

STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED RESIDENCE

Lot 25, DP Lot 7593, 34 Alleyne Street, North Narrabeen NSW 2101

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CONTENTS

- 1.0 INTRODUCTION & SUMMARY**

- 2.0 THE SITE AND ITS ENVIRONMENT**
 - 2.1 Location
 - 2.2 Site Description
 - 2.3 Existing Use

- 3.0 THE PROPOSED DEVELOPMENT**
 - 3.1 Description of the Development
 - 3.2 Design Objectives

- 4.0 CONCLUSION**

1.0 INTRODUCTION & SUMMARY

This statement has been prepared to accompany a development application to Northern Beaches Council of Lot 25, DP Lot 7593, 34 Alleyne Avenue, North Narrabeen NSW 2101

The proposal has been designed to relate to its site, and have minimal impact in terms of design, materials, visible height and local amenity impacts. This statement provides for an assessment of the proposal having regard to relevant legislation and the Northern Beaches Policies under the terms of 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The preparation of this Statement is pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (As amended) and the Environmental Planning and Assessment Regulation 2000. This statement assesses the proposal to be generally acceptable on merit, demonstrating the development will not result in any unacceptable adverse impacts. The proposal is generally in compliance with all relevant DCP and LEP objectives.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot 25, DP Lot 7593, 34 Alleyne Avenue, North Narrabeen NSW 2101. The site sits on the southern side of Alleyne Avenue.

2.2 Site Description

The site is of regular, rectangular shape, having a frontage to Alleyne Avenue of 15.24m, a depth of 45.72m, and an area of 696.7m². The front portion of the site has a fall of approximately 3.39m to the northerly boundary, while the rear portion of the site displays a sharp decline of 3+ meters to the rear boundary. The site is surrounded by other low-density residential dwellings. This site is not a heritage listed property and is not located in a heritage conservation area.

2.3 Existing Use

The site is currently occupied by a two-storey residential dwelling with associated vegetation on the block.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Ansa Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Compliance sheet
- Sheet 4 – Ground Floor Plan
- Sheet 5 – Ground Floor Plan
- Sheet 6 – First Floor Plan
- Sheet 7 – First Floor Plan
- Sheet 8 – Elevations 1
- Sheet 9 – Elevations 2
- Sheet 11 – Wet Area Details
- Sheet 12 – Wet Area Details
- Sheet 13 - Wet Area Details
- Sheet 14 - GF Electrical Layout
- Sheet 15 - FF Electrical Layout
- Sheet 16 – Basix commitments
- Sheet 17 - Slab Plan
- Sheet 18 - Section
- Sheet 19 – Roof plan
- Sheet 20 – Site management
- Sheet 20 – Site analysis
- Sheet 20 – Shadow Diagram

Development consent is being sought from Northern Beaches Council for the construction of a two-storey dwelling, retaining walls, tree removal, and associated landscape works.

The proposal is as follows:

The Ground Floor comprises of a porch, entry, office, bathroom, media, laundry, kitchen, dining, and butler's pantry. There is also an alfresco and a double garage under the main roof.

The first floor comprises of 5 Bedrooms, 4 bathrooms, and an office.

The front setback is 6.55m, while the garage is setback 7.43m. The main wall incorporates a front porch which provides articulation. The rear setback is

21.09m, the eastern side setback is 2.52m, and the western side setback is 1.02m.

A 3000L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to an outlet to the front of the property as shown on the Stormwater plan submitted with this application.

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape. The front façade incorporates a mixture of colours and materials including cladding and render finish.

Window and door frames will be powder-coated aluminium with clear glass.

Parking and Access

2 vehicle spaces have been provided within the attached garage. The garage is 5.53m wide by 5.5m long and the garage door equates to 41.1% of front façade. Vehicle access will be gained via Alleyne Avenue. A turning path has been provided at the front of the property to allow the user to enter and exit the property in a forward direction, given the difficult site conditions to achieve max gradient.

Cut and Fill

Given the sloping nature of the site, there is a maximum cut proposed of 1360 to the western corner of the front boundary to allow for new driveway. There is no fill proposed.

Privacy Impacts

The first floor primarily consists of bedrooms and bathrooms, which are deemed low trafficable areas, with windows with increased sill heights or obscured glazing to prevent privacy loss of adjoining lots.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Pittwater DCP 2021. The outcome of this is a well-designed building that generally satisfies all criteria, with minor merit-based considerations.

Setbacks have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage

dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling having a reduced sill height or bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Pittwater DCP 2021 and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent for the dwelling in this instance.