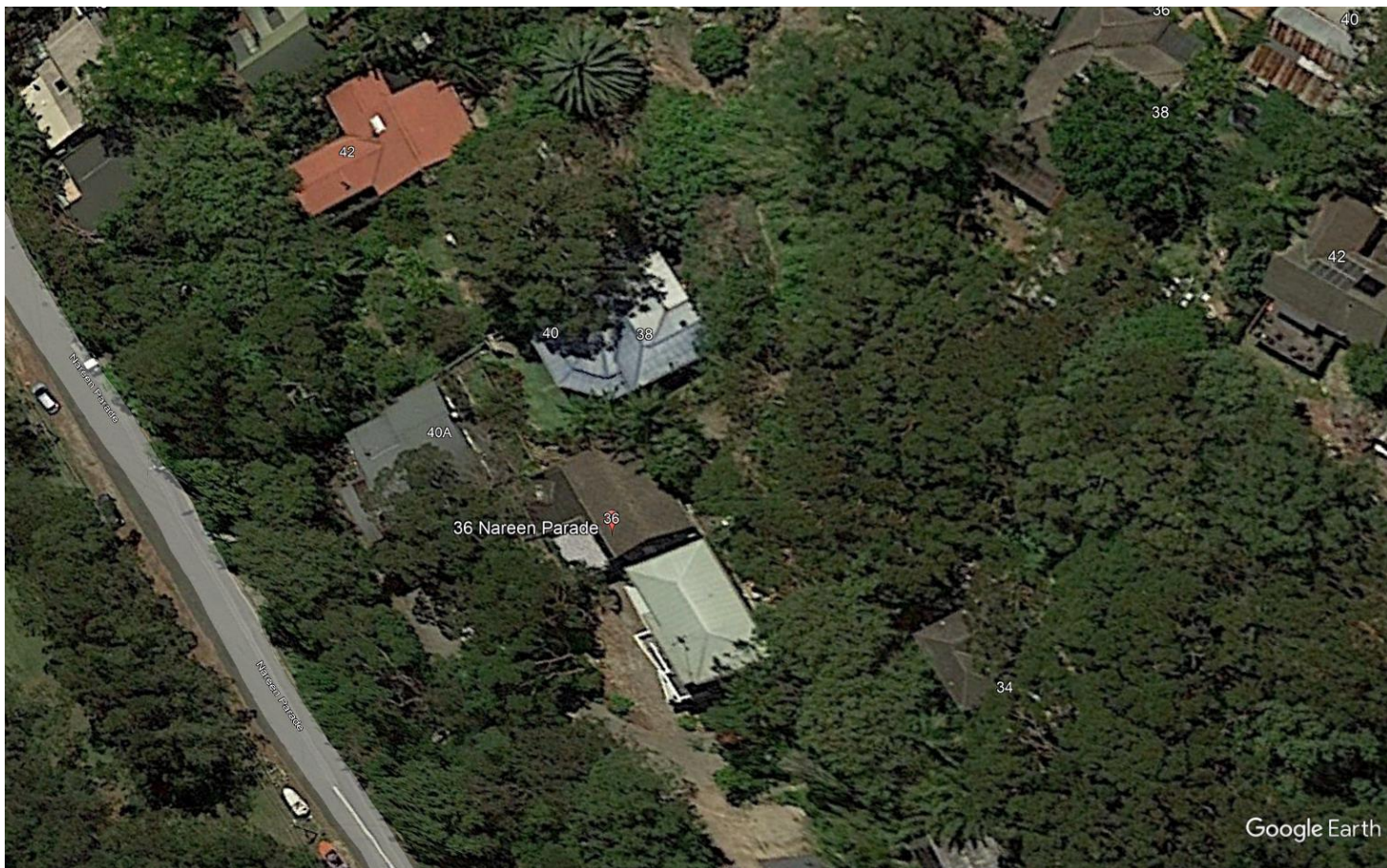


Statement of Environmental Effects



PROPERTY : No's 32A, 34, 36 and 38 Nareen Parade,
North Narrabeen

CLIENT : RCC National Builders

PROPOSAL : Reinstatement/Reconstruction of Access
Driveway.

Date : 18 May, 2024

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EXECUTIVE SUMMARY

This document comprises of a Statement of Environmental Effects to accompany a Development Application for the Reinstatement/Reconstruction of Access Driveway located at 32A, 34, 36 and 38 Nareen Parade, North Narrabeen.

Assessment under The Environmental Planning and Assessment Act, 1979 (As Amended) found that the existing development will not result in any adverse environmental effects on the surrounding properties and area.



1.0 INTRODUCTION

1.1 Terms of Reference

This document comprises a Statement of Environmental Effects to accompany a Development Application is for Reinstatement/Reconstruction of Access Driveway located at No's 32A, 34, 36 and 38 Nareen Parade, North Narrabeen.

The report has been prepared by PWS Building Consultancy and in consultation with RCC National.

1.2 Report Aims

This report aims to:

- provide the context for the proposal's planning assessment by describing the existing site / local environment and outlining the relevant planning controls;
- describe the proposed development; and
- assess all relevant environmental and planning issues for the proposed development under The Environmental Planning and Assessment Act, 1979 (As Amended).

1.3 Proposal

The Development application is for the Reinstatement/Reconstruction of Access Driveway located at 32A, 34, 36 and 38 Nareen Parade, North Narrabeen.

The structure is to be constructed of reinforced concrete and is provide vehicular access to No's 32A, 34, 36 and 38 Nareen Parade.

Due to the nature of the proposed works it is considered the impact upon surrounding Development will be negligible.

1.4 Property Legal description

No 32A Nareen Crescent, North Narrabeen

LOT 421 IN DEPOSITED PLAN 1004511
AT NARRABEEN
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1004511

No 34 Nareen Crescent, North Narrabeen

LOT 41 IN DEPOSITED PLAN 11356
AT NORTH NARRABEEN
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11356

No 36 Nareen Crescent, North Narrabeen

LOT 40 IN DEPOSITED PLAN 11356
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11356

No 38 Nareen Crescent, North Narrabeen

LOT 39 IN DEPOSITED PLAN 11356
AT NORTH NARRABEEN
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF NARRABEEN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP11356

2.0 OVERVIEW OF THE SUBJECT SITE

2.1 Local Context

The subject site is located on the north eastern side of Nareen Parade. The property is considered to be located to the centre and eastern area of the Northern Beaches Council area. The area is bounded by quite residential back Streets which contains predominately residential dwelling houses.

2.2 History

It is assumed all structures located on site had the prior approval of Council.

2.3 Site Topography, Drainage and Services

The site is currently supplied by water, sewer, electricity and it is not anticipated there will be any problems in continuing to provide these services.

2.4 Names of relevant instruments and SEPP's, REP, LEP and DCP.

1. The name of each environmental planning instrument that applies to the carrying out of development on the land:

SEPP (Biodiversity and Conservation) 2021
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing) 2021
SEPP (Industry and Employment) 2021
SEPP (Planning Systems) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Transport and Infrastructure) 2021
SEPP (Sustainable Buildings) 2022
SEPP No 65—Design Quality of Residential Apartment Development 2002

The name of each development control plan that applies to the carrying out of development on the land:

Manly Development Control Plan 2013.

3.0 Statutory Requirements

3.1 The Environmental Planning and Assessment Act 1979 as amended. The property is located within the Northern Beaches Council area.

The property is defined as a Residential property within the Pittwater Local Environmental Plan 2014 and is located within a Zone C4 – Environmental Living (permissible use).

3.2 Zone C4 Environmental Living

Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

Permitted without consent

Home businesses; Home occupations

Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Comment

It is considered the proposed Reconstruction of the Impact Damaged Carport is permissible within a R1 – General Residential Zone.

3.3 Floor Space Ratio

The objectives of this clause are as follows—

- (1) The objectives of this clause are as follows—
 - (a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,
 - (b) to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,
 - (c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,
 - (d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,
 - (e) to provide for the viability of Zone E1 and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).
- (2A) Despite subclause (2), the floor space ratio for a building on land identified as “Gross Floor Area for Certain Commercial Premises” on the [Key Sites Map](#) may exceed the maximum floor space ratio allowed under that subclause by up to 0.5:1 if the consent authority is satisfied that at least 50% of the gross floor area of the building will be used for the purpose of commercial premises.

Comment

There is no increase in Floor Space area. It is therefore considered the Reinstatement/Reconstruction of the Existing Impact Damaged Carport is considered to substantially comply with Council’s numerical standard of 06:1 and also complies with the above objectives.

3.4 Height of buildings

- (1) The objectives of this clause are as follows—

The objectives of this clause are as follows—

- (a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,
 - (b) to control the bulk and scale of buildings,
 - (c) to minimise disruption to the following—
 - (i) views to nearby residential development from public spaces (including the harbour and foreshores),
 - (ii) views from nearby residential development to public spaces (including the harbour and
-

foreshores),
(iii) views between public spaces (including the harbour and foreshores),

- (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,
 - (e) to ensure the height and bulk of any proposed building or structure in a recreation or conservation zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

Comment

The height of the Reinstatement/Reconstruction of the existing Impact Damaged Carport is considered to be comply with Council height requirements of 8.5m.

3.5 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the [Acid Sulfate Soils Map](#) as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (3) Development consent must not be granted under this clause for the carrying out of works unless—
 - (a) an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority, and
 - (b) the consent authority is satisfied that any disturbance of acid sulfate soils resulting from the works will be managed so as to minimise adverse impacts on natural waterbodies, wetlands, native vegetation, agriculture, fishing, aquaculture and urban and infrastructure activities.
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- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if—
 - (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and
 - (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)—
 - (a) emergency work, being the repair or replacement of the works of the public authority, required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
 - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
 - (c) minor work, being work that costs less than \$20,000 (other than drainage work).
- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if—
 - (a) the works involve the disturbance of less than 1 tonne of soil, and
 - (b) the works are not likely to lower the watertable.

Comment

The existing site is located within a Class 5 Acid Sulfate area. Any excavation will be significantly less than 1 metre and therefore considered satisfactory.

3.6 Biodiversity Area

- (1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
 - (2) This clause applies to land identified as “Biodiversity” on the [Biodiversity Map](#).
 - (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—
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- (a) whether the development is likely to have—
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment

Please see Arborist Report prepared by Treeism Arboricultural Services dated April, 2024. As indicated by the Report, there are nine (9) trees to be removed. None of the trees proposed to be removed were identified as being identified as being endangered or a threatened species under the State and Federal Government, however, the site has been identified on the Planning and Environments Biodiversity Value maps (BV).

4.0 OUTLINE OF DEVELOPMENT APPLICATION

4.1 Development Overview

It is proposed to submit a Development Application for the Reinstatement/Reconstruction of Access Driveway located at 32A, 34, 36 and 38 Nareen Parade, North Narrabeen.

4.2 Building Code of Australia

The proposed reinstatement substantially complies with the requirements of the Building Code of Australia.

4.3 Site Contamination

The existing site does not fall within an Acid Sulfate area 5. It is considered the site is satisfactory for the Reinstatement/Reconstruction of Access Driveway located at 34, 36 and 38 Nareen Parade, North Narrabeen..

4.4 Landscaping

There is no change to the existing landscaping. The landscaping area of the existing development does not comply with Northern Beaches Council's LEP and DCP standards relating to Landscaping area.

4.5 Site Waste Minimization

A waste management plan has been created to allow for waste materials generated from the reconstruction of the damaged Driveway.

4.6 Setbacks

The reconstruction is to observe the same boundary setback to the boundary. The proposed setback is considered acceptable due to the interspace relationship to the structures located upon the adjoining Road Reserve.

4.7 Servicing and Drainage

The proposed storm water system to service the reconstruction is to be connected to the existing storm water system.

4.8 Over Shadowing

It is considered the reinstatement/reconstruction of the existing Driveway will not create additional adverse impacts upon surrounding development.

4.9 Privacy

It is considered that no additional impacts will be created due to the use of the area not altering.

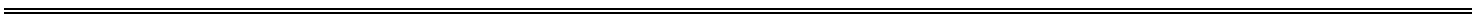
4.10 Height

The reconstruction of the damaged Driveway will be the same height and therefore considered

satisfactory.

4.11 Parking

It is considered the existing car parking situation is satisfactory within the property.



CONCLUSION

This document comprises of a Statement of Environmental Effects to accompany a Development Application for the Reinstatement/Reconstruction of Access Driveway located at 32A, 34, 36 and 38 Nareen Parade, North Narrabeen.

Assessment of the Environmental Planning and Assessment Act, 1979 (As Amended) found that the proposed reconstruction of damaged Access Driveway would not result in any adverse environmental effects upon surrounding properties only enhance the visual properties of the existing building.

In light of these findings it is requested that Council grant development consent for the proposed development as submitted.
