



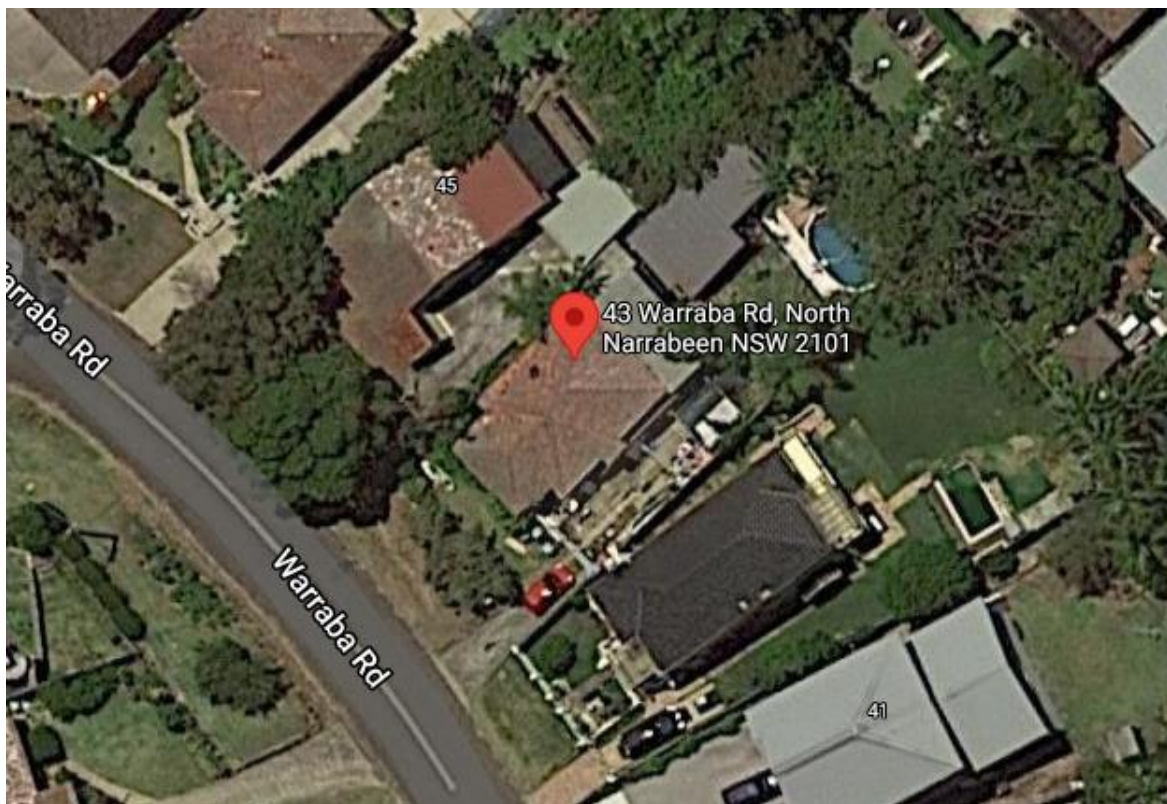
---

## STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for Mr & Mrs Reedy

by

Performance Building Consultants  
May 2021



## **INTRODUCTION**

Performance Building Consultants has been engaged to prepare this Statement of Environmental Effects to accompany the development application for the alterations and additions to the existing dwelling located at 43 Warrabea Road, North Narrabeen.

The proposal is sought by the applicant and owner being Mr & Mrs Reedy. This statement should be read in conjunction with the concept plans prepared by Cadlan Drafting dated March 2021.

---

## **PROPOSED DEVELOPMENT**

Proposed alterations and additions to the existing dwelling

---

## **SUBJECT PREMISES**

No 43 Warraba Road, North Narrabeen

---

## **OWNER**

Mr & Mrs Reedy

---

## **BUILDER**

TBC

---

## **COUNCIL**

Northern Beaches Council

---

## **DATE**

24<sup>th</sup> May 2021

---

## **1.0**

## **EXISTING SITE FEATURES**

The development site is known as 43 Warraba Road, North Narrabeen and is located at the north western side of Warraba Road. The site is a standard allotment, with a moderate slope to the rear, which is currently developed by a single storey, clad dwelling. Access to the site is via the existing driveway from Warraba Road.

Front boundary	10.9m
North Western boundary	38.5m
South Easstern boundary	39.5m
Rear boundary	19.8m
Total site area (approx.)	595.5m2

The locality as characterised by a mixture of single and two storey dwellings with a mixture of brick and tile and timber clad and tile dwellings. The proposed alterations and additions do not involve the removal of trees or vegetation.

## **2.0**

## **PROPOSED DEVELOPMENT**

The proposal works to the subject site consist of alterations to the existing ground floor and the addition of a second story and attached garage to the dwelling resulting in a 3 level residence at the rear elevation to include storage area on the lower ground floor.

The proposed works will be built over existing impervious surface with the attached garage resulting in an increase of 47.3m2 to the built upon area.

## **3.0**

## **ASSESSMENT CRITERIA**

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

### **3.1**

### **PITTWATER LEP 2014 (PLEP)**

The premises are situated in area zoned R2 low density residential under the PLEP with the construction of additions and alterations associated with a dwelling permissible in this zoning, with Council consent. Compliance with LEP is summarised in the following: -

The PLEP has outlined the site is not considered to be a heritage item or to impact upon an item of Heritage significance.

The following table examines the controls outlined the in the Development Control Plan and the proposals compliance with these controls.

DCP Requirements	Proposal	Compliance
<b>Minimum Landscaped 50%</b>	49%	Merit
<b>Rear setback (6.5m)</b>	11.1m	Yes
<b>Side setback (2.5 to at least one side; 1.0 for other side)</b>	The proposed garage will be 900mm from the side;	*No
<b>Height of building (8.5m)</b>	8.4m	Yes

## 3.2.1

## STREETSCAPE

The proposed has been designed to be sympathetic with the existing streetscape as it is predominantly at the rear of the dwelling and sits below street level. The proposed compliments the architectural style of the building and is compatible with a low-density residential environment.

## 3.2.2

## SETBACKS

Setbacks are compatible with adjacent development, complement the streetscape and are within councils controls for rear and front setbacks. There are minimal impacts in terms of privacy and solar access enjoyed by the adjacent property.

There is a minor encroachment on the side setback to the garage (900mm). The proposed is sited to take into account the slope of the land, therefore, reducing the need for cut and fill. The proposed garage location allows the building to step down the slope of the allotment and responds sensitively to the topography of the subject site.

## 3.2.3

## PRIVACY

The height, setback and location of the proposed awning will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

#### 3.2.4

#### HEIGHT

The proposed includes a maximum elevation of 8.42m above the existing ground levels and is within councils height control.

#### 3.2.5

#### FLOOR SPACE RATIO

The proposed FSR is 0.39:1 (232m<sup>2</sup>)

#### 3.2.6

#### HERITAGE

The development site is not considered to be a heritage item and does not lie within a conservation area.

#### 3.2.7

#### BUILDING ENVELOPE

There is an encroachment to the Building Envelope control as shown on the elevation plans supplied by Cadlan Drafting.

With existing vegetation being retained to visually reduce the built form, the proposed responds well to the existing natural environment and provides a reasonable level of privacy and amenity neighbouring properties.

It is noted that a variation for the addition of a second storey, where the existing dwelling is retained, might be considered by council as the proposed height of the building will achieve adequate levels of natural light and high levels of amenity to the occupiers of the residence.

#### 3.2.8

#### LANDSCAPING

There is a minor encroachment on the Landscaped Area controls of the DCP.

291.7m<sup>2</sup>, equating to 49% of the site, will be soft landscaping with the proposed additions to the dwelling complimented by considerable landscaping and existing vegetation. The existing landscaping reflects the scale and form of the development and will not adversely affect any trees considered to be significant.

The outcomes of the control have been achieved, with inclusion of impervious landscape treatments that are for outdoor recreational purposes such as existing ponds, timber bridges, paved private open space and pathways.

Considerable landscaping will be retained. There is no further landscaping proposed.

### 3.2.9

### DRAINAGE CONTROL

The downpipes will be connected to the existing drainage system.

### 3.2.10

### SOIL AND WATER MANAGEMENT

Sediment and erosion control fencing will be installed in accordance with the Site Analysis. It is not considered necessary to implement further soil and water management strategies during the construction. A SECP can be supplied at council's request.

### 3.2.11

### BUSHFIRE HAZZARD

The property does not fall within a bush fire prone area.

### 3.2.12

### HERITAGE

The development site is not considered to be a heritage item and does not lie within a conservation area.

### 3.2.13

### WASTE MANAGEMENT

A Waste Management Plan can be supplied with this application or with the application for Construction Certificate.

## 3.3

## STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.

- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

### **3.4**

### **SUBMISSIONS**

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

### **3.5**

### **PUBLIC INTEREST**

Public interest should be considered when assessing any submissions made in relation to the development proposal.

The development proposal has demonstrated compliance with the PLEP, achieving the desired outcomes in relation to landscaped areas, bulk, scale and heritage provisions and is consistent with the provisions of Pittwater 21 DCP (2019) in terms of overshadowing, privacy, landscaping and setbacks.

The size and scale of the development compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.