

Northern Beaches Council

1 Park Street

Mona Vale NSW 2103

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Statement of Environmental Effects

Alterations and additions to existing residence at 133 Garden Street, North Narrabeen

Sep 2019

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1.0 Introduction

This Statement of Environmental Effects has been prepared for the proposed alterations and additions to the existing dwelling at 133 Garden Street, North Narrabeen.

The proposal involves alterations and additions to the existing single storey residence.

This proposal has been designed in accordance with the relevant Pittwater Council Planning Controls including the 'Pittwater Local Environmental Plan 2014' and the 'Pittwater 21 Development Control Plan 2014'. The statement should be read in conjunction with the following drawings and supporting material:

Architectural Plans:

DA.01[A] Site Analysis Plan
DA.02[A] Proposed Site and Roof Plan
DA.03[A] Lower Ground Floor Plan
DA.04[A] Ground Floor Plan
DA.05[A] Elevations
DA.06[A] Elevations
DA.07[A] Section
DA.08[A] Shadow Diagram
DA.09[A] Shadow Diagram
DA.10[A] Shadow Diagram

Landscape Plan:

Prepared by Canvass Landscapes

Survey Plan:

Prepared by RGM Property Surveys

Basix Report:

Prepared by Laura Cook

Bushfire Report:

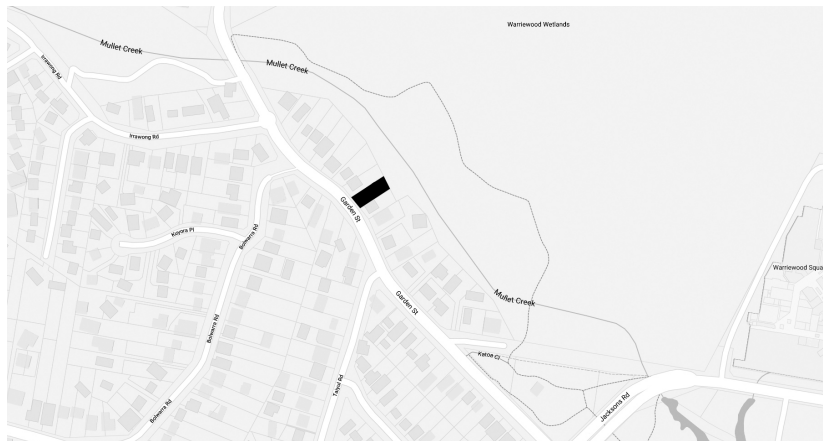
Prepared by Planning for Bushfire Protection

Flood Report:

Prepared by NBC Engineers

Stormwater Management Plan:

Prepared by Taylor Consulting Engineers



Site Location

2.0 Proposal

The proposed construction will result in a 4 bedroom, single storey residence. The design and scale of the proposed works is sympathetic to the existing neighbouring properties.

3.0 General Controls

3.1 B5.10 Stormwater Discharge

The accompanying Stormwater Management Plan has been designed by a suitably qualified Engineer to address the controls in the Pittwater 21 Development Control Plan.

3.2 B6.5 Off-Street Vehicle Parking Requirements

The existing driveway, which currently provides off-street parking for two vehicles, will remain.

4.0 Development Type Controls

4.1 C1.1 Landscaping

The built form will be dominated and complimented by landscaping, combining existing vegetation with proposed.

The range of existing and proposed low-lying shrubs, medium-high shrubs and canopy trees shall soften the built form. Refer to Landscape Plan prepared by Canvass Landscapes for further information.

4.2 C1.2 Safety and Security

The proposal has been designed to be sensitive to the safety and security requirements of Pittwater Council. The design takes into consideration the four Crime Prevention through Environmental Design (CPTED) principles as follows:

Surveillance

The building has been designed to allow the entry/living/kitchen areas to overlook the street and rear reserve, maximising casual surveillance.

Access Control

The building entrance has been designed so that it is clearly visible from the street. It is easily identifiable and will be appropriately lit.

Territorial Reinforcement

The landscaping and front entry has been designed to direct visitors to the correct entranceway and away from private areas.

Space Management

Multiple outdoor usable spaces have been integrated into the development to make use of both the North East and South West aspect and views to the North East. This is to ensure the owners and their visitors both utilise and care for these spaces.

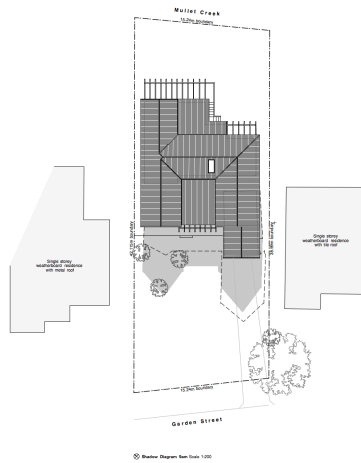
4.3 C1.3 View Sharing

No views will be obstructed as a result of the alterations and additions.

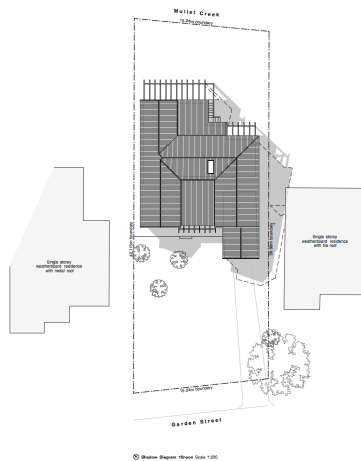
4.4 C1.4 Solar Access

The proposal has been designed to maximise solar access with the main living areas opening up to both the front and rear of the property; providing two areas of private open space. The rear deck will enjoy morning sun with a North East aspect, with the sun then traveling around to the front yard; which is easily accessible from the main living room.

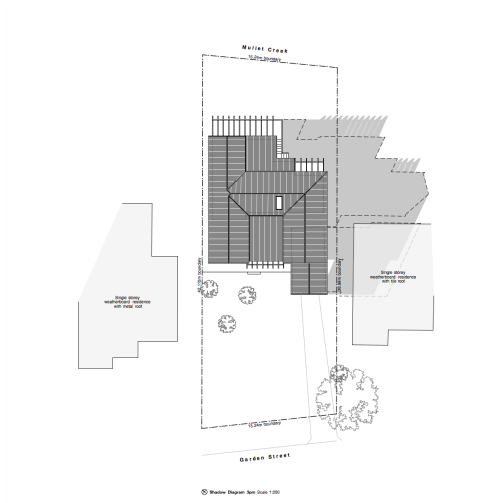
The proposed works also ensure adequate solar access and private open space to all neighbouring properties. The images below demonstrate that a reasonable level of solar access is maintained to existing residential properties as a result of the proposal:



Shadows (indicated by grey fill) at 9am on 21st June -
Image taken from DA.08(A) Shadow Diagram



Shadows (indicated by grey fill) at 12noon on 21st June -
Image taken from DA.09(A) Shadow Diagram



Shadows (indicated by grey fill) at 3pm on 21st June -

Image taken from DA.10(A) Shadow Diagram

4.5 C1.5 Visual Privacy

The proposal does not directly overlook any neighbouring private open space and will therefore have no effect on their visual privacy.

4.6 C1.6 Acoustic Privacy

The living and entertaining areas of the main dwelling have been designed to open out to the front and rear of the property preventing noise from carrying towards neighbouring properties.

4.7 C1.7 Private Open Space

The private open space for the proposal has been designed to be directly accessible from the main living areas of the dwelling, enabling it to function as an extension of the internal living areas.

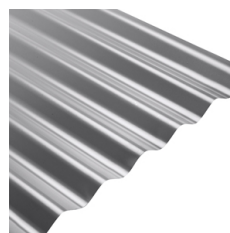
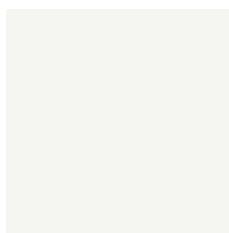
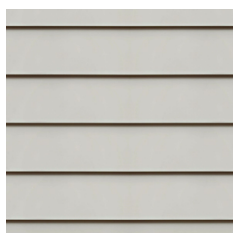
5.0 Locality Specific Development Controls

5.1 D11.1 Character as Viewed from a Public Space

The proposal has been designed to respond sensitively to the natural topography and is well within the 8.5m height restriction.

5.2 D11.3 Building Colours and Materials

The proposed building colours and materials will be in dark earthy tones as indicated in the images below.



Refer to Schedule of Finishes for more information.

5.3 D11.6 Front Building Line

The front building line sits well behind the 6.5m setback.

5.4 D11.7 Side and Rear Building Line

The side building lines have been retained on either side of the property; resulting in a non-compliance with the side and rear building line control as set out in Pittwater 21 DCP.

A concession to the strict adherence of the side building line control is requested for the following reasons:

1. Lot width and orientation
2. Location of the existing residence

Every effort has been made during the design process to minimise the bulk and scale of the appearance of the proposal whilst still providing a reasonable sized dwelling for the owners.

Whilst the control itself has not been satisfied, the required outcomes of the control have all been satisfied, as listed below:

Outcomes

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)

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

In addition to meeting the outcomes of the control, The Pittwater 21 DCP also provides the following variation. We believe this particular variation should be considered when assessing our proposal.

Variations

Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.

The rear building line will remain the same as existing and complies with the 6.5m setback.

5.5 D11.9 Building Envelope

The proposal is compliant with the 8.5m Building Envelope as demonstrated in the images below:

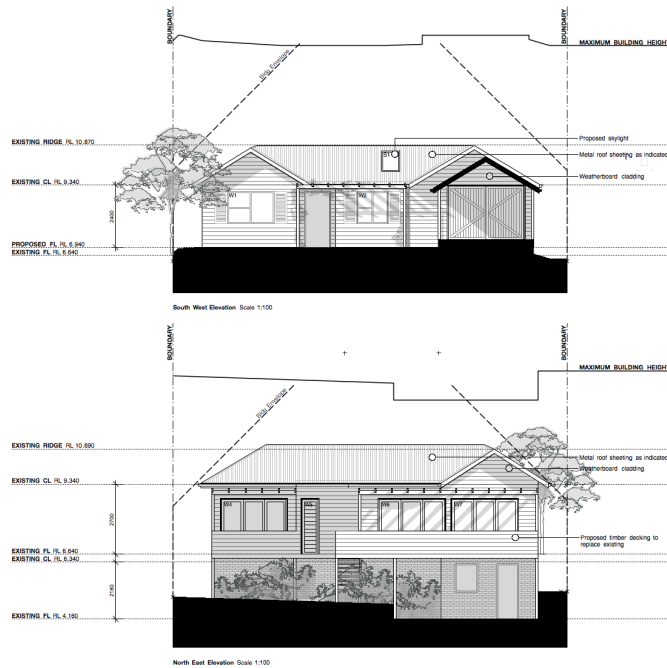


Image taken from DA.05(A) Elevations

5.6 D11.10 Landscaped Area

The proposal will have a landscaped area of 50% of the total site area, complying with the $\geq 50\%$ Landscaped Area control. Refer to accompanying Landscape Plan for further details.

5.0 Conclusion

As detailed in the above report, the proposed residence at 133 Garden Street has been designed to comply with the outcomes of Pittwater Council's Planning Controls. The development has been sensitively designed to keep the desired future character of the locality and has made a conscious effort to take into consideration the neighbouring properties in relation to solar access and visual privacy.