

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS TO A SECONDARY  
DWELLING CONVERSION**

**AT**

**16 POWDERWORKS ROAD, NORTH NARRABEEN**

**LOT 13    SEC. 1    DP 6462**

Prepared By *JJ Drafting*

**August 2019**

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 727/19, drawing numbers DA.01 to DA.11 dated August 2019 to detail proposed alterations and additions to a secondary dwelling conversion at 16 Powderworks Road, North Narrabeen.

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 considered to be 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 2000*

# *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

# *Pittwater Local Environmental Plan 2014*

# *Pittwater 21 Development Control Plan 2014*

## **2) Site characteristics and description**

The subject allotment is described as 16 Powderworks Road, North Narrabeen.

- Site area of 970.70sqm.
- It is located in R2 Low Density Residential.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- The site is located in a landslip area – geo tech report attached with this DA
- The property addresses Powderworks Road to the North.
- The site is currently developed with a single storey weatherboard dwelling with a pitched roof.
- Driveway access is provided via an existing vehicle access off Powderworks Road and runs parallel to the front boundary. Portion of the existing driveway has been located over the front boundary.
- The site falls from South (rear) to North (front) approx. 18.05m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front and rear yard. Lawn areas are located to the front, rear and Western side of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### **3) The Proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations and a secondary dwelling conversion.

The proposal is as follows:

- An existing studio located to the rear of the site is proposed to be extended and converted into a secondary dwelling.
- The proposed rear addition to the existing building will consist of 2 bedrooms.
- Existing bedroom within the existing structure to form a new kitchen area.
- A deck addition is also proposed to the east side of the existing and proposed dwelling.
- The proposed construction will consist of cladding to match existing walls and a colorbond roof.

Given that the secondary dwelling is not visible from the streetscape, as it is located behind the existing principal dwelling, there will be no change to the existing streetscape.

There will be no effect on neighbouring properties due to the proposal.

### **4) Zoning & Development Controls**

#### **4.1 Pittwater Local Environmental Plan 2014**

The site is zoned R2 Low Density Residential 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 not require a BASIX certificate with this application as the cost will be below \$50,000

#### **4.3) North Narrabeen Locality (D11)**

##### **Desired future character**

It is proposed that the alterations and additions and a secondary dwelling conversion to an existing structure 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.

Predominately all of the existing vegetation will remain untouched. The proposed addition will not affect or remove any substantial vegetation.

The proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation. Given that the building is located to the rear of the site and behind the main dwelling, there will be no change to the streetscape. The proposal will not dominate the area as it is of 'human scale' and surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

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

#### **4.4) Development Standards and the Effects of the Proposal**

##### **a) Landscaped area – General (D11.10)**

Site area is 970.7sqm

Minimum Landscape area requirement -----60% -----582.4sqm

Existing Landscape area -----74%-----720sqm

Proposed new landscape area----- 71.5%-----694.5sqm - COMPLIES

Existing hard surface area -----236.5sqm

Hard surface to remain -----261.95sqm

There will be an increase in hard surface by 25.45sqm – no OSD will be required

##### **b) Height of Building (PLEP 4.3)**

Maximum building height control for a secondary dwelling is 5.5m

The proposed additions and alterations **comply** with this control.

##### **c) Setback requirements (D11.6 front and D11.7 side and rear)**

###### **Side and rear setbacks**

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

Existing west side setback to dwelling -----3.445m

Proposed west side setback to addition-----3.445m ---COMPLIES

Existing east side setback to dwelling-----4.525m

Proposed east side setback to addition-----4.525m ---COMPLIES

Proposed east side setback to new deck-----1.025m –COMPLIES

Rear setback control is a minimum of 6.5 m

Proposed rear addition has a rear setback -----8.5m which **complies** with this control

Front setback control is a minimum of 6.5 m

There will be no change to the front setback.

##### **e) Building envelope (D11.9)**

The control is to maintain a building envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposed addition comp-lies with this control.

##### **f) Visual Privacy (C1.5)**

The proposed addition and alterations will not negatively affect adjoining dwellings.

**g) View Sharing (C1.3)**

The proposed addition and alterations will not negatively affect adjoining dwellings.

**h) Solar Access (C1.4)**

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

**i) Internal Driveways (B6.2) and Off-Street Parking (B6.3)**

Existing crossing and layback will remain. Currently there is provision for 1 off street parking with an additional parking which is located along the crossover.

Due to the topography of the site it is difficult to adhere to the control of an additional parking space for the secondary dwelling. However there is availability with on street parking along Powderworks Road and Waraba Road.

It is requested that this noncompliance be supported as it will not affect adjoining properties.

**j) Private Open Space (C1.7)**

The DCP seeks to ensure that the dwellings are provided with a private, usable and well – located area of private open space for the use and enjoyment of the occupants, which is directly accessible from the living areas of the dwellings and that this area receives sufficient solar access and privacy.

This clause also specifies that dwellings have a min. 80sqm at ground level, with no dimension less than 3m, that no more than 75% of this private open space be provided in the front yard, have a min. principal area of 16sqm with a minimum of 4m and grade no steeper than 1 in 20 (5%).

Preferably this private open space area be located to the rear of the dwelling to maximise privacy for the occupants.

The existing main dwelling has a private open space area of..... 266sqm - COMPLIES

Secondary dwelling has a private open space area of -----96.25sqm- COMPLIES

The private open space areas between the dwellings have been separated by a screen hedging as shown in DA 01- site analysis plan

**j) Character as viewed from a public place (D11.1)**

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. Views which reinforce and protect Pittwater's natural context.

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 is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape.

# Majority of the existing vegetation will be retained.

# The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

# The setbacks are compatible with the existing surrounding developments.

# Proposal will not be dominant when viewed from a public place. The proposal will not be visible from the streetscape.

**k) Biodiversity protection (PLEP 2014 -Part 7, 7.6)**

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and addition

Existing vegetation will be maintained.

***5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979***

**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 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 environmental planning instruments applying to the site.

**5.2) 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.

**5.3) Any development control plan**

The development has been designed to comply with the requirements of the North Narrabeen locality and the general principles of Development Control 21

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

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

No matters of relevance were raised regarding the proposed development.

**5.5) 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 and a secondary conversion 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 considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

#### **5.6) The suitability of the site for the development**

The subject land is in the low density residential R2 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 and a conversion of a studio to a secondary dwelling to an existing structure without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

#### **5.7) Submissions made in accordance with this Act or the regulations**

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

#### **5.8) 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.

### **6) Conclusion**

The proposal which provides for alterations and additions to a conversion of a secondary dwelling will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal 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.



View looking south towards the rear of the site and existing studio.





View looking south west.



View looking west from the rear of the existing studio, proposed addition to be located to this area.



## **SCHEDULE OF EXTERIOR FINISHES**

### **16 POWDERWORKS ROAD, NORTH NARRABEEN**

<b>WALLS</b>	Horizontal cladding -GREY DUNE
<b>ROOF</b>	Colorbond custom orb roofing – Shale Grey
<b>WINDOW &amp; DOOR FRAMES</b>	Powder-coated aluminium – white
<b>Timber deck</b>	Natural stain