



**Statement of
Environmental
Effects
3 Narrabeen Park Parade, North Narrabeen
NSW
For
Nigel Bramley**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 3 Narrabeen Park Parade, North Narrabeen.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 ² (LEP), the Pittwater Development Control Plan³ (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2014, Pittwater Development Control Plan.

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Pittwater Local Environmental Plan 2014;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>>.

³ Pittwater Development Control Plan; <
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDGP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the Eastern side of 3 Narrabeen Park Parade, North Narrabeen.

Site Address: No 3 Narrabeen Park Parade, North Narrabeen

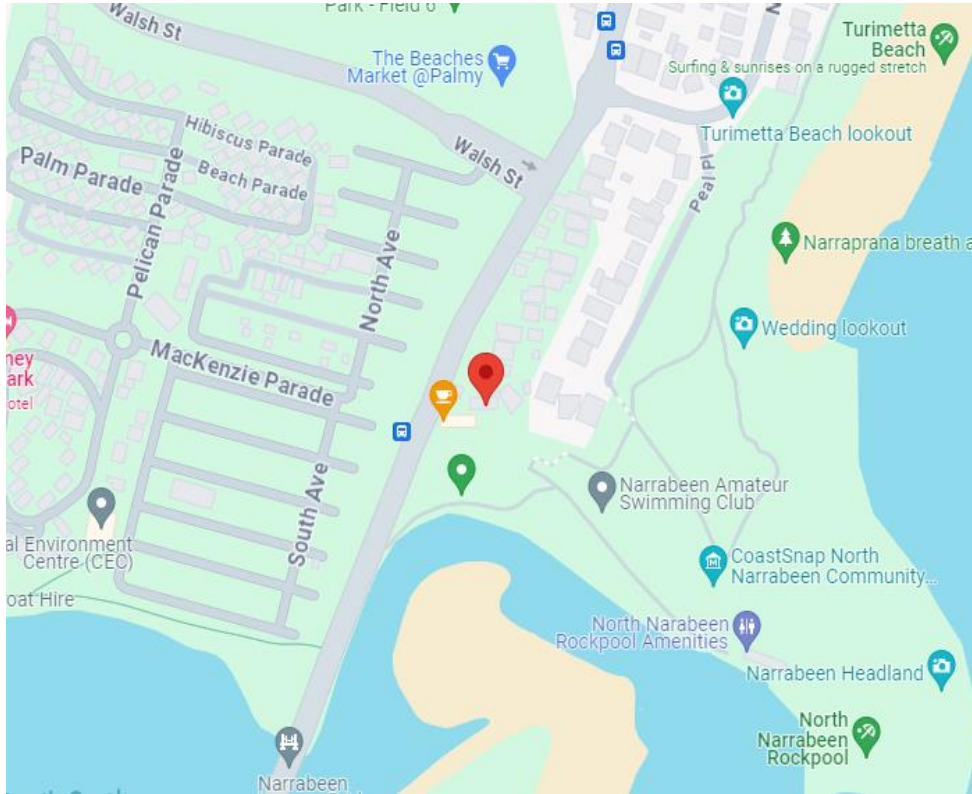


FIGURE 1: LOCATION PLAN 3 Narrabeen Park Parade, North Narrabeen. ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Pittwater)
 Civic Centre 725 Pittwater Road
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

2.3 Zoning


Lot 2 DP.1005148 known as 3 Narrabeen Park Parade, North Narrabeen, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

⁴ Location Map;

<https://www.google.com/maps/place/3+Narrabeen+Park+Parade,+North+Narrabeen+NSW+2102/@-33.7012671,151.3063724,17z/data=!3m1!4b1!4m6!3m5!1s0x6b0d54dd00694aa1:0x83c9a333a91df043!8m2!3d-33.7012671!4d151.3063724!16s%2Fg%2F11bw3_5pw_?entry=tту>.

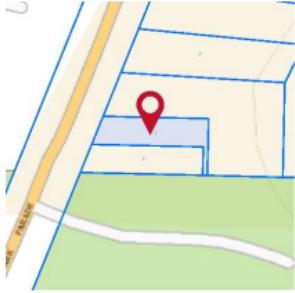
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan



Property Report

3 NARRABEEN PARK PARADE NORTH NARRABEEN
2101



Property Details

Address: 3 NARRABEEN PARK PARADE NORTH NARRABEEN 2101

Lot/Section /Plan No: 2/-/DP1005148

Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	R2 - Low Density Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	550 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 3
	Class 5
Local Provisions	Geotechnical Hazard H1

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 3 Narrabeen Park Parade, North Narrabeen,⁵ Source Spatial Viewer DoIPE.

⁵ DoPIE, Planning Portal <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/b9999dc6-1b10-4cfc-bbd5-744d9e9267e9.pdf>.

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing three-storey dwelling with housing directly adjacent. The property is located on the high side of Narrabeen Park Parade with views to the north-east over the beach and residential areas of North Narrabeen.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of North Narrabeen significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

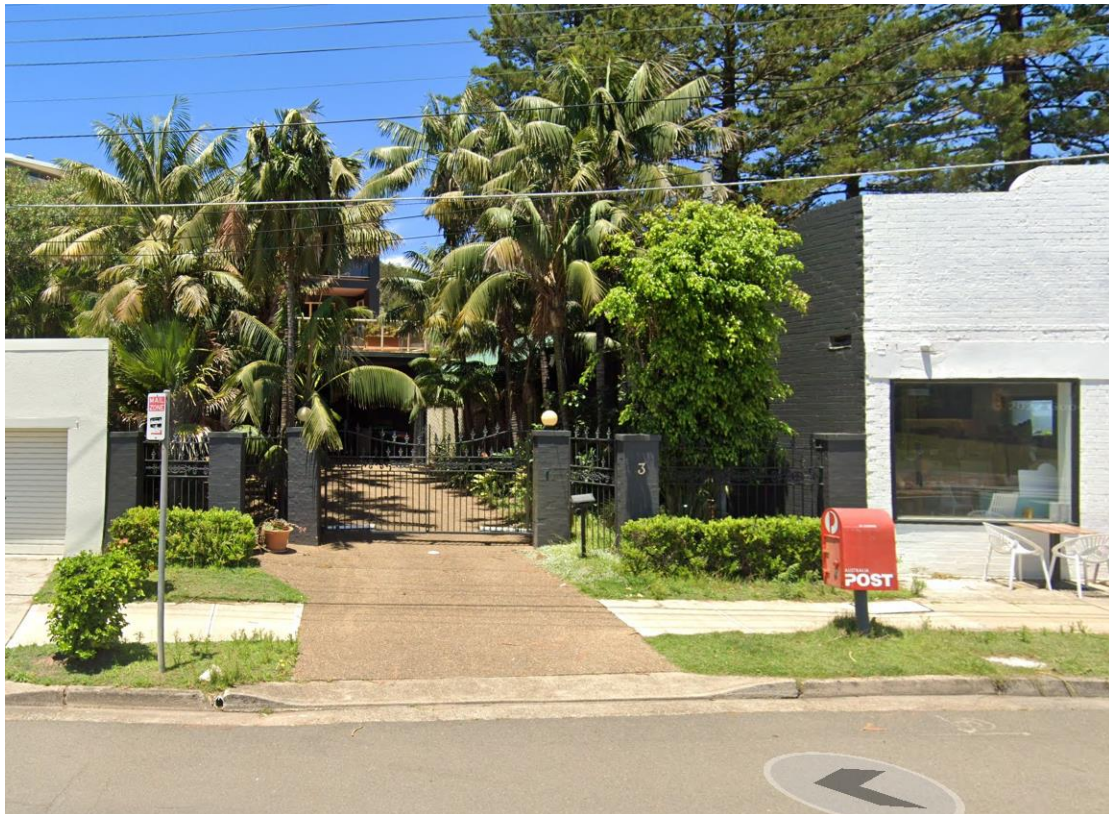


FIGURE 3: Street View, 3 Narrabeen Park Parade, North Narrabeen. Source Realestate.com.⁶

⁶ Realestate.com

<https://www.google.com/maps/place/3+Narrabeen+Park+Parade,+North+Narrabeen+NSW+2102/@-33.7015974,151.3064681,3a,75y,346.71h,90t/data=!3m6!1e1!3m4!1spvKokNaMB4X3_gTANca7mQ!2e0!7i16384!8i8192!4m7!3m6!1s0x6b0d54dd00694aa1:0x83c9a333a91df043!8m2!3d-33.7012671!4d151.3063724!10e5!16s%2Fg%2F11bw3_5pw_?entry=ttu>.

2.6 Existing Areas of the Dwelling

The site has an existing three-storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway.

2.7 Existing off-street parking

There is parking available for 2 cars in the existing garage.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area to the rear side yard. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View, 3 Narrabeen Park Parade, North Narrabeen. Source Northern Beaches Council.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a three-storey building with new proposed upper floor deck addition, ground floor bedroom extension and new ensuite. The appearance of the building will largely remain as is throughout the development. The additions are proposed to provide increased amenity and property longevity.

The proposed works provide increased amenity to the dwelling through its modest additions. The internal works are largely contained within the existing footprint of the dwelling, this retains the current built form of the existing dwelling from the public domain and neighbouring properties, helping to maintain the bulk and scale. This is considered in sympathy with the prevailing streetscape. (Figure 3)

3.1 Features of the Proposal

Externally the proposal encompasses:

- New first floor deck

Internally the proposal encompasses:

- Extension to existing bedroom
- New ensuite

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposed work maintains the provision for parking, access and egress to the entry of the dwelling. This maintains the safety whilst increasing the amenity of the dwelling that is fitting for the North Narrabeen area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by providing additional internal areas to the ground floor garage and new upper floor, for the dwelling to be more usable for the owner's family. The existing driveway and crossover are to be maintained with the existing garage maintained. Proposed additions to the dwelling will provide for new bedroom addition, bathroom, and deck area, all increasing the performance and amenity to the existing

areas.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing areas on the property. The design maximizes the existing dwelling & available area of land whilst improving the amenity. The proposed development maintains the existing aspect while generally maintaining the access to solar and ventilation to the northern façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used.

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered masonry wall.

Timber frame to deck additions.

Alloy windows & doors to all elevations

3.5 Height

The height of the new development is 4.410m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	400.3sq m	-
GFA (Gross Floor Area New)	227.48sq m	-
GFA (Gross Floor Existing)	214.67sq m	-
Height	4.410m	8.5m
Existing Impervious area	334.9 sq m	240.18 sq m
Proposed Impervious area	334.9 sq m	240.18 sq m

The proposal enhances the amenity of the site by providing safe access while

maintaining the off-street parking and garden areas. The addition of a new works combined with the new upper deck additions provide articulation and visual relief of the side of the property under this proposal. The proposed works to the front of the property will increase the existing internal areas and improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.



FIGURE 5: Landscape Area map, 3 Narrabeen Park Parade, North Narrabeen. Source Northern Beaches Council.

The proposed works to the existing ground and upper floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new additions are reasonable, considering the location of the existing dwelling and built form and existing terrain, with the proposal achieving the objectives outlined in PDCP.⁷

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCP>>.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
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Front Set Back	Ex	6.5m
Rear Set Back	Ex	6.0m
Side Set Back West	Ex	0.9m
Side Set Back East	Ex	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Narrabeen Park Parade.

The pattern of development along Narrabeen Park Parade shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in an east west direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.



FIGURE 6: Aerial View, 3 Narrabeen Park Parade, North Narrabeen. Source Northern Beaches Council.⁸

⁸ Northern Beaches Council, Aerial View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary to provide access to the entry and maintains existing garden areas, this allows for a sense of openness to the front setback area. View lines are maintained with, and the garden areas are in keeping with the neighbouring properties, with neighbours on either side enjoying an elevated position to make use of ocean views. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 3 Narrabeen Park Parade. The driveway and landscaped area are to be maintained, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 3 Narrabeen Park Parade has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The masonry and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber

framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁹

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.¹¹ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 3 Narrabeen Park Parade is a good example of this in that it has its car parking in the existing garage. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new works to the internal part & upper floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

4.8 Development on Sloping Land

No. 3 Narrabeen Park Parade, North Narrabeen is shown in Geotechnical Hazard Map H1 (Figure 7) on Northern Beaches Council Landslip map¹². There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

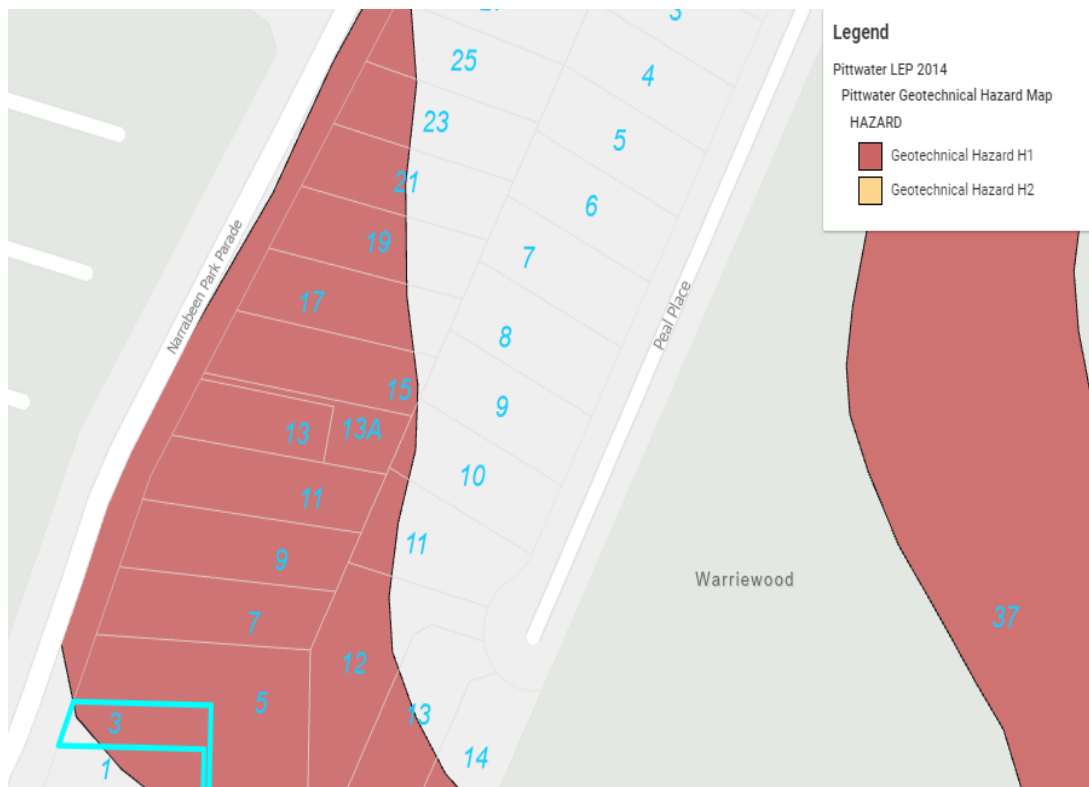


FIGURE 7: Geotechnical Hazard Maps, 3 Narrabeen Park Parade, North Narrabeen. Source NB Council.

¹² Northern Beaches Council, Land slip map; < <https://nb-icongis.azurewebsites.net/planningmap.html>>.

4.9 SEPP Resilience and hazards (Coastal Management)

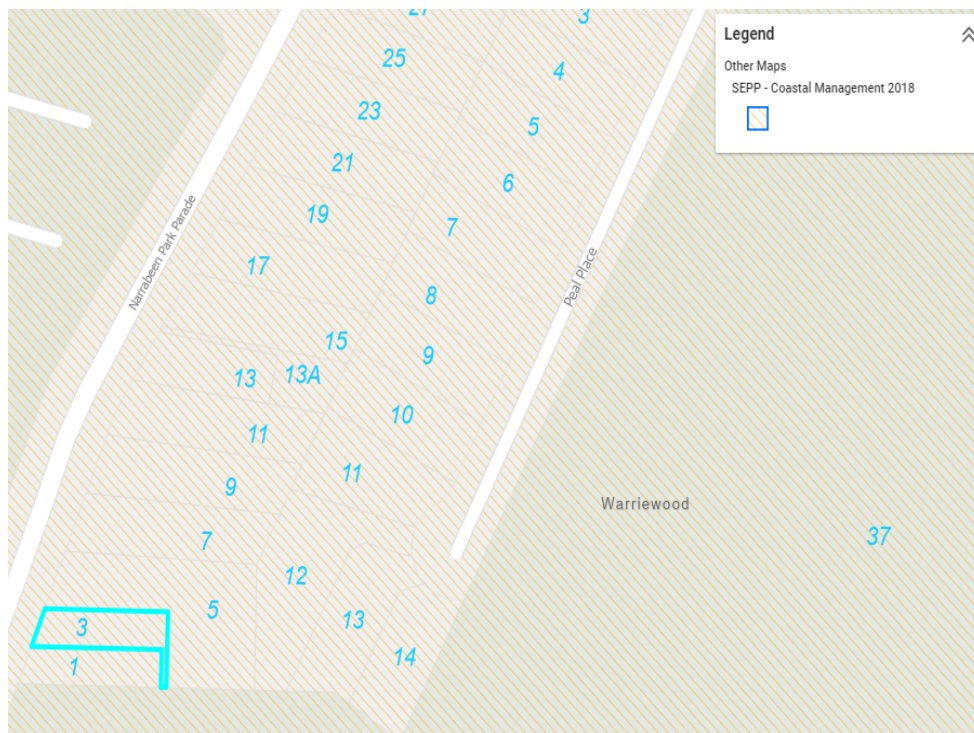


FIGURE 8: NB Council, Costal Management SEPP Map, 3 Narrabeen Park Parade, North Narrabeen. NSW Dept. of Planning.¹³

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

¹³ NSW Government, Costal management map; < <https://nb-icongis.azurewebsites.net/planningmap.html>>.

4.10 Bush Fire Prone land

3 Narrabeen Park Parade, North Narrabeen is located within the vegetation Buffer area of the Northern Beaches Bush Fire Prone Land Map. (Figure 9). Please refer to the Bush fire Engineers report included with this application.

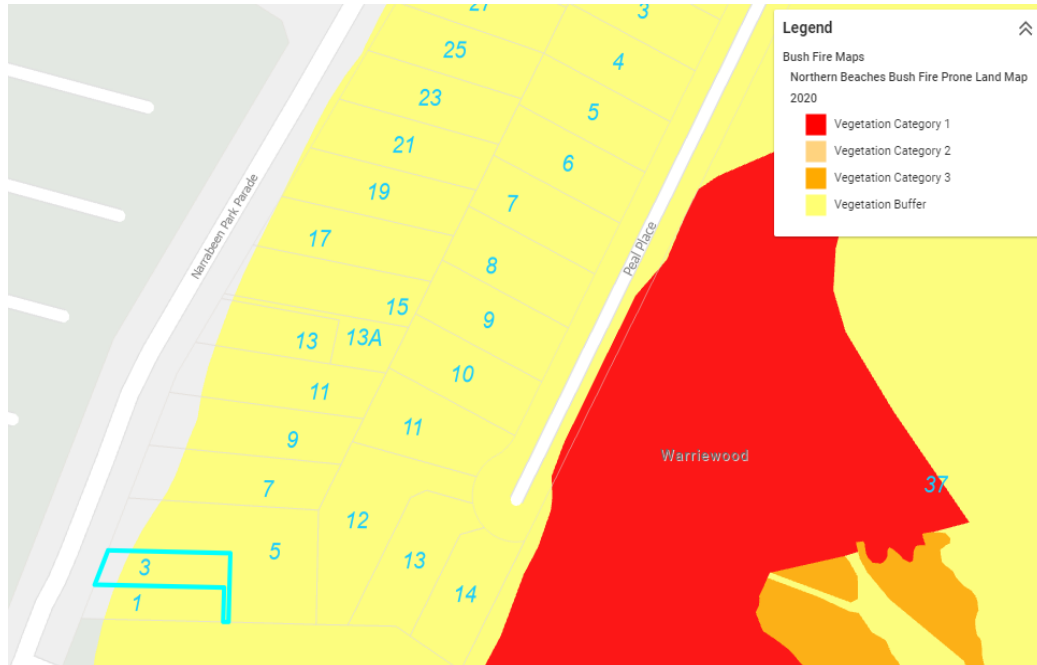


FIGURE 9: Bushfire Zone Map – 3 Narrabeen Park Parade, North Narrabeen.¹⁴

The Bush Fire report has been provided by Bushfire Planning Services, dated 27-11-2023. This provides the bush fire engineers report and requirements of AS3959 for the proposed additions to the dwelling.

4.11 Building Form

Residential buildings in North Narrabeen are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.12 Roof Form

The existing house has a pitched roof that is maintained under this proposal.

¹⁴ NB Council, Bushfire Map: < <https://nb-icongis.azurewebsites.net/planningmap.html>>.

4.13 Walls

A distinctive feature of the North Narrabeen house is that the walls are constructed from masonry & timber framing. The design incorporates these walls into the new works to the additions to create a seamless modern finish to the property.

4.14 Windows and Doors

A variety of window shapes and sizes can be found in the North Narrabeen area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 3 Narrabeen Park Parade, North Narrabeen are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.15 Garages and Carports

The freestanding houses in North Narrabeen allow for the cars to drive to the front or down the side of the house. The driveway and garage for the dwelling at 3 Narrabeen Park Parade will remain as is.

4.16 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.17 Fences and Gates

Side & rear fences are to be maintained for this development.

4.18 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 3 Narrabeen Park Parade, North Narrabeen are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Narrabeen. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry, Timber framed and cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner