

Statement of Environmental Effects

For

Proposed Additions & Alterations at 33 Taiyul Road
North Narrabeen NSW 2101.

For

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Rev A

Development Application

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1.0 INTRODUCTION

The following Statement of Environmental Effects accompanies drawings 0420-DA-01 to DA-10, dated September 2021, showing proposed additions and alterations at **33 Taiyul Road North Narrabeen NSW 2101**.

This Statement of Environmental Effects has been prepared to address the relevant points of the following documents:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2000.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Pittwater Local Environmental Plan 2014.*
- *Pittwater 21 Development Control Plan 2014.*

This statement describes the site and the surrounding neighbourhood area, with consideration given to the relevant planning controls that relate to the site and the development proposed. It is my considered opinion that the additions and alterations as designed is worthy of the support of the Council.

2.0 PROPERTY DESCRIPTION & LOCALITY

The site is located at 33 Nareen Parade, North Narrabeen, NSW 2101. Described as, Lot 43, Section 5, DP 6462. Refer to Figure 1, Location Plan. The property is zoned R2-Low Density Residential under the Pittwater Local Environmental Plan.

The site is not listed as a heritage item, nor is not located within a conservation area. The site is not identified on the The Pittwater Biodiversity Map. The site is not identified on the Northern Beaches Bush Fire Prone Land Map 2020, as being bushfire prone land. The site is identified on Pittwater Geotechnical Hazard Map as Geotechnical Hazard H1. The site is identified on the Acid Sulphate Soils Map as Class 5.

The site is currently developed with a one and two storey freestanding brick veneer dwelling with a tile roof. An in-ground concrete swimming pool and associated decking are located in the rear yard. The property is an irregular wedge configuration with a frontage to Taiyul Road of 16.88m and 16.175m. The site area is 1037m². The topography is falling from Taiyul Road to the east and rear of the property. The

existing details of the site are included on the detail survey plan prepared by J McClure Consulting Surveyors, Reference No. 031/12, dated 2 September 2021, which accompanies this development application submission.

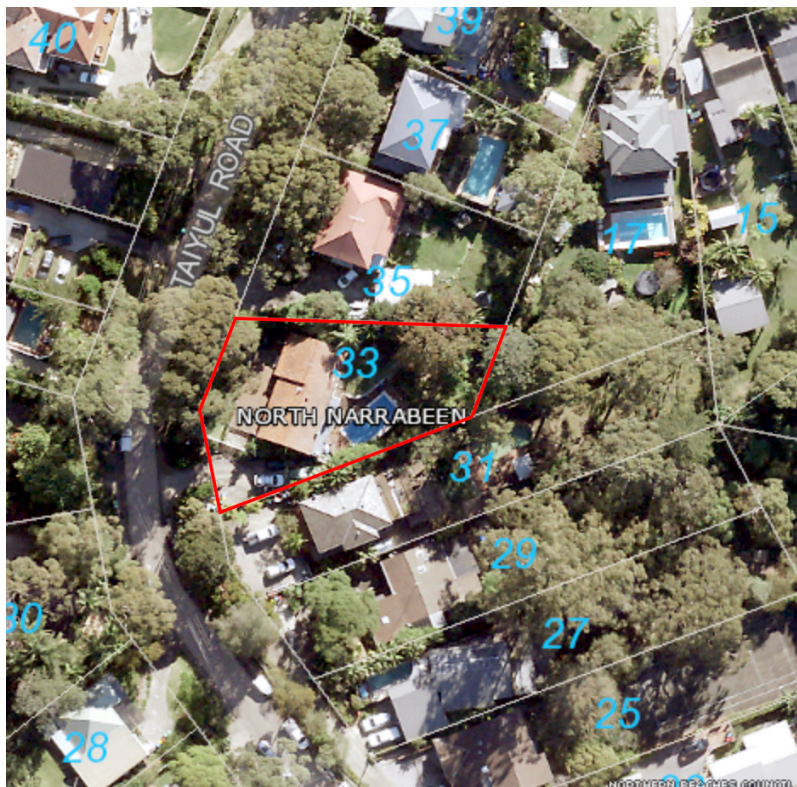


FIGURE 1: LOCATION PLAN.

Source: eservices.northernbeaches.nsw.gov.au





FIGURE 2: EXISTING RESIDENCE - VIEW FROM SOUTH WEST



FIGURE 3: EXISTING RESIDENCE - VIEW FROM NORTH EAST

3.0 THE SURROUNDING ENVIRONMENT

The general vicinity of the site is characterised by a mix of two and three storey residential dwellings in sloping terrain, in a variety of architectural styles. The varying age of development and additions and alterations in the area has resulted in a mix of materials and finishes. The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions.

4.0 PROPOSAL

This development application is for additions and alterations to the existing dwelling. Primarily a first floor extension. A new carport is proposed as shown on the drawings.

The design and the character of the proposal is intended to provide a modern, low impact dwelling that exhibits a sense of place in the North Narrabeen neighbourhood. The bulk and scale of the extensions are consistent with the existing neighbourhood dwellings and the proposal provides minimal impact to the adjacent residences.

The proposed external finishes and colours compliment the environment and exhibit low reflectivity and in combination with the existing landscaping will contribute to the existing character of the area.

As detailed within the accompanying drawings the proposal seeks consent for the construction of alterations and additions to an existing dwelling, comprising:

Ground Floor

- New Stair to access proposed first floor.
- Reconfigure Laundry, New Door to Existing Deck

First Floor Extension

- Master Bedroom with Walk In Robe.
- Studio/Retreat Area
- Bathroom

5.0 DEVELOPMENT CONTROLS

5.1 SEPP (Building Sustainability Index: BASIX) 2004.

A BASIX Certificate No. A432525 has been prepared to support the proposed works.

5.2 SEPP No 55 – Remediation of Land.

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The proposal does not see any excavation or soil disturbance. The works are a first floor addition above the existing dwelling. As the site conditions are otherwise largely unchanged, further investigation of the site is not considered to be warranted.

5.3 Pittwater Local Environmental Plan 2011

The proposed additions and alterations are considered to be permissible under the Pittwater Local Environmental Plan 2014, with the consent of Council.

Under the Pittwater LEP the subject site is zoned R2-Low Density Residential.

The General Controls applicable to the proposed additions and alterations are summarised as:

5.3.1 (cl.4.3) Building Height

Maximum building height allowed from natural ground is 8.5m. The 8.5m height from natural ground is shown on the elevations. On the eastern lower side, the maximum height from the existing lower ground to the proposed new roof is 9.1m. It is intended to make a variation request pursuant to clause 4.6 of the LEP.

5.3.2 (cl.4.6) Exceptions to Development Standards

It is intended to seek a clause 4.6 variation request for the building height encroachment. A Clause 4.6 variation request written statement accompanies this development application submission.

5.3.3 (cl.7.1) Acid Sulphate Soils

The site is identified on the Acid Sulphate Soils Map as Class 5. There is no proposed major excavation for this project, it is primarily a first floor extension. A preliminary geotechnical assessment report, prepared by White Geotechnical Group Ref:J, dated xx Sept 2021, accompanies this development application.

5.3.4 (cl.7.2) Earthworks

There are no proposed earthworks or excavation, the proposal is for a first floor addition above an existing dwelling.

5.3.5 (cl.7.7) Geotechnical Hazards

The site is identified on Pittwater Geotechnical Hazard Map as Geotechnical Hazard H1. A preliminary geotechnical assessment report, prepared by White Geotechnical

Group Ref:J3748, dated 23 September 2021, accompanies this development application.

5.3.6 (cl.7.10) Essential Services

All essential services are available on site, including the supply of water, electricity, gas, the disposal of sewage, stormwater drainage and vehicle access.

There are no other clauses of the LEP that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the Pittwater LEP.

5.4 Pittwater 21 Development Control Plan (DCP)

The Pittwater 21 Development Control Plan (DCP), provides for a range of outcomes and controls which form the basis for the design of the proposed additions and alterations.

The relevant performance based controls under the DCP are discussed below:

5.4.1 (A4.11) North Narrabeen Locality

The proposal is for a two and three storey dwelling on a sloping site in a landscaped setting which conforms to the desired character of the North Narrabeen Locality.

5.4.2 (B1.3) Heritage Conservation

The site is not considered to be of Heritage significance.

5.4.3 (B1.4) Aboriginal Heritage Significance

The site is not considered to be of significance to Aboriginal Heritage.¹

5.4.4 (B3.1) Landslip Hazard

The site is identified on Pittwater Geotechnical Hazard Map as Geotechnical Hazard H1. A preliminary geotechnical assessment report, prepared by White Geotechnical Group Ref:J3748, dated 23 September 2021, accompanies this development application.

5.4.5 (B3.6) Contaminated Land and Potentially Contaminated Land

The site is considered not to be contaminated.

5.4.6 (B4.5) Landscape and Flora and Fauna Enhancement

There is no impact on the existing flora and fauna around the site.

5.4.7 (B5.15) Stormwater Discharge into Public Drainage System

All stormwater is to be directed into the existing stormwater network that drains via gravity.

5.4.8 (B6.1) Access Driveways

There is no change to existing driveway and crossover configuration.

5.4.9 (B6.2) Internal Driveways

There is no change to existing internal driveway configuration. A new carport is proposed over the existing driveway.

5.4.10 (B6.3) Off-Street Vehicle Parking Requirements

The proposed Carport and driveway area will allow for three vehicles to be securely parked on the site.

5.4.11 (B8.1) Excavation and Landfill

There is no excavation or fill proposed.

5.4.12 (B8.3) Waste Minimisation

The existing roof is to be demolished and all waste materials are to be disposed off at an approved waste management facility. A completed waste management plan has been submitted with this development application.

5.4.13 (B8.4) Site Fencing and Security

Construction fencing and access gates are too fully secure the construction site between the existing side boundary fences. "Warning Construction Site - Do not Enter" signage to be fixed to the security fencing.

5.4.14 (C1.1) Landscaping

There is no proposed clearing of the existing established landscape. Any additional general landscaping is intended to enhance and contribute to the visual aesthetic of the residence and the surroundings using regionally occurring native species.

5.4.15 (C1.2) Safety and Security

The proposal maintains and enhances the privacy and security aspects of the neighbourhood and provides a positive contribution to the surrounding environment.

5.4.16 (C1.3) View Sharing

There shall be no loss of views for the existing neighbouring dwellings.

5.4.17 (C1.4) Solar Access

The proposed additions will not significantly overshadow the adjacent neighbouring dwellings. Windows to the principal living area of the dwelling, and windows to the principal living areas of adjoining dwellings, will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Drawing DA-09, Shadow Diagram shows the shadow cast by the proposed extended dwelling on the Winter Solstice (June 21) at 9.00am, 12 noon and 3.00pm.

5.4.18 (C1.5) Visual Privacy

The proposed additions and window locations achieve privacy for the subject site and the adjacent dwellings.

5.4.19 (C1.6) Acoustic Privacy

The proposal maintains and enhances the acoustic privacy of the existing dwelling.

5.4.20 (C1.7) Private Open Space

The proposal allows for 80m² private open space for the dwelling. This is located in the back yard.

5.4.21 (C1.23) Eaves

The proposed first floor roof profile includes eaves.

5.4.22 (D11.1) Character as viewed from a public place

The proposal enhances the character of the neighbourhood and the new materials and finishes provide a positive contribution to the surrounding environment. The streetscape is enriched with the improved visual aesthetic of the proposed works.

The additions and alterations to the dwelling are consistent with the scale and style of the existing and renovated dwellings in the neighbourhood. The proposal is consistent with the desired character of the North Narrabeen locality.

5.4.23 (D11.3) Building colours and materials

The proposed additions and alterations enhance the visual quality of the surrounding the area. The colours and material selected harmonise with the neighbourhood surrounds and provide a positive contribution to the surrounding environment.

Drawings DA-05 & DA-06 Elevations, show the selected colour scheme.

Schedule of External Finishes

AREA	SUBSTRATE	FINISH	COLOUR
Walls - Ground/Lower Ground Floor	Brick- New Render	Paint	Dulux-GR12- Flooded Gum
Walls - First Floor	Fibre Cement W/B Profile	Paint	Dulux-GR24 - Tranquil Retreat
Roof	Trim deck Steel	Colorbond	Colorbond - Monument
Window/Glass Door Frame	Aluminium	Powdercoat	Dulux- Monument C29
Trims	Timber	Paint	Dulux- Lexicon Half 4W

5.4.24 (D11.6) Front Boundary Setback

Under the DCP, the R2 zoning provides for a front boundary setback of 6.5m. The setback to the ground floor of the existing dwelling is 9.3m and this is to be maintained. The setback from the front boundary to the proposed first floor extension is 10.7m.

5.4.25 (D11.7) Side and Rear Building Line

The existing side setbacks are to be maintained. The side setback to the South is 4.73m and the setback to the North is 1.95m. The rear setback to the ground floor remains, the setback for the proposed first floor deck is 23.5m from the rear boundary.

5.4.26 (D11.10) Landscape Area General

The existing Landscape Areas for the Site are shown below:

LOCATION	AREA (m²)
Rear Yard(E)	390.3
Front Yard (N)	149.4
Total Landscape Area	539.7
SITE AREA	1037
Landscape % of Site Area	52.0%

There is no proposed change to the existing Landscaped Area.

5.4.27 (D11.12) Fences

The existing fence configuration is to remain.

6.0 Sect 79c of The EPA Act, 1979

Matters for Consideration under Section 79c of The Environmental Planning and Assessment Act, 1979 are discussed below.

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant SEPP controls. It is not considered that there are any draft environmental planning instruments applying to the site. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions. There are no other known environmental planning instruments applying to the site.

7.0 CONCLUSION

The development has been designed to comply with the requirements of the Pittwater LEP 2014 & the controls of the Pittwater 21 Development Control Plan. It is considered that the proposed design respects the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

It is considered that the proposal, which seeks consent for additions and alterations to the existing dwelling, which will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area is compatible with and will complement the character of the area.

The site is considered suitable for the proposed development. The proposal will provide for additions and alterations to the existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any significant impact on the streetscape. The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

The principle objective of this development application is to provide space for the needs of a growing family. It is considered that the proposed additions and alterations as designed would satisfy the stated objectives of Council's Development Controls. This is achieved by proposing a first floor extension and an external upgrade to the existing dwelling.

The proposed development respects the scale and form of other new development in the vicinity and therefore compliments the locality, the setbacks are compatible with the existing surrounding development.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining dwellings, the issue of a Development Consent under the delegation of Council is requested.