essentially behind the existing restaurant building and between the existing garage structure.
With NO major excavation proposed.

Our proposal for this site is permissible with Development Consent from Council..

IMPACT ON ADJOINING PROPERTIES

Views

The only neighbouring property is No 3 Narrabeen Park Parade on the North side of the subject property. It is a three story rendered brick building which has views across the site to the south.

This view corridor has been protected in our design proposal which steps back west from the face of the existing garage structure.

In fact No. 3 has the right to use the terrace above the rear garage structure by way of a covenant described as Part 2 (above) on the land title for landscaped recreational use.

Privacy

The proposed design has responded to maintaining privacy between the two residences. The proposed level one plan has no openings to the east and has all of its deck areas to the south well away from the terrace for No. 3 known as Part 2.
North side bedroom windows have been orientated west at an angle, in a bay window type detail to provide further screening to the neighbouring property.
The proposed upper level has a deck area to the east and is screened by planting on the north and east edges of the deck area on this level.

Privacy has been well considered in this design proposal.

SHADOWING

From our shadow studies refer our drawing DA105 the shadows from the neighbouring property No. 3 Narrabeen Park Parade already cast a significant shadow over our proposed development. Our shadows essentially fall within the shadows of No.3 to the extent that there is a minimal increase in shadow at 9.00am in June.

There are no neighbouring properties to the south.

VISUAL IMPACT

The proposal involves the addition of a single new three bedroom residence between an existing restaurant / café structure that fronts Narrabeen Park Parade and a three car garage structure at the rear of the site. The existing driveway is to be retained and remain as the car access for the project.

- . To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- . To provide for a limited range of other land uses of a low intensity and scale , compatible with surrounding land uses.

From the PLEP 2014 the permitted uses with consent that appear to be relevant to our proposal are:

Bed and Breakfast accommodation,
Dual occupancy ,
Dwelling Houses
Secondary dwellings

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

Noting our response to relevant Parts

Part2 - Zoning and Permissibility	
Standard	
Definition of Proposed development	Mixed use (residential and café). The cafe has existing use rights
Site	R2 Low Density Residential
Permitted with Consent or Prohibited	Dwellings are permitted with consent

Part4 - Principal Development Standards			
Standard	Permitted	Proposed	
Building height	8.5m	8.5m	Complies
Site area	345sqm	one dwelling	Complies

PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)

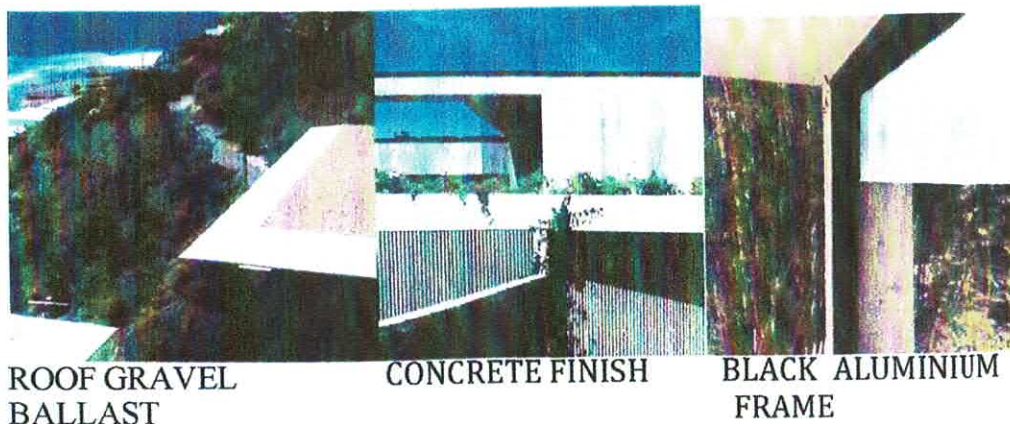
Noting the relevant Parts

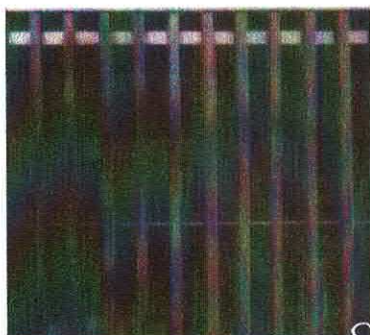
Control	Permitted	Proposed
D11.1 North Narrabeen Character		
<p><i>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.</i></p> <p><i>Any building facade to a public place must incorporate at least two of the following design features:</i></p> <ul style="list-style-type: none"> <i>i. entry feature or portico,</i> <i>ii. awnings or other features over windows;</i> <i>iii. verandahs, balconies or window box treatment to any first floor element;</i> <i>iv. recessing or projecting architectural elements;</i> <i>v. open, deep verandahs; or</i> <i>vi. verandahs, pergolas or similar features above garage doors.</i> <p><i>The bulk and scale of buildings must be minimised.</i></p>		

We believe that the proposed design has specifically addressed the above issues.

D11.3 Building colours and materials

D11.3 Building Colours			
Standard	Permitted	Proposed	Compliance
Plttwater DCP	DCP chart	natural colours and materials/ reflecting its coastal location.	complies





TIMBER SCREENS



BLACK GRP PLANTERS

D11.6 Front building line

Standard	Permitted	Proposed	Compliance
D11.6 Front Building Line	6.5m	9.9m	complies

D11.7 Side setback

Standard	Permitted	Proposed	Compliance
D11.7	0.9m	NORTH BOUNDARY	
		Parking level (as existing)nil	complies
		Level 12,000m	does not comply / in part
	0.9 m	SOUTH BOUNDARY	
		Parking level (as existing)nil	Complies
		Level 11.000m to 2.000m	Does not comply in part.
		Upper level2.000m	

D11.9 Building Envelope

Standard	Permitted	Proposed	Compliance
D11.9	45 degrees at 3.5M Height line on boundary	Partial infringement on the Upper level only	Does not comply on upper level only.

D11.10 Landscaped area

Standard	Permitted	Proposed	Compliance
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D11.10	<p>SITE AREA 345 sq m</p> <p>50% required 172.5 sq m required</p>	<p>NIL LANDSCAPING AS EXISTING</p> <p>Proposed elevated terraces and balconies — to maximize</p> <p>Deck 1..... 15.92 sq.m.</p> <p>Deck 2..... 5.95 sq.m.</p> <p>PART 2..... 52.68 sq.m.</p> <p>North Side Level 1...32.79 sq.m.</p> <p>Deck 3 + upper level side. 24.87 sq.m.</p> <p>Landscaped gravel roofs Lower20.09 sq m Upper26.22 sq m</p> <p>TOTAL..... 178.52 sq.m.</p> <p>DESIGNED % AGE = 51.74%</p>	Complies
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D1.4 Scenic protection - General

Standard	Permitted	Proposed	Compliance
D1.4 Scenic protection		The style of the building and the selection of materials has achieved an appropriate response to the site and its coastal location. Respecting its neighbours and the scenic protection of the area.	complies

ON SITE DETENTION:

A detention tank has been located on the drawings , which connects into the existing stormwater system for the site to be installed to future specialists detail.

All to be installed to comply with Section 9.3.1 Onsite Stormwater Disposal Requirements Region 1 — Northern Catchments of Council's Water Management for Development Policy

GEOTECHNICAL REPORT

Has been provided by the [White Geotechnical Group](#)

027900 3214
info@whitegeo.com.au
was.whitegeo.com.au

FLOOD ENGINEERING

The proposal is in the LOW flood risk area and is not proposing any critical or vulnerable land uses. Therefore, there is no flood related development controls.

TRAFFIC ENGINEERING

The proposed design provides the following parking provisions:

The three bedroom residence - 2 car parking spaces.

The existing restaurant / café - 3 car parking spaces (existing)

The existing single width driveway and vehicle crossing is to remain with access from the existing beach carpark.

VEHICULAR ACCESS:

The proposed design complies with Vehicular access and Parking design in accordance AS/NZS 2890.1:2004 and council's Works Specification

All vehicular and construction access will be via the existing driveway to the site.

WASTE MANAGEMENT PLAN:

As outlined in NBC Waste Management Guide Lines – Version – 2022 0901

PROJECT: 1 NARRABEEN PARK PARADE , NORTH NARRABEEN.

OBJECTIVES

1. Minimise the waste sent for disposal
2. Minimise the impact and disturbance it has on surrounding amenity, public safety, roadways and natural and built environment
3. Footpaths, public reserves, street gutters are not to be used as places to store demolition or construction waste or materials of any kind without Council approval.
4. Comply with relevant legislation (refer to the Introduction xii)
5. Send waste materials to a suitably licensed facility
6. Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. (Factors to consider include slopes, drainage and personnel and vehicular access)
7. Maintain valid tipping dockets and receipts on site for inspection

Note:

The closest waste and recycling facility to Northern Beaches Council is Kimbriki Resource Recovery Centre located in Terrey Hills, see website <http://www.kimbriki.com.au/>

Another comprehensive database resource is Planet Ark's Business Recycling hotline 1300 763 768 or website <http://businessrecycling.com.au/>

Estimated Approx. Construction Waste:

For a two storey Residential dwelling with parking.

Blockwork	2.5 cu m.....	3.1t
Tiles	2.0	2.5t
Concrete.....	1.0	1.1t
Plasterboard	1.5	1.15t
Timber	1.0	1.1t
Metal	0.5	0.3t
Roof Sheeting	na	na
Other	1.5	1.1t
TOTAL	10.0 cu m .	10.35 t

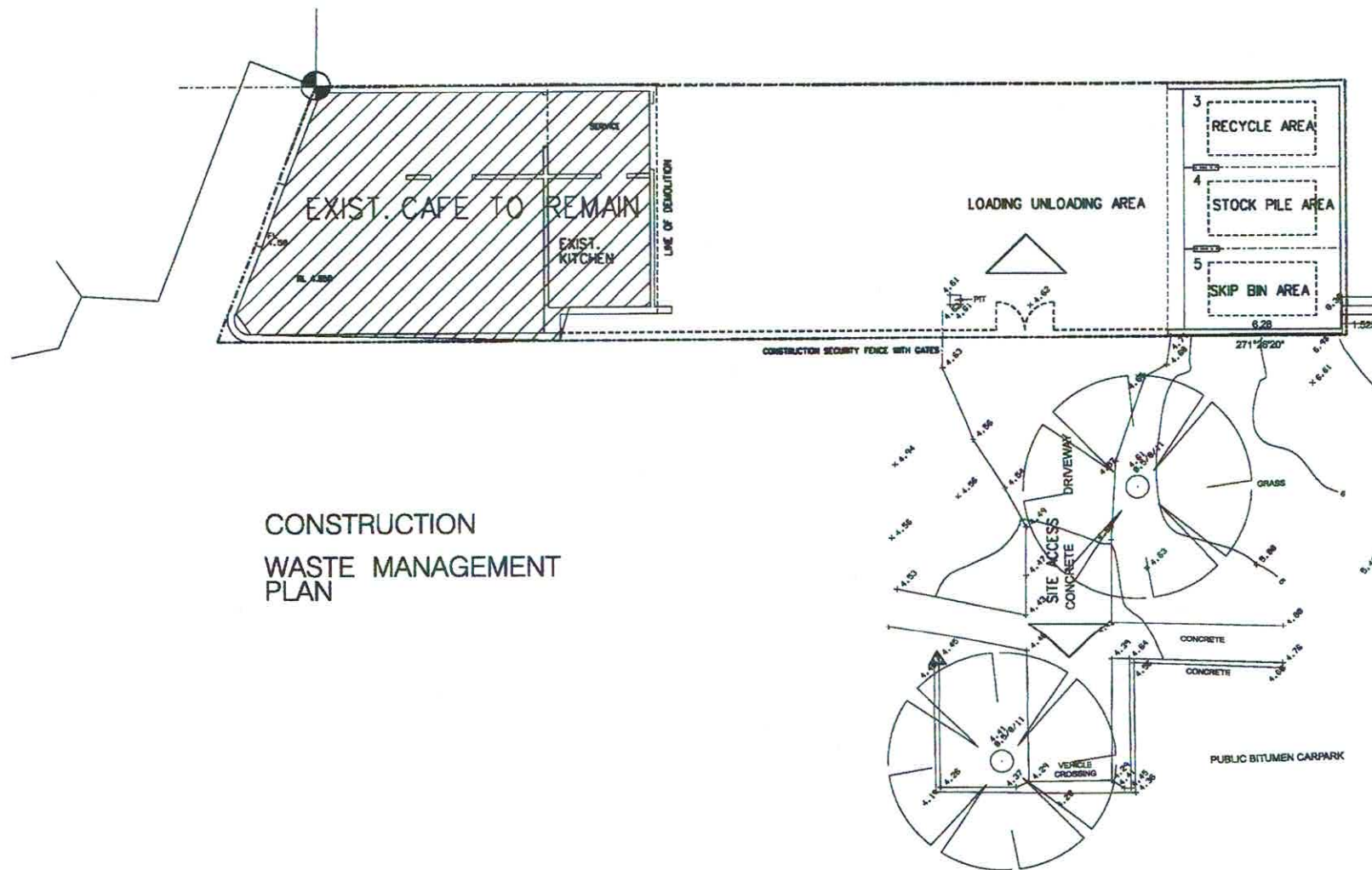
Refer attached Construction Management plan

CONCLUSION:

We believe that this design proposal is a well, considered response to its coastal location and to all of the constraints that apply to this site.

The proposed design has been developed to positively respond to this sites unique location. It defers to the existing café structure on the corner of the site while respecting all neighbouring properties and public spaces in a setting behind a stand of significant Norfolk Island Pines

We believe that Council should support this proposal.



CONSTRUCTION WASTE MANAGEMENT PLAN