# Statement of Environmental Effects at 63 Gondola Road, North Narrabeen NSW 2101 For Greg Beeman

**RAPID PLANS**

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# 1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed new dwelling at 63 Gondola Road in North Narrabeen.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

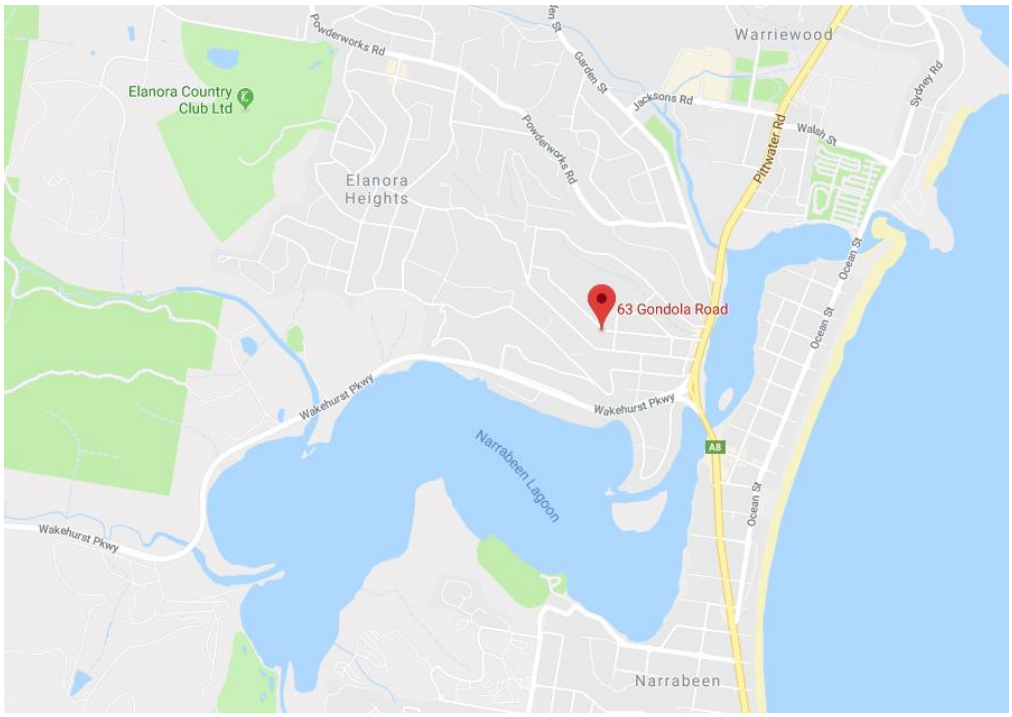
In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

# 2 THE EXISTING BUILDING

## *2.1 Site*

The residence is located on the western side of Gondola Road in the residential neighbourhood of North Narrabeen.
Site Address: No 63 Gondola Road, North Narrabeen

LOCATION PLAN




## *2.2 Local Authority*

The local authority for this site is:
Northern Beaches Council (Pittwater)
1 Park Avenue, Mona Vale NSW, 2103
Telephone: 9970 11111

## *2.3 Zoning*

Lot 218 DP.16212 known as 63 Gondola Road, North Narrabeen, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

## *2.4 Planning Controls*

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

## *2.5 Context and Streetscape*

The property 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 single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density 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.

## *2.6 Existing Areas of the Dwelling*

The site has an existing single storey dwelling with concrete parking area to the side.

## *2.7 Existing off-street parking*

There is parking available for multiple cars on the existing concrete drive. There is no necessity for street parking.

## *2.8 Existing Landscaping*

The landscaping to the existing property consists of grassed areas to the front & rear yards with small shrubs on the front & rear boundaries. The existing landscaping is to be maintained where possible for this development.

# 3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The new building will become a double storey building with car parking under. The appearance & bulk of the proposed building is to be improved throughout the development from the original built form to be in keeping with surrounding properties. The proposed works provide a new dwelling with parking & storage under, new driveway, new front entry stairs & landing, new rear pool, cabana, retractable awning & pool deck, new retaining walls & garden beds, new rear decks & new sheet metal roofs over the dwelling & cabana.

The proposal is in sympathy with the existing built form in the area maintaining the scale and character of a house and the garden suburb.

## *3.1 Features of the Proposal*

**Externally the proposal encompasses:**

- New excavated basement to accommodate 2 vehicles & new drive
- New ground floor walls to dwelling with front access deck
- New ground floor side pergola for boat storage
- New ground floor rear patio, BBQ area, pool, cabana & retaining walls to rear yard
- New 1st floor wall with rear deck
- New sheet metal roof & rear retractable awning
- New photovoltaic solar panels & skylights

**Internally the proposal encompasses:**

- New basement garage & storage with internal stairs to ground floor
- New ground floor entry, bed, office, bath, laundry, kitchen, dining & living
- New internal stairs
- New 1st floor bedrooms, ensuites, bath & living

## *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 residence provides better provision for living & entertaining areas for the owners whilst improving the bulk of the dwelling that is fitting for the North Narrabeen area. The owner is looking to provide a modern house to be more usable for the owner's family. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the northern aspect improving the lifestyle for the resident as well as a residence that is 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:

Masonry & blockwork walls to basement

Brick veneer walls to ground floor

Cladded walls to first floor

Alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour

Tiled concrete patio to rear of ground floor

Timber deck to rear first floor

## *3.5 Height*

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

## *3.6 Site Controls*

| **Proposed Development** | **Proposed** | **Allowable** |
|---|---|---|
| Site Area | 622.70 sq m | - |
| GFA (Gross Floor Area) | 303.94 sq m | - |
| Height | 8.306m | 8.5m |
| Built upon area | 50% | 50% |
| Landscaping | 50% | 50% |

## *3.7 Setbacks and Siting*

| **Proposed Development** | **Proposed** | **Allowable** |
|---|---|---|
| Front Set Back | 7.254m | 6.5m |
| Rear Set Back | 14.151m (dwelling)<br>1.183m (cabana)<br>4.188m (pool) | 6.5m |
| Side Set Back | 1m (west dwelling)<br>1.225m (east) | 1m & 2.5m |

The front setback of the residence will remain consistent with the existing dwelling & surrounding properties. A concession is requested for the front access stairs which are to be used to access the front door only & assist in circulation & openness of the property.

The side setback of the new work of the residence aligns with the existing exterior walls. A concession is requested for an eastern side setback encroachment of the proposed dwelling. The north-eastern corner of the living room of both levels & the NE corners of the Ensuite & master bed on the first floor encroaches into the 2.5m side setback due to the angled eastern boundary of the property with the property itself on a bend in Gondola Road preventing a standard rectangular orientation of the property boundaries. The dwelling has been stepped along the eastern elevation to ensure other portions of the building are clear of the setback line to reduce bulk on the eastern side of the proposed dwelling & maintain view lines for the surrounding

properties. The design is responsive to the existing topography allowing for substantial landscaping & an attractive streetscape as well as generally maintaining adjoining properties existing amenity. The side setback encroachment, with a side setback of 1225mm, is justified as it is in keeping with the approved application for 69 Gondola Road that has a side setback of 1000mm (1275mm on the opposite side setback) with a living room & enclosed stairwell well inside the setback area behind the parking areas on the eastern side of the property.

A concession is requested for an encroachment of the side boundary envelope to the upper floor. The wedge style shape of the property boundaries prevents a standard dwelling from clearing the envelopes as well as the topography sloping from back to front. Although the height has limit has been cleared with the floor levels stepping with the existing ground level, & a flat roof proposed to minimise bulk, the proposal is in keeping with developed properties along Gondola Road as a reasonable level of privacy, amenity & solar access had been achieved for neighbouring properties. In addition, the development generally responds to the existing natural environment with additional planting to be provided onsite to enhance the streetscape.

## *3.8 Access and Traffic*

Due regard has been given to pedestrian and vehicular access. The proposal shows that new access to Gondola Road is to be provided with a new concrete drive to accommodate a minimum of 2 vehicles to maintain the Council parking provision & 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 63 Gondola Road 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 many of the windows using raised sills with low use rooms proposed to the upper level reducing the impact on neighbouring properties. The cladded & masonry walls provide a barrier to the neighbours on the adjacent boundaries and the new rear patio area does not directly impact neighbouring properties.

## *3.10 Solar Access and Overshadowing*

The site slopes from the west to east. The location of the proposed dwelling has been

carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing has been designed with minimal shadow increase to reduce adverse impact of reduced sunlight to the open space areas on the easterly & westerly adjacent properties.

### *3.11 Acoustic Privacy*

Acoustic privacy has been improved across the development. The masonry & cladded stud walls along with the timber & concrete floors on the property act as a buffer to noise as well as careful 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 a new stormwater drainage system and piped to the street gutter.

### *3.13 On-Site Detention*

On-Site Stormwater Detention is included with this application as the proposal is for a new dwelling. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

## 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 concrete & timber floors with masonry & cladded walls. The outdoor areas are to be tiled 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 maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

## 4.4 Natural light

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

## 4.5 Solar Collectors

The new roof pitch has been designed to accommodate photovoltaic solar panels to assist in off-grid power.

## 4.6 Insulation and Thermal Mass

The development will be constructed from a full brick and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The entire house shall be thermally insulated in the ceiling with R?? 75mm foil backed blanket & batts and where necessary to the party walls.

## 4.7 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 front yard. Household effluent will be disposed of to Sydney Water requirements. 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.

## 4.8 Siting and Setback

North Narrabeen is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 63 Gondola Road

is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with a new entry proposed. The new works to the rear of the property follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

## *4.9 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 cladded & rendered with lighter weight materials & a flat roof used to the upper level to minimise bulk & height. The new works have been designed to create a modern design that suites the area.

## *4.10 Roof Form*

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The proposed house is to utilize a low pitched high tensile sheet metal roof form under this proposal. A new sheet metal roof is proposed over the cabana to the rear of the property.

## *4.11 Walls*

A distinctive feature of the proposed North Narrabeen dwelling is that the design incorporates masonry & block walls to the basement level for structural integrity, brick veneer walls to the ground level & cladded timber framed walls to the upper floor for a modern finish to the property.

## *4.12 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 63 Gondola Road are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

## *4.13 Garages and Carports*

The freestanding houses in North Narrabeen allowed for the cars to drive to the front or down the side of the house. This development proposes a new basement garage with parking available for 2 vehicles. Included with the garage is storage area with internal access to the floor above.

## *4.14 Colour Scheme*

The colour scheme of the proposed addition will be in sympathy with the period of the original house.
Please refer to Appendix 1 for the Colour Scheme schedule

## *4.15 Fences and Gates*

Fences & gates are to be maintained for this development.

## *4.16 Garden Elements*

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area & tiered garden beds along the rear boundary which would increase planted areas in the rear yard.

# 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 63 Gondola Road 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 & cladded walls, timber & concrete 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 2700 1996 COLOUR |
|---|---|---|---|
| **6.1.1 Wall** | Concrete block, brick veneer Cladded stud | Paint | By Owner |
| **6.1.2 Gutter** | Colorbond | Medium to Dark | By Owner |
| **6.1.3 Deck Posts** | Timber/Alloy | Paint | By Owner |
| **6.1.4 Door frame** | Alloy | Paint | By Owner |
| **6.1.5 Door** | Timber & glass | Paint | By Owner |
| **6.1.6 Window** | Alloy & glass | Paint | By Owner |
| **6.1.7 Roofing** | Colour Bond Solar panels | Medium to Dark | By Owner |