

## STATEMENT OF ENVIRONMENTAL EFFECTS



**SITE:** Lot 8 DP 7410  
12 Lake Park Road  
North Narrabeen

**APPLICANT:** Drafting Help

**PROPOSAL:** Secondary dwelling to the rear of an existing dwelling

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## INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a secondary dwelling to the rear of an existing single storey dwelling.

The allotment is a corner allotment with a primary frontage to Lake Park Road of 15.24m, a secondary frontage to Darius Avenue of 30.48m and a total land area of 461.6m<sup>2</sup>. The lot currently contains a single storey dwelling that is to be retained as the principal dwelling on the allotment.

Several minor trees to the rear of the allotment are required to be trimmed or removed to site the proposed secondary dwelling. Existing vegetation to the front and side of the allotment is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the northern boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

## ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

### **(a)(i) Relevant environmental planning instruments**

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

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the Plan as a "secondary dwelling" meaning *"a self-contained dwelling that—*

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and*
- (b) is on the same lot of land as the principal dwelling, and*
- (c) is located within, or is attached to, or is separate from, the principal dwelling".*

The identified zone permits the construction of a 'secondary dwelling' subject to development consent from Council.

### Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The proposed secondary dwelling is suitably located on the allotment to ensure there is minimal impact on the surrounding properties and the character of the area. The proposed development is a suitable development for the site and is considered to meet the objectives of the R2 zone.

### Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	6.14m	Yes

### Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

### Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

### Clause 5.4 Controls relating to miscellaneous permissible uses

*(9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—*

- (a) 60 square metres,*
- (b) 25% of the total floor area of the principal dwelling.*

The proposed secondary dwelling has a floor area of 54.49m<sup>2</sup> complying with this requirement.

### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within proximity of heritage items.

#### Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 3 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only with a depth of less than 1m.

#### Clause 7.2 Earthworks

Due to the topography of the allotment earthworks are required to site the proposed footprint. Earthworks minimised through the use of piers and bearer and joist construction. No excessive impact anticipated.

#### Clause 7.3 Flood planning area

The subject site is not known to be located within a flood planning area however is identified as flood prone land. The proposed floor levels are considered to be of an appropriate level to ensure no detrimental impact in a flood event.

#### Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

\* \* \*

#### Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

### **(a)(ii) Relevant draft environmental planning instruments**

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

### **(a)(iii) Relevant development control plans**

#### **Pittwater Development Control Plan No. 21**

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Warriewood Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

#### SECTION A

#### A4.14 Locality character statement – Warriewood Locality

#### Context (extract)

The extension of the tram to Narrabeen in 1913 established land north of Narrabeen Lagoon as a popular area for holidays and camping. From the 1950s, residential development intensified in this area, and along the slopes to the north, south and east of the locality.

From the 1920s, the Warriewood locality area expanded as a farming district as new settlers, including many from former Yugoslavia, moved into the area. Market gardening, primarily in the cultivation of tomatoes, reached its peak in 1947 and 1954, before declining in the 1960s. The rural character of the valley remained until the 1980s, when land was subdivided for industrial/commercial and townhouse development in the vicinity of Macpherson Street, Ponderosa Parade and Vuko Place.

The locality has developed with a mix of residential, retail/commercial, industrial, recreational, and educational land uses.

Low-density residential development is built along the slopes to the north and east of the locality, and within the lowland areas adjoining Pittwater Road. These areas are characterised by one and two-storey dwelling houses on 550-750 square metre allotments, generally increasing to 950 square metres on steeper slopes and the headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes.

The locality is serviced by a Warriewood Square, a major retail centre, and neighbourhood retail centres at Narrabeen Park Parade and the intersection of Garden Street and Powderworks Road. The locality also contains the Narrabeen Sports High School, Narrabeen North Primary School, Mater Maria Catholic School, two youth/community centres, the Coastal Environment Centre, Warriewood Sewage Treatment Plant, Pittwater RSL Club, and recreational facilities including the Lakeside Caravan Park, several reserves, beaches and rockbaths. The locality also enjoys many significant natural environmental features, including the Warriewood Escarpment, Warriewood Wetlands, Narrabeen Lagoon, and Katandra Bushland Sanctuary.

Cottages and vegetation on Macpherson Street, indicative of the early farming history of the valley, have been identified as heritage items.

The locality is characterised by a valley surrounded by the escarpment to the west, headland to the east, slopes to the north and Narrabeen Lagoon and Mullet Creek to the south. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.

Much of the natural vegetation in the valley has been removed and replaced with non-indigenous species. Much of the tree canopy around the escarpment, which is protected as an area of environmental significance, has been retained.

The natural features of the locality result in a high risk of bushfire, landslip, flood, and coastline (beach) hazards.

Two major roads pass through the locality being Pittwater Road and Mona Vale Road, these are major links with other Sydney suburbs to the west and south.

The major roads within the locality are Pittwater Road, Mona Vale Road, Garden Street, Jacksons Road, Macpherson Street, Narrabeen Park Parade, and Sydney Road. Several pedestrian links and pathways/cycleways exist within the locality,

*including on the headland, within the Warriewood Wetlands, and adjacent to Narrabeen Lagoon.*

The proposed development is to be located on a 461.6m<sup>2</sup> existing allotment being in keeping with the typical size for the area. No trees are identified for removal and the existing landscaping to the front and secondary frontage of the allotment is to be retained to ensure the landscape character of the area is maintained.

The proposed development is considered to be consistent with the intended character of the area and the character of Warriewood locality. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials which ensures that the built form will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

#### Desired Character (extract)

*The Warriewood locality will remain characterised by a mix of residential, retail, commercial, industrial, recreational, and educational land uses.*

*Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies (detached) will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.*

*Warriewood Square will meet the retail needs of the local and regional community as well as some smaller neighbourhood centres.*

*Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

The erection of the proposed development will meet with the objectives of the low-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed secondary dwelling is

considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

Three trees are to be removed as part of the proposed development with existing landscaping to be retained to the front and secondary street frontage of the allotment to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with alterations and additions to the existing dwelling considered to be the most suitable development for the site.

The overall design of the secondary dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Warriewood area.

## SECTION B

### B1 Heritage Controls

The subject property is not identified as an item of heritage significance, within a conservation area or within proximity of a heritage item.

### B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 3 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation of less than 1m. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

The subject site is not known to be located within a flood planning area however is identified as flood prone land. The proposed floor levels are considered to be of an appropriate level to ensure no detrimental impact in a flood event.

### B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

### B5 Wastewater management

Drainage from the subject site is to be directed to the existing drainage collection system.

### B6 Access and Parking

The existing driveway access is considered to be suitable to be retained.



<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Existing driveway unchanged. No new driveway proposed.	Yes
Driveway width at kerb to be maximum of 3.5m	Existing driveway unchanged No new driveway proposed.	Yes
Required parking spaces per dwellings (not secondary dwelling) 1 bedroom – 1 space 2 bedrooms + - 2 spaces	N/A to secondary dwellings.	N/A
Min. enclosed garage dimensions - 3.0m x 6.0m	N/A	N/A

#### B8 Site works management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the alterations and additions or removal of trees.

#### SECTION C Development type controls

##### C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u>  60% of front setback to be landscaped.	Existing landscape area forward of the building line unchanged by the proposed development.	Yes
<u>C1.2 Safety &amp; security</u> Be able to view visitor at front door without opening it.  Casual surveillance of front yard.  Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	The proposed development is not anticipated to result in any loss of safety and security to the principal or secondary dwelling. Sight lines from the dwellings to the street frontages are maintained by the development with adequate lighting provided within the front yard to permit access without annoyance to neighbours.	Yes

<u>C1.3 View sharing</u>	The proposed development is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks.	Yes
<u>C1.4 Solar access</u>  3hrs to POS of proposed and adjoining 9am-3pm.  3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs solar access provided to the existing dwelling and adjoining dwellings due to favourable orientation of lot and appropriate setbacks and single storey height of the proposed development. Shadow cast from the proposed development is to the rear boundary and not beyond anticipated levels for an allotment with north to the front boundary of the allotment.	Yes  Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u>  80m <sup>2</sup> POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities.	Existing POS areas are maintained and enhanced by the proposed development.	Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes

<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage within the site.	Yes
	Waste Management Plan provided for Council's consideration.	Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	Yes

## SECTION D Locality specific development controls

### D14 Warriewood Locality

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

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the residence has entailed a streetscape appearance of a single storey secondary dwelling that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the balcony feature.

Car parking is provided as per the existing scenario with no additional parking provided for the proposed secondary dwelling. The existing garage is setback from the building line which ensures the garage is not a dominant feature of the facade. Existing planting within the front setback ensures the development is softened and does not dominate the street. The articulation and high quality design of the secondary dwelling will ensure the visual bulk of the dwelling is minimised.

Based upon the design of the dwelling and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Lake Park Road.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

#### D14.2 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The secondary dwelling is designed with contemporary design elements to compliment the changing character of the area.

#### D14.3 – 14.17 Warriewood Locality Residential Sectors

This section of the DCP applies to all land within the Warriewood Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of

the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D14.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA.	For consideration by Council.
<u>D14.7 / Front Building line</u> Land zoned R2, R3 or E4 adjoining Mona Vale Road – 10m or established building line, whichever is greater  All other land zoned R2, R3 or E4 – 6.5m or established building line, whichever is greater.	N/A  No change to the existing front setback. Proposed development to the rear of the existing dwelling	N/A  Yes
<u>D14.8 / Side and rear building line</u> Land zoned R2, R3 or E4: 2.5m to one side; 1.0m to other side.  6.5m to rear (except land in foreshore)	2.5m to the eastern boundary 2.996m to the western boundary  1.0m	Yes Yes  <b>No</b> – See below
<u>D14.11 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Entire dwelling within the building envelope.	Yes
<u>D14.12 / Landscaped Area – General</u> Landscape area min = 50%	>50%	Yes
<u>D14.13 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	N/A to R2 zones	N/A
<u>D14.15 Fences</u>	No front fencing proposed.  Internal dividing fences to be retained / replaced as required.	N/A  Yes
<u>D14.17 / Retaining Walls</u> Retaining Walls visible from street ideally of sandstone or similar materials.  Undercroft areas limited to 3.5m and provided with landscaping.	Retaining walls capable of being suitably constructed where necessary.  No undercroft area proposed.	Capable of complying.  N/A

## Variations

Rear setback – Council's policy requires a rear setback of 6.5m be provided to developments. The proposed secondary dwelling requires a variation to Council's rear setback control to allow for a 1m rear setback.

In this instance there is no apparent impact by way of overlooking, overshadowing or visual bulk resulting from the proposed setback. As the adjoining site currently provides a dwelling with a side setback in keeping with the proposed setback it is considered reasonable for the provision of 1.0m setback to be supported. The limited length of the wall and its location to the rear of the site ensures limited potential for a detrimental impact.

All the setbacks relate to the single storey secondary dwelling, with minimal privacy impact anticipated as a result of appropriate window placings. The rear yard is still capable of providing an appropriate landscaped area, capable of allowing growth of trees and shrubs.

The rear setback to the secondary dwelling provides reasonable areas for landscaping POS and solar access, meeting with the objectives of the control, despite the numerical non-compliance.

The proposed variation is considered to result in no further impact than that of a compliant proposal and therefore, it is requested a variation be supported in this instance.

\* \* \*

## Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

### **(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.**

The following matters are considered relevant when considering onsite impacts:

#### **Siting and Design**

The proposed contemporary development will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a well-established suburban location.

The siting of the secondary dwelling will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will

compliment the streetscape. The front façade comprises different building elements including a pronounced decorative front entry feature and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

### **Sedimentation Control**

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

### **Noise and Vibration**

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

## **(c) The suitability of the site for the development**

The subject site is within an established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The ancillary works to the existing dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding area.

The dwelling is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

## **(d) Any submissions made in accordance with this Act or the regulations**

Council will consider any submissions received during the relevant notification period for this development application.

### **(e) Public interest**

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

## **CONCLUSION**

The proposed secondary dwelling is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that the construction of a secondary dwelling erected to the rear of the existing dwelling will compliment and blend with the existing, and likely future character of this section of North Narrabeen. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



Maxine Booth  
Town Planner

**Urban Planning & Building Consultants**

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