

# ADVANTAGE

BUILDING DESIGN THAT'S ALL ABOUT YOU

## STATEMENT OF ENVIRONMENTAL EFFECTS

20 Carefree Road, North Narrabeen

LOT 1 DP 17088

**Zoning:** C4 Environmental Living

**Proposed Development:** Demolition, Alterations and Additions

Prepared by Advantage for **Scott Moulds**

# CONTENTS

INTRODUCTION	3
EXISTING CONDITIONS	3
Local and Regional Context	3
The Site	4
PROPOSED DEVELOPMENT	4
General Description	4
Calculations	4
PLANNING CONTROLS	4
Pittwater Local Environmental Plan 2014	4
Pittwater Development Control Plan 2021	5
COMPLIANCE	5
Pittwater Local Environmental Plan 2014	5
Pittwater Development Control Plan 2021	5
CONCLUSION	11

## INTRODUCTION

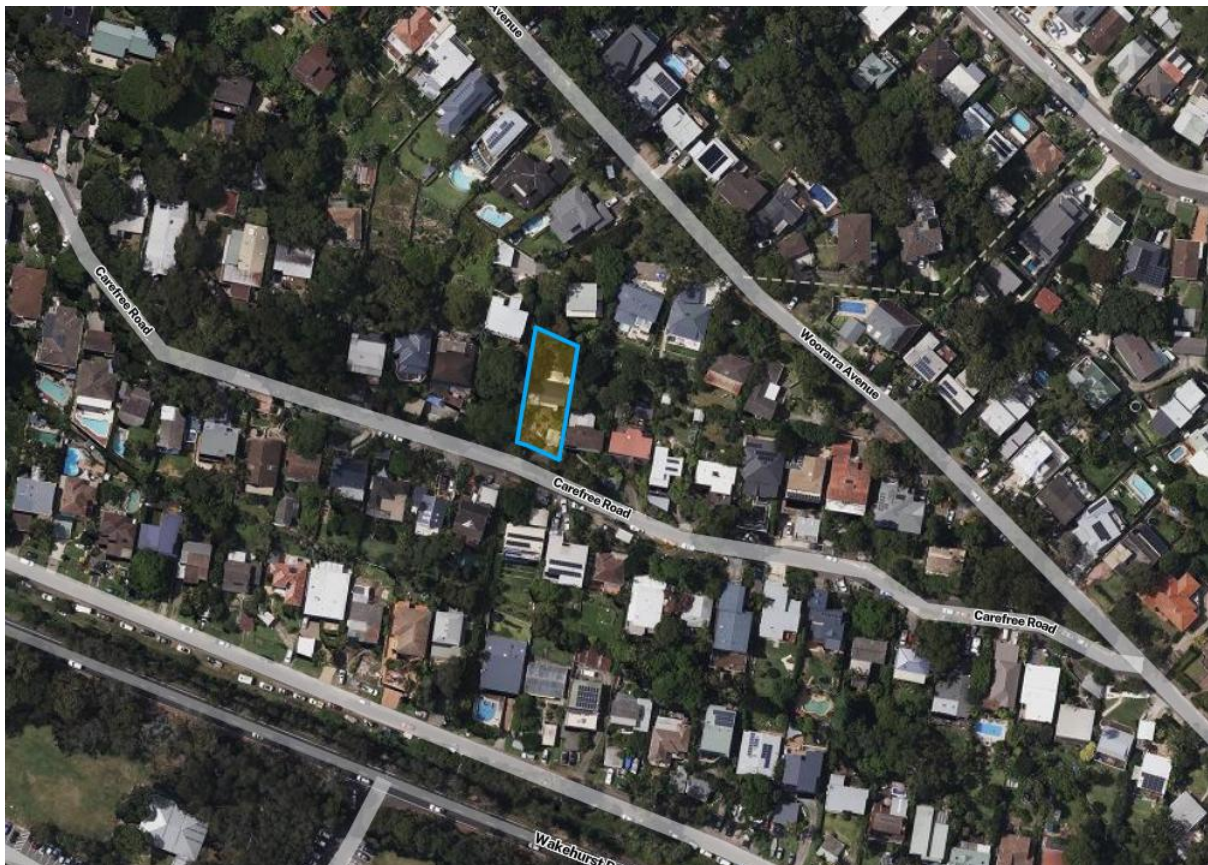
This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Scott Moulds in relation to land known as 20 Carefree Road, North Narrabeen (LOT 1 DP 17088). The proposal is for alterations and additions including demolition of part of the existing structure.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 4.15 of the Environmental Planning and Assessment act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

## EXISTING CONDITIONS

### Local and Regional Context

The site is located at 20 Carefree Road, North Narrabeen. The locality is an existing residential area which is characterised predominantly by single dwellings positioned on variable sized lots. The subject site is zoned C4 Environmental Living pursuant to the Pittwater Local Environmental Plan (2014).



Aerial view of location.

## The Site

The subject site is identified as 20 Carefree Road, North Narrabeen (LOT 1 DP 17088). The property has a total area of 596.02m<sup>2</sup>. The site has frontage to Carefree Road of approx. 15m.

There is an existing lightweight clad dwelling and carport on site.

The topography of the lot is steep and rocky with a grade under the footprint of the dwelling of approx. 35%. The lot falls towards the street. The land is identified as being in the Geotechnical Hazard H1 zone. Refer to the geotechnical report that makes up part of this application for details.

## PROPOSED DEVELOPMENT

### General Description

The proposal is for alterations and additions to the existing dwelling including the partial demolition of the structure.

The additions create a ground floor entry to the dwelling with internal access to the first floor, additional living space and decks that take advantage of the views provided by the elevation of the lot.

### Calculations

The development indices for the proposal are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m <sup>2</sup> )	596.02m <sup>2</sup>		
Driveway (existing) (m <sup>2</sup> )	51.23m <sup>2</sup>		
Total Landscaped Area	64.1%	60%	YES

## PLANNING CONTROLS

The proposed development is identified as Local Development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Newcastle City Council.

### Pittwater Local Environmental Plan 2014

The subject land is zoned C4 Environmental Living under the provisions of the PLEP2014. The provisions of the Newcastle LEP and the R2 residential zone are: -

#### 1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

## **2 Permitted without consent**

*Home businesses; Home occupations*

## **3 Permitted with consent**

*Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; 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; Water recreation structures*

## **4 Prohibited**

*Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3*

# Pittwater Development Control Plan 2021

## **A1.3 Purpose of this plan**

*The purpose of this plan is to provide best practice standards for development.*

# COMPLIANCE

## Pittwater Local Environmental Plan 2014

Alterations and additions are permissible in the C4 zone under the LEP.

## **4.3 Height of buildings**

The proposed additions remain within the 8.5m height limit for the area as demonstrated in the elevations and section that make up part of the documentation.

## **7.7 Geotechnical Hazards**

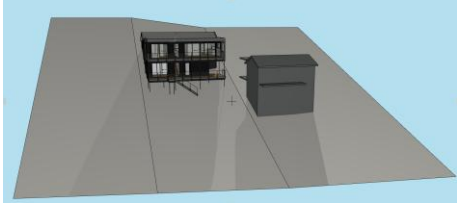
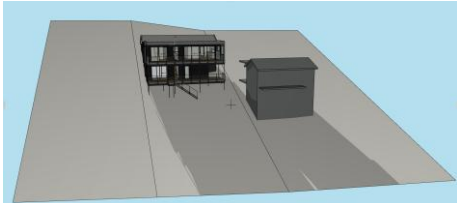
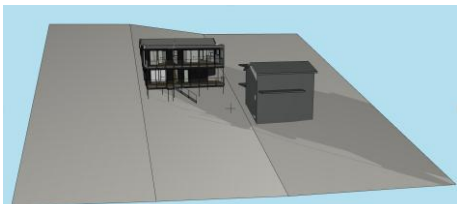
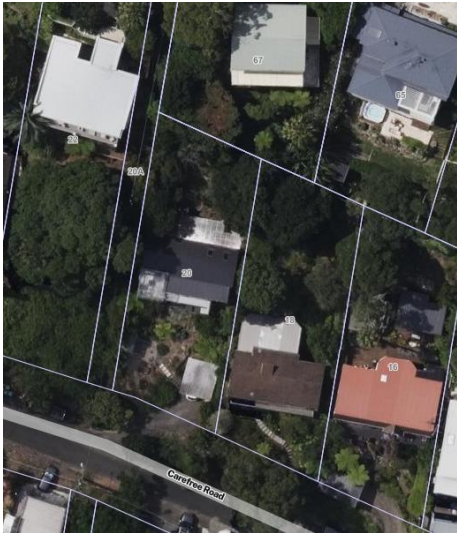
The land is identified as being in the Geotechnical Hazard H1 zone. Refer to the geotechnical report that makes up part of this application for details.

# Pittwater Development Control Plan 2021

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<b>B3.1 Landslip Hazard</b>		
<i>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5). Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as</i>	<b>YES</b>	The land is identified as being in the Geotechnical Hazard H1 zone. Refer to the geotechnical report that makes up part of this application for details.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</i></p> <p><i>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</i></p>		
<b>B5.15 Stormwater</b>		
<p><i>Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;</i></p> <p><i>Minimise the risk to public health and safety;</i></p> <p><i>Reduce the risk to life and property from any flooding and groundwater damage;</i></p> <p><i>Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.</i></p> <p><i>Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle</i></p> <p><i>Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources</i></p> <p><i>Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.</i></p>	YES	<p>Runoff from the proposed additions will be directed to the existing stormwater system and discharged to the public stormwater system in Carefree Road.</p> <p>The existing system will be inspected and upgraded where necessary.</p>
<b>B8.3 Construction and Demolition - Waste Minimisation</b>		
<p><i>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</i></p>	YES	<p>A construction waste enclosure is included on the site plan. Waste will be separated and disposed of at appropriate facilities or reused on site where possible.</p>
<b>C1.3 View Sharing</b>		
<p><i>A reasonable sharing of views amongst dwellings. (S)</i></p> <p><i>Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)</i></p> <p><i>Canopy trees take priority over views. (En, S)</i></p>	YES	<p>The proposed additions will have minimal impact on the existing view corridors from neighbouring dwellings, in part due to the offset of and elevations of these neighbouring dwellings.</p>
<b>C1.4 Solar Access</b>		
<p><i>Residential development is sited and designed to maximise solar access during mid-winter. (En)</i></p> <p><i>A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)</i></p> <p><i>Reduce usage and/dependence for artificial lighting. (En)</i></p>	YES	<p>The lot is orientated north / south and therefor will overshadow neighbouring lots in the morning and afternoon, however, as above this will be mitigated by the offset in setbacks and elevation of the neighbouring dwellings.</p> <p>Shadows cast in the morning will fall some 20m forward and down hill from the neighbour to the west and afternoon shadows will fall on the rear of the neighbour to the east away from</p>



Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
		<p>the living areas of the dwelling which look to the south.</p> <p>The sun does not rise over the hill behind the subject dwelling until around 10am on June 21:</p>  <p>Between 10am and midday the subject dwelling overshadows its own front yard:</p>  <p>At 3pm shadows are cast over the rear of the dwelling to the east:</p>  <p>The above shadow analysis does not take into account the existing shading provided by canopy trees surrounding the dwellings.</p>  <p>The subject lot meets 3 of the requirements to be assessed on a merit basis in that it's oriented to the north, has adverse slope topography and there is existing vegetation that overshadows the area.</p>
<b>C1.5 Visual Privacy</b>		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)</i></p> <p><i>A sense of territory and safety is provided for residents. (S)</i></p>	YES	<p>The proposed additions address the views to the south. The first floor deck includes solid balustrades to the east and west to mitigate overlooking of the neighbouring lots, however, the dwelling to the east is located below the subject dwelling.</p> <p>The proposed window to the eastern side of the first floor is similarly located to an existing window that is being removed so no increase in overlooking is proposed.</p> <p>Views to the west from the proposed additions look across the front setback of the neighbouring dwelling, which is located well behind the subject dwelling.</p>
<b>C1.23 Eaves</b>		
<p><i>Housing that reflects the coastal heritage and character of Pittwater. (S)</i></p> <p><i>Optimise roof forms. (S)</i></p> <p><i>Appropriate solar access and shading is achieved. (En).</i></p>	NO	<p>The proposed additions do not include eaves.</p> <p>The design incorporates low profile parapets around a low pitch roof to enable the additions to remain below the 8.5m building envelope.</p> <p>The proposed additions have limited visibility from the street given the topography of the lot and existing vegetation.</p>
<b>D11.1 Character as viewed from a public place</b>		
<p><i>To achieve the desired future character of the Locality.</i></p> <p><i>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.</i></p> <p><i>To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.</i></p> <p><i>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)</i></p> <p><i>High quality buildings designed and built for the natural context and any natural hazards. (En, S)</i></p> <p><i>Buildings do not dominate the streetscape and are at human scale. Within residential areas, buildings give the appearance of being two-storey maximum. (S)</i></p> <p><i>To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.</i></p> <p><i>To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component.</i></p> <p><i>To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)</i></p>	NA	<p>The dwelling has limited visibility from the street (public domain) given the topography of the lot and existing vegetation.</p>
<b>D11.2 Scenic protection - General</b>		



Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>Achieve the desired future character of the Locality. Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)</i>	YES	As above the dwelling has limited visibility from the street given the topography of the lot and existing vegetation. This guarantees that the built form is the secondary component of the visual catchment.
<b>D11.3 Building colours and materials</b>		
<i>Achieve the desired future character of the Locality. The development enhances the visual quality and identity of the streetscape. (S) To provide attractive building facades which establish identity and contribute to the streetscape. To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S) The visual prominence of the development is minimised. (S) Damage to existing native vegetation and habitat is minimised. (En)</i>	YES	The proposed additions have a colour scheme in line with the requirements of the DCP as demonstrated in the included documentation. The cladding of the existing dwelling is black painted vertical timber cladding, and this is to be continued into the ground floor and front façade of the addition.  The feature colour of the deck surrounds will be selected from the allowed colours listed under this clause of the DCP.
<b>D11.6 Front building line</b>		
<i>Achieve the desired future character of the Locality. (S) Equitable preservation of views and vistas to and/or from public/private places. (S) The amenity of residential development adjoining a main road is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. To encourage attractive street frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</i>	YES	The proposed additions bring the building line to 14.5m from the front boundary.  This is behind the dwelling to the east and in line with the dwelling 2 lots to the west. The neighbour to the west is set back towards the rear of the lot and is not considered to have an impact on the established building line.
<b>D11.7 Side and rear building line</b>		
<i>To achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</i>	YES	The proposed side setbacks will match the setbacks of the existing dwelling with a 1m setback to the west and a 1.7m setback to the east.  The development will still achieve the outcomes of this clause in that it has been designed to achieve the desired future character of the locality.  Equitable preservation of views is retained.  No significant vegetation is impacted by the variation to the setback requirement.

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)</i> <i>Flexibility in the siting of buildings and access. (En, S)</i> <i>Vegetation is retained and enhanced to visually reduce the built form. (En)</i> <i>To ensure a landscaped buffer between commercial and residential zones is established. (En, S)</i>		
<b>D11.9 Building envelope</b>		
<i>To achieve the desired future character of the Locality.</i> <i>To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</i> <i>To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</i> <i>The bulk and scale of the built form is minimised. (En, S)</i> <i>Equitable preservation of views and vistas to and/or from public/private places. (S)</i> <i>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</i> <i>Vegetation is retained and enhanced to visually reduce the built form. (En)</i>	YES	<p>There is a grade of approx. 35% under the footprint of the dwelling making and therefore the development should be considered on a merit's basis.</p> <p>The proposed development achieves the outcomes of this section of the DCP.</p>
<b>D11.11 Landscaped Area - Environmentally Sensitive Land</b>		
<i>Achieve the desired future character of the Locality. (S)</i> <i>The bulk and scale of the built form is minimised. (En, S)</i> <i>A reasonable level of amenity and solar access is provided and maintained. (En, S)</i> <i>Vegetation is retained and enhanced to visually reduce the built form. (En)</i> <i>Conservation of natural vegetation and biodiversity. (En)</i> <i>Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)</i> <i>To preserve and enhance the rural and bushland character of the area. (En, S)</i> <i>Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)</i>	YES	<p>The development achieves a landscaped area of 60% of the lot as demonstrated in the documentation.</p> <p>An additional 4.1% is available in the form of impervious outdoor recreation areas.</p>
<b>D11.14 Construction, retaining walls, terracing and undercroft areas</b>		
<i>To achieve the desired future character of the Locality.</i> <i>To protect and minimise disturbance to natural landforms.</i> <i>To encourage building design to respond sensitively to natural topography.</i>	YES	<p>The proposed additions are raised above the existing topography, minimising disturbance to the existing natural topography.</p> <p>Pier and beam construction is proposed as preferred.</p>

## CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of housing and the future environment. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

The proposal meets with the desired outcomes of council Development Control Plan and therefore the owners respectfully request that council approve the application in its current state.