Statement of Environmental Effects

S96 Application

15 Gondola Road, North Narrabeen

Site Description

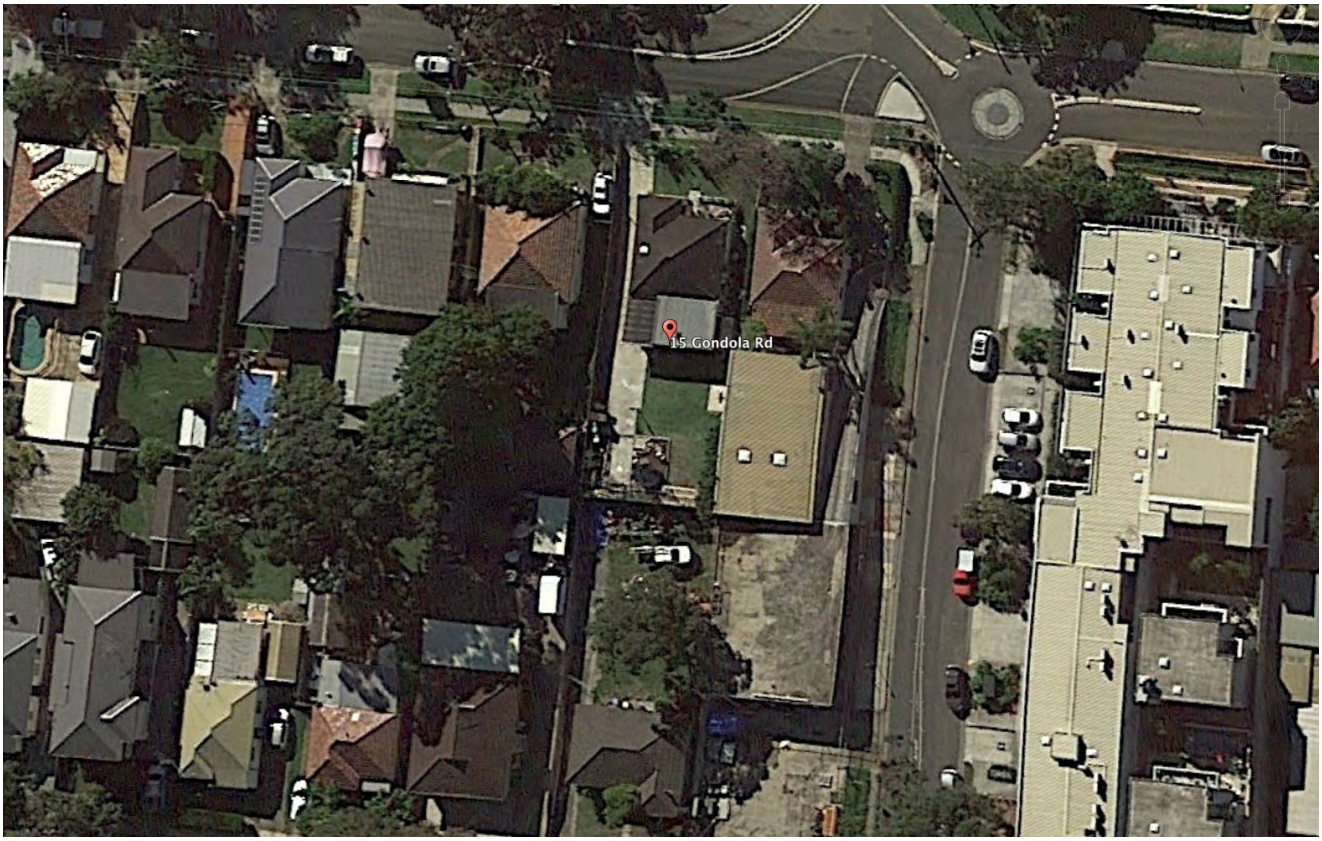
Lot 194 DP 16719, Site area - 580.6m2,
 15 Gondola Road, North Narrabeen.

The site is an average 580.6m2 block, 15.24m wide with a 38.1m depth. It is Zoned R2 Low Density and is located on Gondola Road on the eastern end backing onto a medium density commercial area of Narrabeen. It has an existing one storey fibro cottage at the front of the site which has a long driveway running the length of the site to the West. The site is extremely flat and is located in a flood zone with the mapping showing the property is impacted by more than one category of flooding.

The site has quite a few established trees, and shrubs, on the street front and eastern side boundary with a turfed backyard and is a typical example of neighbouring residential sites found in the North Narrabeen Locality.

Proposed Development

It is proposed to remove some hard surface areas of concrete and build a secondary dwelling in the rear yard of the property. The secondary dwelling proposed is a Granny Flat 60m2 with a deck and has a proposed floor level of 3.5m AHD which is the Flood Planning Level, provided by Northern Beaches Council, Flood information Request. Modification to approval includes deck extension and concrete floor structure for Flood requirements.



Reference to Pittwater Development Control Plan 2014 -
'The purpose of this plan is to provide best practice standards for development.'

D11 Character - North Narrabeen Locality

Outcomes

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

To enhance the existing street scape 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.

Buildings do not dominate the street scape and are at 'human scale'. Within residential areas, buildings give the appearance of being two storey maximum.

Proposal

The existing single level home has a lightweight fibro and tile cottage which is to be softened with existing landscaping in the front yard and the introduction of the timber decks to the North and East. The scale of the neighbouring homes has been considered in the articulation of the proposal with the location of the proposed Granny Flat in the backyard reflective of neighbouring garages and other Granny Flats located on the rear boundaries. Refer to Google Earth image above.

Having no dwelling but a factory on the Eastern boundary in the proposed location of the Granny Flat, creates minimal impact to neighbouring dwellings. The Neighbouring dwelling and factory to the East has an approved Development Application for medium density residential development which has been modelled in the perspective above to show the bulk that is proposed. The neighbour to the south of the site has its dwelling located on the street front almost 17m away from the fence line, and the neighbouring site to the West has a garage on the other side of the boundary to the proposed Granny Flat. Part of the original Development Application approval included a 3m rear boundary setback with landscape screening.

The raised Granny Flat with modified deck is proposed to be located 1.5m from the western side boundary positioned next to the neighbouring garage and driveway. The built form will be softened by the new garden beds filled with small native shrubs which works to merge the built form into the natural context and maintain a human scale from the backyard.

D11.2 Scenic Protection

Outcomes

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.

Proposal

The proposed secondary dwelling is located above an existing lawn and concrete area at the back of the property and hidden from the street front minimising the visual impact of the development proposal. The proposed Lilli pill screening/hedge along the eastern and southern boundaries minimises the visual impact of the development when viewed from a public place or neighbouring sites.

D11.3 Building Colours and Materials

Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the street scape.Provides an attractive building facades which establish identity and contribute to the street scape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment and be of dark earthy tones.

Proposal

The Granny Flat is proposed to maintain the warm neutral tones with new cladding painted in a soft green with a dark 'Woodland grey' Colorbond roof in keeping with Councils objectives. The balustrades are to be timber and open to create depth and modulation within the facade.

D11.6 Front Building Line

6.5m or established

Outcomes

Achieve the desired future character of the Locality.

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

To enhance the existing street scapes 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.

Proposal

The street front setback is **existing and unchanged** to the House at 6.11m with the existing deck setback at 5.33m. As seen above in the Google Earth Image this existing setback works to strengthen the existing street scape patterning of one storey homes along the road, whilst maintaining existing landscaping that is complimentary to the locality.

D11.7 Side and Rear Building Line

2.5 and 1m sides, 6.5m rear

Outcomes

To achieve the desired future character of the Locality.The bulk and scale of the built form is minimised. Flexibility in the siting of buildings and access.

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

Proposal

As previously mentioned the proposed Granny Flat is located at the back of the site and is setback from the side boundary on the East by 1.0m, and West by 1.5m .

As mentioned and shown in the Google Earth view of the surrounding properties, many neighbouring sites have either garages or Granny Flats in the rear yard, most very close to the rear boundaries. The 1.5m we are proposing allows for landscape screening to be introduced as a small Lilli Pilli hedge to soften the view of the built form from the neighbouring properties. The neighbour to the West has a Garage and driveway close to the boundary, and here the proposed new deck will have privacy screening with adjustable blands, with plenty of area to introduce landscaping and small shrubs (photoraph above).

As shown on the photograph below the neighbour to the East, even without development of the approved DA for medium density residential dwellings, has a large imposing brick wall along the boundary with roof top parking that overlooks the site. The proposed 1m setback will still allow for hedging and planting to screen this existing wall, and soften the built form from within the site.

D11.9 Building Envelope

3.5m, and 45’ plane, Height Max 8.5m

Outcomes

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.

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.

Proposal

The proposed new Granny Flat is only 1 storey and although is located high above the ground level due to the floodplain requirements, it still falls under the building envelopes as shown on DA04, North and West Elevations. The proposed new Granny Flat and deck are modest in size and have windows located to ensure privacy between dwellings, and minimise impact on neighbouring amenity for privacy or solar access from building bulk.

With proposed new landscaping and screening around all four sides of the Granny Flat, privacy is enhanced between dwellings and existing barren areas enhanced with new native trees and shrubs. The proposed new ridge height on the east side of the Granny Flat is only minimally above this building envelope and due to the nature of the neighbouring factory wall, scale and location, poses no impact to the neighbouring site.

The new ridge height for the Granny Flat is proposed at RL 7.82, which is only 5.74m above the natural ground level of the site, falling well under the 8.5m maximum height limit.

D11.11 Landscaped Area

Outcomes - 50%

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

Proposal

The proposed design has been carefully located over the existing lawn concrete hardstand and paving, with the footprint of the Granny Flat creating a minimal 22.65m2 site coverage plus the new 15m2 deck. This also includes removing the concrete pad shown on page 6 near the neighbouring factory wall to allow for new soft planting and screening. The total site coverage proposed for the existing dwelling and decks is 284.57m2 (49%). The vegetation around the dwellings and the boundaries which is established is proposed to be maintained and enhanced, conserving the natural habitats within the site.

Due to the minimal additional coverage of 37.35m2, the Landscaped area is minimally changed at 232.2m2 which equates to 40% and with an additional 6% added as a variation for outdoor recreational areas(existing and new decks), equates to 46% and is minimally non compliant with councils 50% landscape coverage requirements.

The non compliance is primarily due to the existing extensive driveway that runs the length of the western boundary and allows for multiple cars to be parked within the site.(See photograph above). This an important requirement due to the location of the front of the property near the corner of a busy intersection, and current traffic arrangements, producing no parking spaces available at the front of the site on the road. (Refer to photograph on Page 9 showing the corner intersection and street front).

A variation is requested for the non compliance of the landscaping due to the modest additional footprint of 22.65m2 for the Granny Flat and the 15m2 elevated deck. The outcomes of the control are achieved with the bulk and scale of the built form being minimised, a reasonable level of amenity and solar access is provided and maintained and importantly the vegetation is retained and enhanced to visually reduce the built form.

D11.13 and D11.14 Fencing and Retaining Walls

Outcomes

To achieve the desired future character of the Locality.

To provide safe and unhindered travel for native animals. To ensure fences compliment and conserve the visual character of the area. To ensure native vegetation is retained.

In the provision of outdoor entraining areas preference is given to timber decks rather than cut and fill or terracing.

Proposal

The proposed Granny Flat and deck has no impact on the existing topography and/or the existing fencing on the site. The new deck is timber framed, and being elevated allows for natural water flows and terrain to be unchanged. There are no new fences, or retaining walls proposed on the boundaries of the site for this development.

B5 Water Management

Outcomes

Water conservation and reduction in mains water demand. Development is compatible with Water Sensitive Urban Design principles.

Controls

All development creating an additional hard (impervious) roof area of greater than 50m2 must provide a rainwater tank for nonpotable use connected to external taps for the purpose of landscape watering and car washing and a functional water reuse system including, water supply for toilet flushing and other uses as permissible under the current Code of Practice for Plumbing and Drainage.

Proposal

The existing footprint of the house is maintained with the first floor addition, and there is only a minimal 37.35m2 of additional coverage proposed at the ground floor. This minor increase to the impervious area is less than 50m2, so no OSD is required for this development. The Flood Risk report prepared by Greenwood Consulting Engineers (26/02/2018), actually recommends no OSD for the site due to the Flood Category and requirements for the site.

B6 Access and Parking

Outcomes

Safe and convenient access. Adverse visual impact of driveways is reduced.

Pedestrian safety.Maximise the retention of trees and native vegetation in the road reserve.

Proposal

The existing driveway and three car hardstand are to remain unchanged with this proposal.

B8 Site Works Management

Outcomes

Site disturbance is minimised. Excavation, landfill and construction not to have an adverse impact. Excavation and landfill operations not to cause damage on the development or adjoining property.

Controls

Excavation and landfill on any site that includes the following:

Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; Any excavation greater than 1.5 metres deep below the existing surface; Any excavation that has the potential to destabilise a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;

Any landfill greater than 1.0 metres in height; and/or Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils,must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.

Proposal

The site is not located in a slip zone, the footings are anticipated to be less than 1m deep and so no Geotech report is required.

C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

C1.1 Landscaping

Controls

All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community.

In all development a range of low lying shrubs, medium high shrubs and canopy trees shall be retained or provided to soften the built form.

At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to planted to ensure that the canopy is retained over the long term.

Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m3 within this area to ensure growth is not restricted.

Proposal

The existing large number of established trees/ hedging in the back yard are to be maintained, including small areas of lawn as well as low water plants. The front yard is established with bamboo and lawn along with small shrubs and is proposed to remain unchanged.

The additional floor area is within the existing first floor deck, and the new ground floor deck is above an existing lawn area and impacts less than 40m2 (37.35m2) hence a landscaping plan is not required for this application.

C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings. 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.

Canopy trees take priority over views.

Proposal

As mentioned previously the new Granny Flat is located over the existing lawn and paving/concrete at the rear of the house where there are no significant views. The corridor views and vistas from the surrounding level sites are maintained to neighbouring properties.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during midwinter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. Reduce usage and/dependence for artificial lighting.

Controls

The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).

Proposal

There has been a strong desire in the design to follow basic solar passive design principles to maintain the inherent comfort of the living spaces, and minimise the use of energy requirements. By locating the new Granny Flat at the rear of the site, with the living room and deck to have a North West orientation, and utilising a large glazing opening up to the light and breeze, the design has been able to capture natural lighting in the living areas for the bulk of the day, as well as natural ventilation by capturing prevailing breezes.

Shadow diagrams have been provided as a part of this application showing shadows cast by the proposal during the Winter Solstice. There is minimal impact to the neighbour at Number 17 Gondola Rd, at 9am along the driveway, however this shadow disappears by 10.30am providing the adequate hours on sunlight to this site. The 9am shadow also falls onto the neighbouring property at 16 Rickard Road, and although looks extensive would actually fall predominantly into the existing shadow at 9am cast by the large brick factory building to the East, with only new additional shadowing falling on the driveway in the north-west corner of the neighbours yard. At midday the shadow falls within 5m of the northern end of property at no 16 Rickard Road, but does not impact the house or primary living spaces on the site. The bulk of the neighbouring yard (approximately 70%) is within sunlight from midday to 3pm, achieving the controls required by council.

C1.5 Visual Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. A sense of territory and safety is provided for residents.

Controls

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices (measured from a height of 1.7 metres above floor level).

Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.

Proposal

As previously mentioned the Granny Flat and new deck are more than 18m from the neighbouring dwelling at number 16 Rickard Road, and the windows along this elevation are proposed to be for a

bedroom and bathroom, posing no impact to privacy or amenity. The proposed new deck is located 2.5m from the neighbouring blank garage wall at number 17 Gondola Road and we have introduced landscaping here to increase visual and acoustic privacy. Also to add privacy to the site, a new Lilly Pilly head has been proposed along the eastern boundary to prevent overlooking from the brick factory and its carpark.

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.

Controls

Private open space shall be provided as follows:

a) Dwelling houses, attached dwellings, semi detached dwellings, and dual occupancies:

Minimum 80m2 of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.

Within the private open space area, a minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.

Proposal

As shown on the Site Plan the existing house has 195.37m2 of level soft landscaped area directly off decks and living spaces, and is easily compliant with the requirement. The new Granny Flat has an area 3m wide to the South off the primary living space and includes 15m2 of decking and 52.8m2 of soft landscaping surrounding it, equating to 67.8m2 of private area, along with common open space to the north of the flat.

Waste Management

The proposal includes the excavation and removal of minimal sand and soil for the new footings which is to be relocated on the site as fill to new raised garden beds. The concrete and pavers are to be removed will recycled at Kimbriki Tip where possible.

All other waste to be removed in skip bins located at the front of the site.

Refernce to Pittwater Local Environment Plan 2014 - Part 7 and Pittwater DCP 2014 Part B

LEP 7.1 Acid Sulfate Soils

Earthworks and Acid Sulphate Soils

The proposal includes the excavation and removal of soil and sand for the new Granny Flat footings, with areas constructed to have no adverse impact on any structures, bushland or significant trees to be retained on the site. The excavation is also to be constructed to have no adverse impact on any adjoining public or private lands due to settlement or structural instability, by minimising the depth of the footings and them it at least 1m from the side boundary.

The site is classed as Area 3 for Acid sulcate soils and due to the proposed works being less than 1m below ground, it is not considered likely that acid sulfate soils (ASS) or potential acid sulfate soils (PASS) will be encountered during the excavation works. An acid sulfate soils management plan is therefore not considered necessary.

B3.16 Flood Hazard and LEP 7.3 Flood Planning

DCP B3.16 General to all Development

The following applies to all development:

- All development or activities must be designed and constructed such that:
  - There is no additional adverse flood impact on surrounding properties or flooding processes for any event up to the Probable Maximum Flood event and;
  - There is no net decrease in floodplain volume of a floodway or flood storage area within the property for any flood event up to the 1% AEP flood event; and
- All foundation structures within the area of the property affected by the Flood Planning Level, where the Flood Planning Level is equal to or greater than 500mm above the existing ground level, is to incorporate a suspended floor system on open pier/pile footings with openings in perimeter walls to allow for the flow of surface water and flood storage up to the level of the 1% AEP flood; and
- All structural elements below the Flood Planning Level shall be constructed from flood compatible materials; and
- All structures must be designed and constructed to ensure structural integrity for immersion and impact of velocity and debris up to the level of the 1% AEP flood. If the structure is to be relied upon for 'shelter-in-place' evacuation then structural integrity must be ensured up to the level of the Probable Maximum Flood; and
- All electrical equipment, wiring, fuel lines or any other service pipes and connections must be waterproofed to the Flood Planning Level; and
- The storage of toxic or potentially polluting goods, materials or other products, which may be hazardous or pollute floodwaters, will not be permitted below the Flood Planning Level.
- To ensure the recommended flood evacuation strategy of 'shelter-in-place' it will need to be demonstrated that there is pedestrian access via a low flood hazard area to a 'safe haven' above the Flood Planning Level or 300mm below the level of the Probable Maximum Flood (whichever is the higher).

As part of the application a Flood Risk Assessment Report has been prepared by Greenwood Engineering, reference 2018014. It states that the proposed Granny Flat is located within a High Flood Risk Precinct, Flood Category 1 and 2 Mainstream, with a Flood Level of 3.5m AHD, 0.5m/s (low velocity), with a 2.9m peak depth on site and a Flood Level of 4.90m AHD.

It recommends the structure to be designed to withstand the flood forces up to the PMF, with a shelter in place response strategy. The Granny should be constructed of flood compatible materials with the proposed floor level to be at RL 3.5AHD as shown on the drawings. It also recommends an on site refuge to be located above 4.9m AHD within the proposed roof space with a minimum 8m2 floor area. This has been shown on the plans with a roof attic ladder to provide access to this roof space, and an openable skylight to provide natural light and ventilation within the roof space.

The refuge must be equipped with sufficient clean water, first aid kit, portable radio and spare batteries, and a torch with spare batteries.

Conclusion

In conclusion, we believe that the proposal of a secondary dwelling/ Granny Flat and proposed modified deck have been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies for lots zoned R2 in the North Narrabeen Locailty. The design has produced an outcome, which enhances the amenity of the dwellings creating increased residential capacity within the site with solar passive deigns techniques to minimise energy consumption and create warm and inviting living spaces. These living spaces flow to usable outdoor spaces, which are designed to maintain and enhance landscape features of the natural environment and privacy and amenity to neighbouring dwellings. The new Granny Flat proposal is a modest addition to the backyard of the site and makes an improvement to the area over the current building on the site by increasing the capacity of occupants housed within the site, with minimal impact to neighbouring sites.

Exterior Colours and Finishes


15 Gondola Road

North Narrabeen

Walls - Porters - Glass - Low Sheen

Roof - Woodland Grey, Colorbond

Trims - British Paints - Love Notes - Gloss

Element	Material	Colour	Finish
Roof	Colorbond Al.	Woodland Grey	
Lightweight Walls	Weathertex cladding	Porters Glass	Low Sheen exterior
Timber trims	Treated pine	White/Love Notes	Gloss Enamel
Windows and Doors	Aluminium	White	Matt