

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

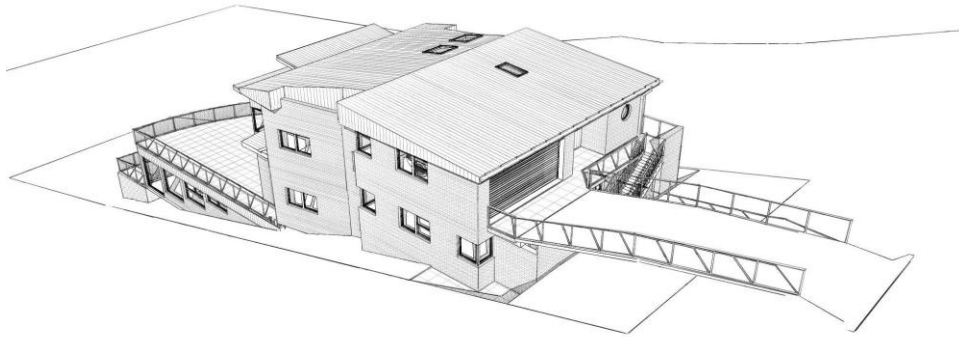
*107 Narrabeen Park Pde, Mona Vale 2103*

Lot 4 in DP 16692

### **DEVELOPMENT APPLICATION**

#### INTRODUCTION:

This Statement of Environmental Effects has been prepared to form part of the Development Application to Northern Beaches Council. Consent is sought for alterations & additions at 107 Narrabeen Park Parade, Mona Vale 2103. A Development Application is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014 (PLEP 2014). This Statement of environmental Effects has been undertaken to assess the proposed development in accordance with the relevant standard environmental planning instrument.



### **SITE CONTEXT + ANALYSIS**

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The site area is 910.50m<sup>2</sup> and falls steeply from north to south away from Narrabeen Park Pde.

The site is regular in shape and is situated on the southern side of Narrabeen Park Pde. The site is bounded to the East and West by multi storey houses. The existing dwelling sits in the middle of site.

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## DESIGN PROPOSAL

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It is proposed for alterations and additions to the existing dwelling.



The proposed construction is to comply with the Building Code of Australia/National Construction Code

The design has minimised the bulk and scale by pitching Upper Roof at 5 degrees in keeping with the existing bulk and scale. There are no solar issues in this regard.

The materials of timber and metal cladding to provide a contemporary character, produce an acceptable elevation to the neighbouring properties to compliment the established character of the area and in keeping with the future desired characteristic of the area.

## **PITTWATER LEP2014 – ZONE E4**

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A Development Application is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014 (PLEP 2014).

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### **PART 4 PRINCIPLE DEVELOPMENT STANDARDS**

#### **4.3 Height of buildings**

Control            Maximum building height of 8.0m

Outcomes        The proposal complies with this control

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#### **7.1 Acid Sulfate Soils**

Control The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

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Outcomes Located on Acid Sulfate Soils Map – Class 5 Minimal environmental Impact

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#### **7.2 Earthworks**

Control The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Outcomes The proposal has minimal environmental impact relating to this control.

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## **7.6 Biodiversity**

### Control

- The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:
  - protecting native fauna and flora, and
  - protecting the ecological processes necessary for their continued existence, and
  - encouraging the conservation and recovery of native fauna and flora and their habitats.

Outcomes The proposal has minimal environmental impact relating to this control.

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## **7.7 Geotechnical Hazards**

### Control

1(c) does not endanger life or property.

Outcomes Please see Geotechnical Report attached.

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## **7.8 Limited development on foreshore area**

Control 1(a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,

Outcomes The proposal complies with this control

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## 7.10 Essential Services

### Control

- Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:
  - the supply of water,
  - the supply of electricity,
  - the disposal and management of sewage,
  - stormwater drainage or on-site conservation,
  - suitable vehicular access.

Outcomes The proposal complies with this control

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## PITTWATER 21 DCP GENERAL PRINCIPLES OF DEVELOPMENT CONTROL

The proposal is a **Local development** with outcomes as follows.

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### B1.3 Heritage Conservation

N/A – NO HERITAGE ASSOCIATED WITH SITE

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### B3.6 Contaminated Land and Potentially Contaminated Land

Control Council shall not consent to the carrying out of any development on land unless it has considered *State Environmental Planning Policy No. 55 Remediation of Land*.

In particular, Council shall consider: whether the land is contaminated;

Outcomes Located on Acid Sulfate Soils Map – Class 5 Minimal environmental Impact

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#### **B4.17 Littoral Rainforest - Endangered Ecological Community**

Control Development shall retain, enhance and regenerate areas of Littoral Rainforest and its habitat.

Outcomes The proposal has minimal environmental impact in regard to this control

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#### **B5.9 Stormwater Management - On-Site Stormwater Detention**

Control The control is applicable when the development results in an additional hard (impervious) area of more than 50 square metres.

Outcomes N/A as site coverage increase < 50m<sup>2</sup>

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#### **B6.3 Off-Street Vehicle Parking Requirements**

Control 2 bedrooms or more - 2 Spaces

Outcomes The proposal complies with this control

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#### **B8.1 Construction and Demolition - Excavation and Landfill**

Control Site disturbance is minimised.

Outcomes The proposal complies with this control

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#### **B8.2 Construction and Demolition - Erosion and Sediment Management**

Control Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.

Outcomes The proposal complies with this control

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**B8.3 Construction and Demolition – Waste Minimisation**

Control           Appropriate re-use of materials on-site and disposal at waste facility.

Outcomes       Appropriate re-use of materials on-site and disposal at waste facility.

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**B8.4 Construction and Demolition – Site Fencing and Security**

Control           All sites are to be protected by site fencing for the duration of the works.

Outcomes       The proposal complies with this control

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**C1.3 View Sharing**

Control           Designed to achieve a reasonable sharing of views.

Outcomes       The proposal complies with this control

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**C1.4 Solar Access**

Control           Proposal must demonstrate that appropriate solar access is achieved.

Outcomes       The proposal complies with this control

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**C1.5 Visual Privacy**

Control       Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

Outcomes       The proposal complies with this control ie as existing

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**C1.7 Private Open Space**

Control           Minimum 80m<sup>2</sup> Minimum principal area of 16m<sup>2</sup>

Outcomes       The proposal complies with this control – See Site Analysis Plan

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### **C1.12 Waste and Recycling Facilities**

Control All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan

Outcomes The proposal complies with this control

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### **C1.13 Pollution Control**

Control Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.

Outcomes This control has been noted.

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### **D14.1 Character as viewed from a public place**

Control Buildings which front the street or creekline corridors must have a street presence and incorporate design elements.

Outcomes The proposal complies with this control

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### **D14.3 Building colours and materials**

Control Achieve the desired future character of the Locality.

Outcomes The building colours and materials to be used will be within the palette guideline of council requirements.

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### **D14.7 Front Building Line**

Control The minimum front building line shall be 6.5m

Outcomes The proposal complies with this control ie no change to existing

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### **D14.8 Side and rear building line**

Control The minimum side and rear building line for built structures shall be in accordance with the control table.

Outcomes The proposal complies with this control ie no change to existing

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#### **D14.11 Building envelope**

Control Planes are to be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries.

Outcomes The proposal complies with this control

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#### **D14.13 Landscaped Area – Environmentally sensitive land**

Control The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

Outcomes The proposal complies with this control ie no change to existing

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#### **D14.16 Fences - Flora and Fauna Conservation Areas**

Control Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

Outcomes N/A ie no change to existing

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#### **D14.17 Construction, Retaining walls, terracing and undercroft areas**

Control Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Outcomes N/A ie no change to existing

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#### **D14.18 Scenic Protection Category One Lands**

Control Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

Outcomes The proposal complies with this control

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### **CONCLUSION**

In conclusion, we believe that the proposal for alterations & additions at 107 Narrabeen Park Parade, Mona Vale 2103 have minimal environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area.

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