

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS **TO AN EXISTING DWELLING INCLUDING A POOL**

AT

80 NARRABEEN PARK PARADE, WARRIEWOOD, NSW 2102

LOT 19 DP 23008

Prepared by *JJDrafting Australia P./l.*

FEB 2024

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Australia P/L, Job Number 1144/23, Drawing numbers DA 01 – DA 20, dated MAY 2023 to detail proposed Alterations and Additions to an existing dwelling at 80 Narrabeen Park Parade, Warriewood.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and assessment regulation*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan (as amended 2021)*



Figure 1: Aerial view of subject allotment and surrounding site (Source: Google Maps).

Key: Subject site in **ORANGE**

2) Site Characteristics and Description

The subject allotment is described as 80 Narrabeen Park Parade, Warriewood. Within the DCP, it is located in the Warriewood Locality and is typical of residential developments characteristic of this area.

- The site is zoned E4 Environmental Living.
- The site area is 646.6 sqm and descends from the front of the site to the rear by approximately 10m. It is an irregular trapezoid shaped lot.
- As is, the development on this allotment consists of a one and two storey rendered dwelling with metal roof. There is a first floor deck to the front of the dwelling and two elevated decks to the rear – on the first floor and ground floor. Due to the steep slope of the lot, the rear yard is not directly at level with the ground floor (which is level to the front), therefore the rear of the property is accessed via an external staircase within the deck. The laundry is accessed externally on the subfloor level.
- The existing site is terraced with block retaining walls to form levelled garden and lawn.
- The site addresses Narrabeen Park Parade to the East, with an existing concrete driveway and separate stone pathway for pedestrian access.
- Vegetation consists of mixed and endemic species, with large portions of grass to the rear and front of the dwelling.
- The site is within geotechnical hazard area – H1. *A geotechnical report has been provided with this application.*
- The site is listed as being in bushfire prone area – Vegetation Buffer. *A bushfire report has been provided with this application.*
- The subject site is located in Class 5 on Pittwater Acid Sulphate Soils.
- The subject site is not located in Northern Beaches Council Flood Hazard Map area or a heritage conservation area. There are no known heritage items on this site.

3) The Proposal

Description

As detailed in the accompanying plans, this proposal seeks approval for alterations and additions to an existing dwelling.

The new works will comprise the following:

FIRST FLOOR

- Portion of the existing first floor deck is to be enclosed to extend the existing *kitchen*. New kitchen layout is proposed.
- The existing access to the front and rear decks from the first floor are proposed to be replaced with new sliding door configurations.
- The existing *bathroom* is proposed to be altered to form a separate powder room (*WC*) and *Ensuite*.

- Internal alterations for the existing *Walk-in-robe* and master *bed 1* is proposed to allow for the alterations to the *bathroom* and *kitchen* and to form a hallway for increased privacy.

GROUND FLOOR

- Portion of the rear deck is to be enclosed to enlarge the *rumpus room*, *bedroom 3* and to form a new *bedroom 4*. Minor changes to internal layout to accommodate these additions.
- The existing exterior staircase is to be redirected and made internal. It will provide access to the pool room and out to ground level.

LOWER GROUND FLOOR

- The substructure of the existing ground floor deck will be enclosed to form a new pool room connected to the house to provide indoor/outdoor recreational space at a continuous level with the backyard. It will also connect the laundry internally with the rest of the existing house.
- A new combined pool and spa is proposed above ground, with a skirting deck at level with the existing upper terraced lawn.
- Existing pavers are to be removed and lawn reinstated, and screen planting is proposed around the pool, with a minimum height at maturity of 3m.

4) ZONING AND DEVELOPMENT CONTROLS

4.1) Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application.

4.3) Height of Building (LEP 4.3)

The maximum building height control – 8.5m

No increase is proposed to the existing roofline or ridge height, no change therefore is proposed to the existing building height. **COMPLIES**

4.4) Warriewood Locality A4.14

Desired future character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties. The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

A vast majority of the existing vegetation will remain untouched and no significant trees or vegetation will be removed.

The built height will not be changed and consideration has been taken to minimise bulk and scale, the additions are proposed within the existing roofline and building footprint by enclosing the existing covered decks and subdeck. No change is proposed to the visible streetscape aside from the replacement of sliding doors at the front deck. In comparison to neighbouring properties the proposed development is modest in size and will blend well with the characterised colours, scale, bulk and materials used in the streetscape – as no change is proposed.

The setbacks are compatible with the existing surrounding developments and does not exceed the existing dwelling's setbacks.

The proposal will not have any significant or adverse impact on the neighbouring properties and will not dominate the streetscape.

5.0) DEVELOPMENT STANDARDS AND THE EFFECTS OF THE PROPOSAL

Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner. Consideration has been made to bulk and scale.

Internal Driveways (B6.2) and Off-Street Parking (B6.3) – Access driveways (B6.1) COMPLIES

No changes will be made to the driveway, or off-street parking conditions of the site.

View Sharing (C1.3) COMPLIES

The proposed additions and alterations will not affect adjoining dwellings, and neighbours' existing views of the ocean are not obscured as a result of the proposal.

Solar Access (C1.4) COMPLIES

No significant loss of daylight to habitable rooms in adjacent dwellings will be experienced as consequence of this proposal.

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

Visual Privacy (C1.5) COMPLIES

Habitable rooms and outdoor living areas of the development are optimized for visual privacy through the use of building layout and landscaping. Window orientation has been considered and limited where it might otherwise overlook neighbouring properties windows. The new pool is proposed adjacent to the neighbours pool at No. 78, which has existing tall screen planting for privacy (screen planting will also be provided on the subject site.) A 1.8m privacy screen will also be provided on the northern side of the pool deck to provide privacy to the opposite neighbour 82.

Private Open Space (C1.7) COMPLIES

A minimum of 80sqm of private open space at ground level is required for this site.

The proposed development retains more than 80sqm of Private Open Space at the rear of the property, with a level principal open space area off the pool room more than 16sqm.

Character as viewed from a public place (D13.1) COMPLIES

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

The proposed addition of enclosing portions of the existing covered deck is within the existing profile of the dwelling and will be secondary to landscaping. It will be of bulk and scale that will not impact or dominate the streetscape.

Majority of the existing vegetation has remained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings. Particularly regarding views of the ocean which are prevalent on houses within Narrabeen Park Parade, consideration has been given to ensure no water views are obscured as a result of this development.

The setbacks are compatible with the existing surrounding developments and does not exceed the setbacks of the existing dwelling.

Scenic Protection – General (D13.2) COMPLIES

The proposal will not affect the natural environment when viewed from a public place such as from the road or public reserve or from any waterways. No change to vegetation is proposed at the front of the property and no trees are proposed for removal across the site. The front elevation as seen from the streetscape will remain primarily unchanged.

Building Colours & Materials (DCP D14.3) COMPLIES

The colours and materials to the proposal will complement and enhance the visual character within the streetscape. The development will harmonize with the natural environment and match the existing dwelling using dark to medium greys and earthy tones.

Front building line (D14.7)

The control for this site is 6.5m.

No change is proposed to the existing front setback of 5.69m. **NO CHANGE**

Side and rear Setback Building Line (D14.8)

SIDE SETBACK–COMPLIES

The required side setback control is 1.0m to one side and 2.5m to the other.

- Existing N side setback 1.78m–**NO CHANGE**
- Existing S side setback 1.67m–**NO CHANGE**
- Proposed N side setback 1.78m–**NO CHANGE**
- Proposed S side setback 1.67m–**NO CHANGE**
- Proposed N side setback (lower ground floor) 1.45m–**COMPLIES**
- Proposed S side setback (lower ground floor) 4.56m–**COMPLIES**

The proposed additions on the ground and first floor are enclosed within the existing deck setbacks which also align with the existing side building line. Therefore, the proposal complies with this control as no increase is made to the existing building setbacks.

REAR SETBACK

The required rear setback control is a minimum of 6.5 m.

- Existing rear setback 27.9m–**COMPLIES**
- Proposed rear setback (Ground & First floor) 25m–**COMPLIES**
- Proposed rear setback (Lower Ground Floor) 24m–**COMPLIES**
- Proposed rear setback (Pool Deck) 14.2m–**COMPLIES**

Building envelope (D14.11)

The control for this parcel of land is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 degrees.

No change is proposed to the existing built form in terms of impacting the existing building envelope. The proposed alterations and additions are within the existing building line and remain within the existing roof covering of the decks which are proposed to be enclosed. No change is proposed to the existing building envelope and the proposal is within reasonable and modest bulk and scale.

The pool room that projects slightly to the rear from the existing deck subfloor is well within the building envelope projection.

Landscaped Area – GENERAL – AREA 3 (DCP D14.12)

Site area is 646.50m²

Minimum landscape area requirement is 60% = 387.9sqm

6% (38.79sqm) recreational area is to be included in the proposed landscaped area calculation.

Existing Landscaped area ----- 392.79sqm ---- 60.7%

Total new landscaped area ----- 390.35sqm ---- 60.4% **-COMPLIES**

Existing hard surface area -----253.78sqm

Total new hard surface area ----- 255.72sqm

6) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

6.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater 21 Development Control Plan and the relevant supporting Council Local plan. 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.

6.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

6.3) Any development control plan

The development has been designed to comply with the requirements of the Warriewood Locality and the general principles of *Pittwater Development Control Plan 21*. It is considered that the proposed design respects the aims and objectives of the DCP and the locality in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

6.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

6.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

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

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21 and the Warriewood Locality.

6.6) The suitability of the site for the development

The subject land is zoned as E4 Environmental Living and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling. The proposed works will not have a detrimental impact on the amenity of the adjoining properties or any negative impact on the streetscape.

6.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

6.8) The public interest

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.

Conclusion

The proposal which provides for alterations and additions to an existing residence, with the inclusion of a pool and deck will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the Warriewood locality.

There will be no negative effect upon neighbouring residences, local fauna, or flora, and view sharing has been considered and retained.

Furthermore, it is requested the proposal be supported. In scale, landscaping, setbacks, form and finishes, the proposal retains the existing scope of the dwelling and will not impact the streetscape or negatively impact the amenity of neighbours.

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

APPENDIX 1: EXISTING SITE PHOTOS

Figure 1: view of front of the subject site from East at Narrabeen Park Parade.

**No significant impact to front façade, only minor change is the replacement of the window and doors on the first floor to form a wider sliding door scheme.*



Figure 2: View from rear of dwelling up to existing balconies.

#To be partially enclosed to form additions.



Figure 3: View from rear balcony facing west, to existing sloped and terraced garden.

#Location of proposed pool and deck.



Figure 4: View from first floor rear balcony towards neighbours at South.

**Location of proposed kitchen addition with blocked view to neighbours deck for privacy.*



Figure 5: View from window at existing dining room towards north.

#Example of scope of views from the site.



Figure 6: View from west at rear of property towards dwelling.

#Location of existing tiered garden, proposed to form New pool and deck at level with top terrace.



Figure 7: view of neighbouring dwellings at No. 78 & 76 on Narrabeen Park Parade.

#Noted for comparison of subject site, similar bulk, scale and articulation of multi level balconies at front and rear.



SCHEDULE OF EXTERIOR FINISHES & MATERIALS

80 NARRABEEN PARK PARADE, WARRIEWOOD

| | |
|-------------|---|
| ROOF | – Colorbond roof – MEDIUM TO MATCH EXISTING. |
| WALLS | – Timber framed with render –MEDIUM GREY TO MATCH EXISTING. |
| WINDOWS | – Aluminium frames –COLOUR TO MATCH EXISTING. |
| DOOR FRAMES | – Aluminium frames –COLOUR TO MATCH EXISTING. |
| TRIMS | – MID GREY COLOUR TO MATCH EXISTING. |