

# STATEMENT OF ENVIRONMENTAL EFFECTS

**67 Narrabeen Park Parade  
Warriewood**



**WEIR PHILLIPS Pty Ltd**  
Architects and Heritage Consultants

Level 19  
100 William Street  
Sydney 2000  
NSW Australia  
(02) 9310 1010

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## 1.0 INTRODUCTION

This statement of Environmental Effect (SEE) has been prepared to accompany the Development Application to Pittwater Council for alterations and additions at 67 Narrabeen Park Parade, Warriewood.

This SEE is prepared with reference to the following architectural drawings prepared by Weir Phillips Architects :

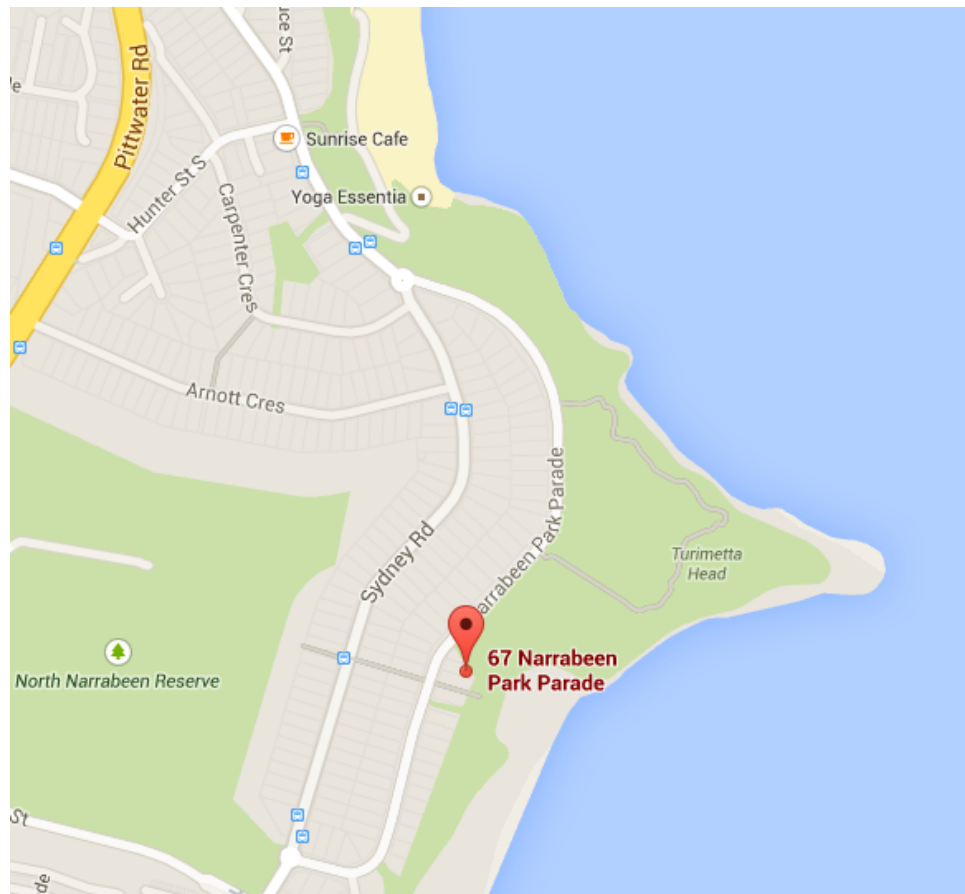
<i>Drawing N°</i>	<i>Description</i>	<i>Revision</i>	<i>Date</i>
DA00	Cover Page	A	
DA01	Site Plan Proposed & Analysis	A	
DA02	Lower Ground Floor Plan Existing	A	
DA03	Ground Floor Plan Existing	A	
DA04	First Floor Plan Existing	A	
DA05	First Floor Plan Proposed	A	
DA06	Roof Plan Existing	A	
DA07	Roof Plan Proposed	A	
DA08	Elevation North Existing	A	
DA09	Elevation North Proposed	A	
DA10	Elevation South Existing	A	
DA11	Elevation East Existing	A	
DA12	Elevation West Existing	A	
DA13	Elevation West Proposed	A	
DA14	Section AA Existing & Proposed	A	
DA15	Calculations	A	
DA16	Finishes Schedule	A	
DA17	Shadows	A	

The Following documents are also enclosed:

- Survey Plan prepared by Bee & Lethbridge dated **input date here**
- Stormwater management plan by Law and Dawson dated December 2014
- Bushfire Assessment prepared by Bushfire Planning and Design, dated **input date here**.

- 
- BASIX Certificate N° 569696S, dated **input date here**.

Figure 1: Aerial map over the site and surrounds. (Google Maps)





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## 2.0 THE SITE

### 2.1 Site Location and Context

67 Narrabeen Park Parade is located on the eastern side of Narrabeen Park Parade.

The site is described as Lot 15 D.P 15763 with site area of 841sqm. The site is on a ridge with a moderate slope down to the eastern and western boundaries

The site is located in Zone E4 – Environmental Living Zone under the Pittwater Local Environmental Plan 2014 (PLEP2014).

Located on the site is an existing two storey detached house, a basement garage is located beneath a two storey contemporary house. A swimming pool and associated private external living areas flow from interior living areas on the North West corner of the site.

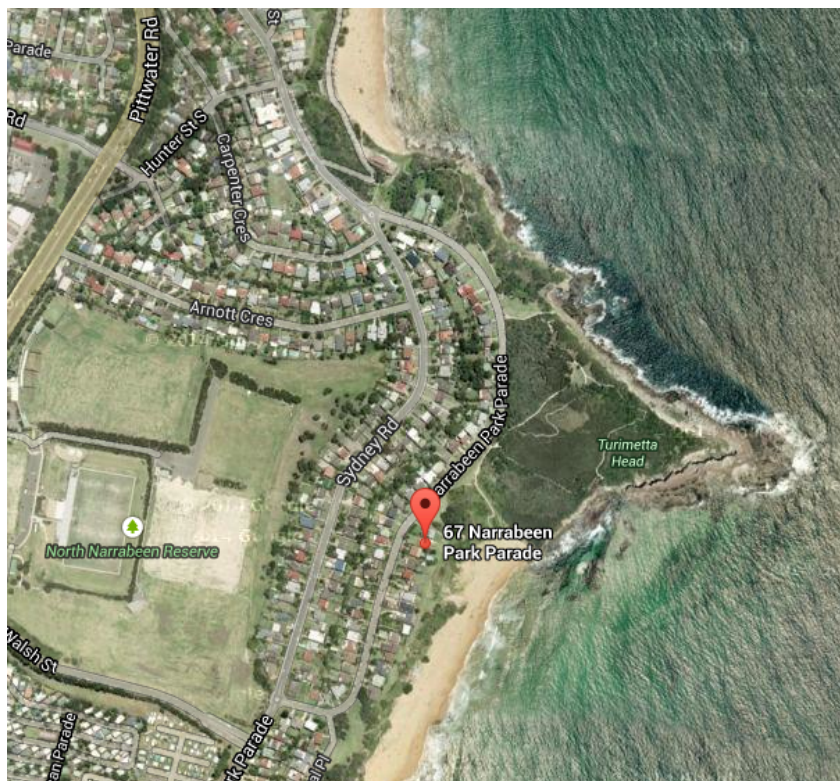


Figure 2: Aerial photograph over the site and surrounds. (Google Maps)

## 3.0 THE PROPOSAL

The proposal involves the following works:

- Demolition of a portion of a North Elevation wall, window, Louvred Shutters.
- Demolition of cladding to gable wall and window on West Elevation. A portion of the roof will also be removed to accommodate new roof.
- Construction of a new study room on the First Floor and associated roof.

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#### **4.0 ASSESSMENT UNDER SECTION 79C OF THE EPA ACT**

The statutory and strategic instruments applicable to this development are:

- Pittwater Local Environmental Plan 2014 (PLEP2014)
- Pittwater 21 Development Control Plan 2003 (DCP21)
- State Environmental Planning Policy (Building sustainability Index: BASIX 2004)

#### **5.0 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)**

##### **5.1 APPLICABLE PLEP 2014 STANDARDS**

###### ***PLEP 2014 - 2.1 Land Use Zone***

*The site is zoned C4 – Environmental Living, which permits the erection of a dwelling-house with consent. The proposal is therefore permissible under the PLEP 2014.*

*The objectives of Zone E4 are:*

- *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.*

**Compliance:** The proposal is consistent with the above objectives.

###### **PLEP 2014 – 4.3 Height of Buildings**

*The site is classification 'I'. The classification provides maximum height of 8.5m.*

**Compliance:** Maximum building height of proposal is 8.5m.

###### **PLEP 2014 – 5.5 Development within Coastal Zone**

###### **PLEP 2014 – 7.1 Acid Sulphate Soils**

*The site is in 'Class 5' on the PLEP 2014 Acid Sulphate Soil Map*

###### **PLEP 2014 – 7.5 Coastal Risk Planning**

*The Site is classified as -'R' Coastal Hazard bluff/cliff Instability.*

*Objectives of class 'R' include:*

- (a) to avoid significant adverse impacts from coastal hazards*

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- (b) *ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards*
  - (c) *to enable the evacuation of land identified as coastal risk in an emergency*
  - (d) *to avoid development that increases the severity of coastal hazards*

**Compliance:** Geotechnical Risk Assessment is not considered necessary in relation the proposal on the basis that the proposal only effects the upper floor of the existing house and will not require any ground level works.

#### **PLEP 2014 – 7.7 Geotechnical Hazards**

*The Site is classified as-‘W’ Geotechnical Hazard H1.*

*Objectives of Class ‘W’ include:*

- (a) *matched the underlying geotechnical conditions of the land*
- (b) *is restricted on unsuitable land*
- (c) *does not endanger life or property*

**Compliance:** Geotechnical Risk Assessment is not considered necessary in relation the proposal on the basis that the proposal only effects the upper floor of the existing house and will not require any ground level works.

### **6.0 PITTWATER 21 DEVELOPMENT CONTROL PLAN (P21DCP)**

#### **DCP21 PART B - GENERAL CONTROLS**

##### **P21DCP – B3.1 Landslip hazard**

The Site is classified as-‘R’ Coastal Hazard bluff/cliff Instability (PLEP 2014)

The Site is classified as-‘W’ Geotechnical Hazard H1 (PLEP 2014)

*The objectives of the control include;*

*Protection of people*

*Protection of the natural Environment*

*Protection of private and public Infrastructure and assets.*

**Compliance:** Geotechnical Risk Assessment is not considered necessary in relation the proposal on the basis that the proposal only effects the upper floor of the existing house and will not require any ground level works.

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#### **P21DCP – B3.2 Bushfire Hazard**

***The site is classified ‘Bushfire Vegetation Buffer’***

*All development is to be designed and constructed so as to manage risk due to effects of bushfire throughout the life of the development.*

*Development land to which this control applies must comply with the requirements of:*

- *Planning for bushfire Protection (2006)*
- *Australian Standard AS 3959:2009 – Construction of a building in a bushfire-prone area.*

**Compliance:** A Bush Fire Risk Assessment Report accompanies this Development application.

The Report concludes the proposal will be constructed to the minimum standards required in accordance with the guidelines of Planning for Bushfire Protection 2019 and AS 3959, 2018.

#### **P21DCP – B3.4 Coastline (bluff) hazard**

**The site is classified as ‘R’ Coastal Hazard bluff/cliff Instability (PLEP 2014)**

***The objectives of the control include;***

*Protection of people*

*Protection of the natural Environment*

*Protection of private and public Infrastructure and assets.*

**Compliance:** Geotechnical Risk Assessment is not considered necessary in relation the proposal.

#### **P21DCP – B4.5 Landscape and flora and fauna enhancement category 3 land**

**The site is classified as category 3 land.**

***The objectives of the control include;***

*The long term viability and enhancement of locally native flora and fauna and their habitats.*

**Compliance:** The application does not indicate any change to the existing landscaping on the site.

#### **P21DCP – B5.2 Wastewater Disposal**

***The objectives of the control include:***

*Effective management of sewerage and wastewater systems and disposal to central reticulation system.*

*Effective management of on-site sewage and effluent systems to ensure environmental and public health.*

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**Compliance:** The development is connected to the Sydney Water centralised sewerage waste disposal system.

**P21DCP – B5.13 Development on waterfront land**

*The objectives of the control include:*

*Protection of waterways and improved riparian health.*

*Stormwater and creek flows are safely managed.*

*Appropriate setback between waterways and development.*

**Compliance:** Proposal complies.

**P21DCP – B5.15 Development on waterfront land**

*The objectives of the control include:*

*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;*

*Minimise the risk to public health and safety;*

*Reduce the risk to life and property from any flooding and ground water damage;*

*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.*

*Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle.*

*Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources.*

*Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*

**Compliance:** Refer to Stormwater Management Plan by Law & Dawson.

**P21DCP – C1.3 View Sharing**

*The objectives of the control include:*

*A reasonable sharing of views amongst dwellings.*

*Views, vistas from roads and public places to water, headland, beach and or bush views are to be protected.*

*Canopy trees take priority over views.*

**Compliance:** The proposal is for a new study room on the first floor of the existing. Due to the location of the addition it will not have any effect upon the easterly views

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toward the Pacific Ocean, of the neighbouring property to the North, No 69 Narrabeen Park Parade, Warriewood.

#### **DCP211.4 Solar access**

***The objectives of the control include:***

*Residential development is sited and designed to maximise solar access during mid-winter.*

*A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.*

**Compliance:** The proposal will extend the length of the north ridge toward the west. The only overshadowing that will occur due to the proposed addition is contained within the form the existing roof and will not project beyond the subject roof. We note that the neighbour to the south will not sustain any additional shadow.

Shadow diagrams are included within the Architectural drawings for this submission and demonstrate this shadow extent at 9:00 am, 12:00 noon and 3 pm, annually on June 21<sup>st</sup>.

#### **P21DCP – C1.6 Acoustic privacy**

***Outcomes:***

*Noise is substantially contained within each dwelling and noise from any communal or private space is limited.*

**Compliance:** The submission does not include the installation of any noise generating plant.

#### **P21DCP – C1.7 Private Open Space**

***Outcomes:***

*Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.*

*Private open space is integrated with, and directly accessible from, the living areas of dwellings.*

*Private open space receives sufficient solar access and privacy.*

**Compliance:** Refer to the Calculations defined in the Architectural Drawing set. We note that the provision for private open space meets the current requirements. No change is proposed.



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## **P21DCP – C1.12 Waste and recycling facilities**

### ***Outcomes:***

*Sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities;*

*Adoption of design standards that complement waste collection and management services offered by Council and private service providers*

*Building designs and demolition and construction management techniques which maximises avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and*

*Appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area.*

**Compliance:** Existing waste and recycling receptacles are stored in the property boundaries. Existing separate bins are provided for waste, paper and containers. No change is proposed.

## **P21DCP – C1.17 Swimming pool safety**

### ***Outcomes:***

*Promotion of personal safety.*

*Compliance with Swimming Pools Act 1992 and regulations.*

**Compliance:** No change is proposed.

## **P21DCP – C1.23 Eaves**

### ***The objectives of the control include:***

*Housing reflects the coastal heritage and character of Pittwater.*

*Optimise roof forms.*

*Appropriate solar access and shading is achieved.*

**Compliance:** The addition to the existing will follow the exiting pitched roof form. The proposal is designed to match the existing building pitched roof form.

## **P21DCP – PART D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS**

### **P21DCP – D14.1 Character as viewed from a public space**

#### ***The objectives of the control include:***

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

*To ensure new development responds to, reinforces and sensitively relates to the*

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*spatial characteristics of the existing built and natural environment.*  
*To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.*  
*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.*  
*High quality buildings designed and built for the natural context and any natural hazards.*  
*Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.*  
*To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*  
*To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.*  
*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.*

**Compliance:** The proposal satisfies the controls of D14.1. The proposal will match the existing scale and architectural character. The natural building material of timber cladding and pitched roof form will match the existing. The proposal is a high quality addition to the existing maintaining the high quality materials and craftsmanship.

#### **P21DCP – D14.2 Scenic protection - General**

*The objectives of the control include:*

*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.*  
*Preservation of the visual significance of the Ingleside/Warriewood Escarpment.*

**Compliance:** The development is visually recessive to the natural environment through landscaping, consideration of the proposals scale and built, building materials and natural colour palate.

#### **P21DCP – D14.3 Building colours and materials**

*The objectives of the control include:*

*Enhances the visual quality and identity of the streetscape;*  
*Utilises colours and materials which harmonise with the natural environment;*  
*Minimises the visual prominence of the development;*  
*Minimises damage to existing native vegetation and habitat.*

**Compliance:** Proposal satisfies the outcomes of this control through the use of natural building materials and colour palate making the proposal visually recessive to the natural environment. The proposal will be executed in materials to match existing.

Refer to Architectural Drawings DA 16 Finishes Schedule

#### **P21DCP – D14.7 Front building line**

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**Outcomes:**

*Achieve the desired future character of the Locality.*

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

*The amenity of residential development adjoining a main road is maintained.*

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

*Vehicle manoeuvring in a forward direction is facilitated.*

*To preserve and enhance the rural and bushland character of the escarpment and the locality.*

*To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*

**Compliance:** The proposal is an addition to the first floor only. The extent of the new built form does not project beyond the existing building frontage.

**P21DCP – D14.8 Side and rear building line**

**Outcomes:**

*Bulk and scale of built form is minimised.*

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

*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.*

*Substantial landscaping, a mature tree canopy and an attractive streetscape.*

*Flexibility in the siting of buildings and access.*

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

*To preserve and enhance the rural and bushland character of the locality.*

**Compliance:** The proposal complies with the side and rear setback controls and outcomes.

**P21DCP – D14.11 Building envelope**

**Outcomes:**

*To achieve 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.*

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

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

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

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

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

**Compliance:** The proposal complies with the building envelope controls and outcomes.

#### **P21DCP – D14.13 Landscaped Area – Environmentally sensitive land**

**Outcomes:**

*Achieve the desired future character of the Locality.*

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

*A reasonable level of amenity and solar access is provided and maintained.*

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

*Conservation of natural vegetation and biodiversity.*

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

*To preserve and enhance the rural and bushland character of the area.*

*Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

**Compliance:** The existing house provides 60% total landscaped area.

#### **7.0 PITTWATER LEP 2014 MAPS SUMMARY**

<b>Site Area 841m2</b>	<b>Control</b>	<b>Existing</b>	<b>Proposal</b>	<b>Complies</b>
Height HOB_019	8.5m			YES
Land Zoning Map LZN-019	C4- Environmental Living			YES
Acid Sulphate ASS_019	Class 5		No earthworks form part of this proposal	N/A
Geotechnical Hazards Map GTH-019	Geotechnical hazard H1		No earthworks form part of this proposal	N/A
Foreshore Building Line FBL-019				YES
Coastal Risk CHZ-019	Bluff/Cliff instability "R"		No earthworks form part of this proposal	N/A

## 8.0 PITTWATER 21 DEVELOPMENT CONTROL PLAN 2003 (PDCP21) SUMMARY

THE RELEVANT OBJECTIVES OF THE P21DCP ARE:

Part C		
Control	Proposed	Compliance
<b>C1.1 Landscaping</b>	No change is proposed to the existing landscaping	YES
<b>C1.3 View Sharing</b>	The proposal is located on the North West corner of the building and will not pose any change to the views experienced by the neighbours to the North.	YES
<b>C1.4 Solar Access</b>	The shadow change due to the proposal will not impose upon Private Open Space. In fact the shadow is contained within the profile of the existing roof form and does not project onto neighbouring properties.	YES
<b>C1.5 Visual Privacy</b>	The proposal is for a Study located on the first floor. WF.01, North Elevation window does not overlook private open space. WF.02 is oriented West, toward Narrabeen Park Parade.	YES
<b>C1.6 Acoustic Privacy</b>	Proposal does not pose any acoustic privacy issues.	YES
<b>C1.7 Private Open Space</b>	Proposal is well in excess of this control.	YES
<b>C1.23 Eaves</b>	Eaves are not included in the design. The high roof pitch is contextual to the area and the proposal is adequately shaded with external screening	Complies

Part D14 Warriewood Locality		
Control	Proposed	Compliance
<b>D14.1 Character as viewed from a public place.</b>	The proposal is designed to match the existing materiality and building form. The proposal reflects the desired future character of the locality through its scale, density and bulk. Extensive landscaping Reduces the proposals visual impact.	YES
<b>D14.2 Scenic protection-General</b>		YES
<b>D14.3 Building colours and materials</b>	Proposed materials and colours are to match those of the existing house	YES
<b>D14.7 Front building Line</b> 6.5m or established building line (12m) whichever is greater.	The proposal does not change the front building line.	YES
<b>D14.8 Side and rear building line</b> 2.5m to at least one side. 1.0 for other side.	Proposal is 2.5m setback to North Boundary	YES

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<b>D14.11 Building envelope</b> 45 deg., 3.5m above boundary	Refer to Architectural drawings. Note the West Elevation and Sections	YES
<b>D14.13 Landscape Area- Environmentally sensitive land</b> Total landscape area to be 60% Of the site area	Existing site provides 505m <sup>2</sup> or 60% of landscaped area.	YES

## 9.0 CONCLUSION

The proposal is for the addition of a new study room to the existing first floor of an existing house. The existing house was designed by Weir Phillips and built 10 years ago.

The existing house projects a desirable character of the locality through careful design. The form consists of two gable forms, ridges running east west. The forms are clad in solid teak boards with fine profiled copper roof and capping details. Time and weather have contributed to the natural patina that connects the building to the native planting and vegetation.

The proposal is a sensitively designed addition of a single room to the existing house. It will not have any adverse impacts on the amenity of neighbours in terms of privacy, solar access, view loss or noise.