

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION OF A SECONDARY DWELLING**

**PROPERTY**  
**40 TATIARA CRESCENT NORTH NARRABEEN**

**CLIENT**  
**ANDREW HERFT**

**JOB NO 24-28**

**DATED 7 November 2024**

Suite 6, 7 Parkes Street,  
Parramatta 2150 NSW  
[www.rkdesigns.com.au](http://www.rkdesigns.com.au)  
[admin@rkdesigns.com.au](mailto:admin@rkdesigns.com.au)  
02 9633 4797



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## **1.0 INTRODUCTION**

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new dwellings the proprietors wish to construct on the property at 40 Tatiara Crescent, 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.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

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 the support of Council.

**2.0 THE SITE AND EXISTING BUILDING**

The property is located at 40 Tatiara Crescent North Narrabeen Lot 311 DP 238382. The block of land is approximately 737.5 sqm in site area, faces south on Tatiara Crescent. The site slopes down towards the front boundary and is zoned C4 – Environmental Living under the Pittwater Local Environmental Plan 2014.

A two-storey dwelling exists on the property and an awning within the rear yard. There is a driveway that runs along the northern boundary.



Image 1: 40 Tatiara Crescent North Narrabeen

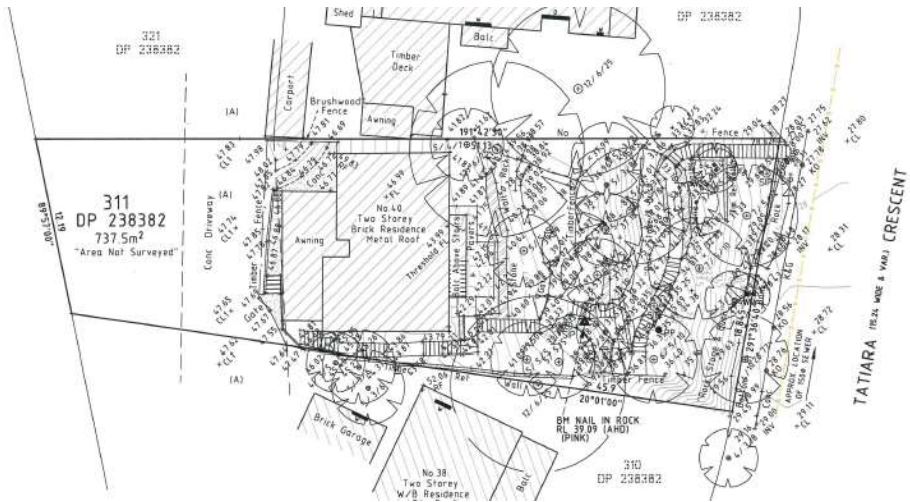


Image 2: Survey Plan  
7 November 2024

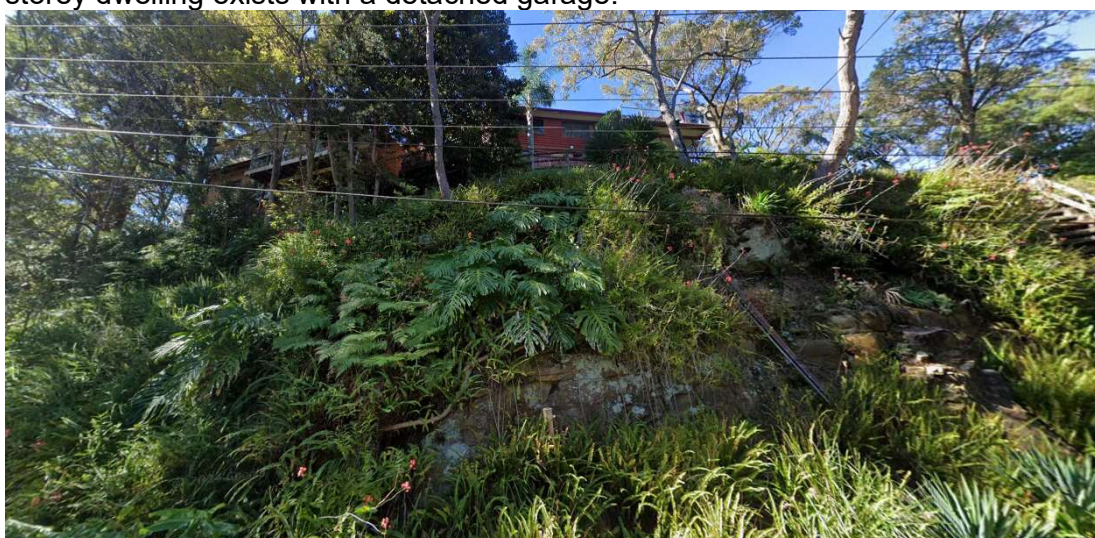
### **3.0 EXISTING STREETScape**

To the immediate east of the subject property at 42 Tatiara Crescent, a two- storey dwelling exists.



*Image 3: 42 Tatiara Crescent North Narrabeen*

To the immediate west of the subject property at 38 Tatiara Crescent, a two- storey dwelling exists with a detached garage.



*Image 4: 38 Tatiara Crescent North Narrabeen*

To the North (rear) of the property, at 98 Powderworks Road, a battle axe lot with 2 storey dwelling exists.



*Image 5: Battle-axe lot that leads to 98 Powderworks Road, North Narrabeen*

To the south of the subject property across the road, at 35 Tatiara Crescent, a two-storey dwelling exists.



*Image 6: 35 Tatiara Crescent North Narrabeen*

The remainder of Tatiara Crescent is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.



*Image 7: Streetscape of Tatiara Crescent*



*Image 8: Streetscape of Tatiara Crescent*



*Image 9: Streetscape of Tatiara Crescent*

## **4.0 THE PROPOSAL**

The proprietors of 40 Tatiara Crescent instructed us to design a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

### ***Privacy***

There is a separated open space between the primary and secondary dwelling where the family can enjoy outdoor activities individually. The living area and the decking is designed and positioned well away from the living spaces of neighbouring properties, creating the private, light and open space for the family. As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Privacy issue is also resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings given that both sides of the subject site are obscured by trees.

### ***Amenity***

To increase the amenity, habitable areas including living, kitchen and dining areas placed towards the front. The openings allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for all uses. This coupled with the high raked ceiling in the living area creates a very spacious and healthy space. Also, openings from the kitchen and the living area will open out onto the decking area. This will enable both visual and physical interaction between indoor and outdoor living and entertaining.

### ***Context consideration***

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a skillion roof with a similar colour tone of the surroundings.

Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.



## **5.0 Compliance with State Environmental Planning Controls**

### **5.1 Compliance with SEPP (Transport and Infrastructure) 2021**

The Infrastructure SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.

The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The application is not subject to clause 2.45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.

The proposal is not adjacent to a rail corridor and therefore Clause 2.101 of the SEPP does not apply.

The application is not subject to clause 2.119 of the SEPP as the site does not have frontage to a state classified road nominated as a Main Road.

The application is not subject to clause 2.120 of the SEPP as the proposed uses are non-sensitive and are not likely to be adversely affected by road noise or vibration.

### **5.2 Compliance with SEPP (Resilience and Hazards) 2021**

Remediation of Land and in particular 4.6 suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates the site is contaminated.

Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under this SEPP

### **5.3 Compliance with SEPP (Sustainable Buildings) 2022**

The proposal meets water, thermal and energy standards required by BASIX. A BASIX Certificate accompanies this submission.

## **6.0 COMPLIANCE WITH PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

### **6.1 ZONING AND PERMISSIBILITY**

Zone E4 Environmental Living

#### **1. 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.

#### **2. Permitted without consent**

Home businesses; Home occupations

#### **3. 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

#### **4. Prohibited**

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

Therefore, the development is permissible with consent.

## **6.2 FLOOR AREA**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

**Part 5 clause 5.4** and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this plan on land other than land in a rural zone, 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.

### **Comment:**

**SITE AREA = 737.5 sqm**

Total floor area of the principal dwelling = 197 sqm

25% of total floor area of the principal dwelling = 49.25 sqm

Total floor area of the secondary dwelling = 59 sqm

Therefore, the proposal complies with the controls. Refer to the Area Calculations Sheet.

### **6.3 BUILDING HEIGHT**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

**part 4 clause 4.3 (2FA)** and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 5.5 metres to the highest point of the roof.

Proposed height – 5.5 metres maximum to the highest point of the roof.

The proposed building is one storey in height with 7-degree pitched skillion roof.

Therefore, the proposal complies with the requirements. Refer to the Architectural drawings.

#### **6.4 ACID SULFATE SOILS**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.1** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site has been identified on the Acid Sulfate Soils Map as being with the Class 5 Acid Sulfate Soils Area. The proposal will not see any substantial disturbance of the site to accommodate the secondary dwelling and accordingly no further investigation is deemed necessary in this instance.

#### **6.5 GEOTECHNICAL HAZARDS**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.7** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is identified as Hazard H1 on Council's Geotechnical Hazard Map. Accordingly, a Geotechnical Investigation Report has been prepared by White Geotechnical Group, dated 30<sup>th</sup> of September and submitted along the DA application.

The proposal will be carried out in accordance with the recommendations of this report and will therefore be in keeping with the provisions of this clause.

## **7.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN GENERAL CONTROLS**

### **7.1 OFF-STREET VEHICLE PARKING**

**B6.3** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

**Comment:**

The proposal presently before Council has addressed the requirements for the vehicle access and parking. The existing garage can fit 2 car spaces with a minimum dimension of 3.0m x 6.0m in accordance with Pittwater 21 DCP Clause 6.3.

There are 2 spaces on the allotment and therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

## **7.2 SECONDARY DWELLINGS AND RURAL WORKER'S DWELLINGS:**

**C1:11** The requirements of Northern Beaches Council, Pittwater Development Control Plan 2014, compliance with the Development Control Plan are as follows.

### **Controls:**

The development of a secondary dwelling or rural worker's dwelling will result in not more than two dwellings being erected on an allotment of land.

*Comment/ there are only two dwellings on the land. (Refer to the site plan)*

A secondary dwelling or rural worker's dwelling contains not more than two bedrooms and not more than one bathroom.

*Comment/ there are only two bedrooms and one bathroom for the proposed secondary dwelling. (Refer to the architectural drawings)*

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

*Comment/ N/A*

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

*Comment/ the secondary dwelling is a single- storey structure.*

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling, the maximum building is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

*Comment/ the development complies with the height limit as per PLEP (refer to section 6.3)*

A secondary dwelling above a detached garage is not supported.

*Comment/ N/A*

## **8.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN**

### **8.1 CHARACTER AS VIEWED FROM A PUBLIC PLACE (NORTH NARRABEEN LOCALITY)**

- To achieve the desired future character of the Locality.
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.
- To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.
- The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.
- High quality buildings designed and built for the natural context and any natural hazards.
- Buildings do not dominate the streetscape and are at human scale. Within residential areas, buildings give the appearance of being two-storey maximum.
- To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.
- To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component.
- To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

The required controls to achieve the outcomes are to ensure that the building form maintains a compatibility with the locality through appropriate design relief. The proposed development is consistent with the various new or altered developments in the area and will bring the secondary dwelling in line with the quality and architecture of some of the newer dwellings in the street, thus enhancing the existing streetscape and visual character of the area.

The bulk and scale of the proposed development will have negligible (if any) impacts on adjoining properties along with the proposed deck connected to the living which will provide healthy amenity for the residents whilst not imposing on the neighbourhood.



## **8.2 BUILDING COLOURS AND MATERIALS**

**D11.3** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

- Achieve the desired future character of the Locality.
- The development enhances the visual quality and identity of the streetscape.
- To provide attractive building facades which establish identity and contribute to the streetscape.
- To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
- The colours and materials of the development harmonise with the natural environment.
- The visual prominence of the development is minimised.
- Damage to existing native vegetation and habitat is minimised.
- The use of materials with low embodied energy is encouraged.

### **Controls**

External colours and materials shall be dark and earthy tones as shown below:



The proposed colours and finishes have been selected to complement existing works and the characteristics of the neighbourhood.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

### **8.3 BUILDING SETBACKS**

**D11.6 AND D11.7** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

#### **Required setbacks**

Front	-	6.5 metres or established building line.
Primary Side	-	1 metres
Secondary Side	-	2.5 metres
Rear	-	6.5 metres

#### **Proposed setbacks**

Front	-	7.35 metres
Primary Side	-	2.3 metres
Secondary Side	-	3 metres
Rear	-	23.8 metres

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to Section 8.3.1 for the Front Setback Variation.

### **8.3.1 FRONT SETBACK VARIATION**

#### **Objectives:**

- Achieve the desired future character of the Locality.
- Equitable preservation of views and vistas to and/or from public/private places.
- The amenity of residential development adjoining a main road is maintained.
- Vegetation is retained and enhanced to visually reduce the built form.
- Vehicle manoeuvring in a forward direction is facilitated.
- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.
- To encourage attractive street frontages and improve pedestrian amenity.
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The varied proposal is in keeping within the characteristics of the existing locality. The site maintains opportunity for any new plantings adjacent to the front and side boundaries which maintain the visual appearance to or from the street.

The proposed development is one storey structure, integrated with the landform and landscape providing more compact and affordable opportunities with minimal environmental impact.

It is therefore considered that the proposal will achieve the desired future character of the locality and it does not affect visual continuity and pattern of buildings.

It is important to note that the proposed structural has 7.35 front setback, therefore, it does comply with the minimum requirement but it is located at the front of the building line.

Therefore, we ask that the Council take into consideration the existing site surroundings and the following justifications:

- Looking at the aerial view of the street, the front setback of the dwellings within the same side of the subject site varies some have front setback of less than 6.5m. This means the proposed setback is compatible with other developments within the streetscape and hence the structure will not be dominant when viewed from the street.

Therefore, we believe that having the secondary dwelling at the front will not affect visual continuity and pattern of buildings

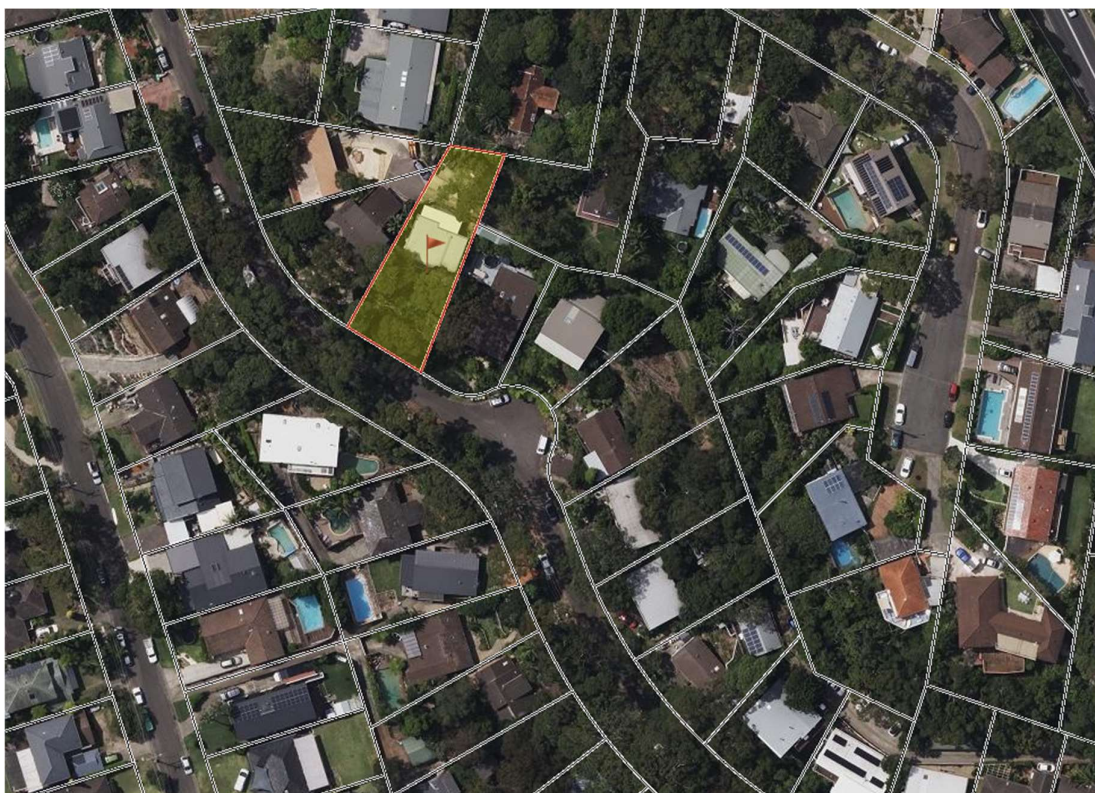


Image 10: Aerial view of the subject site and the adjoining properties.

- The site maintains opportunity for new perimeter plantings adjacent to the front and side boundaries of the site. Therefore, the proposal encourages attractive street frontages and improve pedestrian amenity. It should be note that only a couple of trees will be removed which are exempt as per the arborist report.
- Due to the nature of the topography, the development has been designed to accommodate the sloping terrain whilst ensuring an adequate design outcome is achieved. This is because the site slopes towards the south boundary and the proposed development sits far away from both adjacent properties. Therefore, in terms of solar amenity, neither the main residence nor the adjoining side will be negatively impacted by the varied proposal.
- As mentioned above, the secondary dwelling is designed so the living and the decking area does not face or cause any privacy issue to the main dwelling. On the other hand, it's been designed so it provides appropriate articulation of facades which reduces the appearance of bulk and provides visual interest to the building and subsequent streetscape.

In conclusion, the proposed structure is a modest open structure which will not be overbearing within the streetscape and the overall scale of the building which will remain as a single-storey development.

Therefore, there are no effects of shadowing, bulk, scale or adverse effects on the local environment.

In this instance, given that the proposed structure will not adversely impact the amenity of the neighbouring properties and are considered to achieve the objectives of the control, the proposed siting of the secondary dwelling is considered worthy of support on merit.

We therefore request that Council support the variation to the front setback controls on the basis that there are sufficient environmental planning grounds to justify the variation.

## **8.4 BUILDING ENVELOPE**

**D11.9:** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

### **Objectives:**

- To achieve the desired future character of the locality.
- To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
- To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Vegetation is retained and enhanced to visually reduce the built form.

### **Comment:**

The proposed building is one- storey in height with 7-degree pitched single skillion roof.

The proposal is located well below the height of trees in the natural environment, minimises bulk and scale through a well-articulated built form and provides generous amounts of landscaping throughout to visually reduce the built form when viewed from the public and private domain.

Therefore, the proposal complies with the requirements of the Development Control Plan.

## **8.5 LANDSCAPED AREA**

**D11.11:** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

**SITE AREA = 737.5 sqm**

### **LANDSCAPED AREA**

Required Landscaping = 60 % of Site Area = 442.5 sqm

Proposed Landscaped area = 408.4sqm

Proposed Landscaped area as % of Site Area = 55%

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet and Section 8.5.1 for Landscaped Area Variation.

### **8.5.1 LANDSCAPED AREA VARIATION**

#### **Objectives:**

- Achieve the desired future character of the Locality.
- The bulk and scale of the built form is minimised.
- A reasonable level of amenity and solar access is provided and maintained.
- Vegetation is retained and enhanced to visually reduce the built form.
- Conservation of natural vegetation and biodiversity.
- Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
- To preserve and enhance the rural and bushland character of the area.
- Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

The bulk and scale of the built form is minimised as a single storey secondary dwelling is proposed. There is a reasonable level of amenity and solar access to the secondary dwelling and the principal dwelling.

As mentioned above, an arborist report is submitted along with this development application and it shows that only exempt species are to be removed.

The development does not affect conservation of natural vegetation and biodiversity Stormwater runoff is to the minimal. There is no excessive excavation which reduces soil erosion and siltation of natural drainage channels.

Landscaping as proposed on site will be sufficient to provide for residential amenity of both on site residents and those of neighbouring developments, allowing suitable vegetative screening and privacy to/from the site, for suitably landscaped and functional POS areas, and to provide a high level of visual amenity and to break up the built form in a manner compatible with the locality, when the dwelling is viewed from the streetscape.

Besides, no trees or landscaping on adjacent lots or within the road reserve will be impacted by the proposal.

Therefore, the shortfall in the proposed landscaped area addresses the needs of the residential dwelling and the locality, and is therefore considered a numerical non-compliance only. Therefore, we believe the landscape component of the proposal is supported.

Hence, we request that Council supports the variation to minimum landscaped area controls on the basis that there are sufficient environmental planning grounds to justify the variation and the proposal is consistent with the objectives of the zone and with the objectives of landscaping controls as discussed above.



## **9.0 OTHER REQUIREMENTS**

The proposal presently before Council has also addressed other requirements such as energy efficiency, sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in detail in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

## **10.0 CONCLUSION**

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

RK Designs

*Email: [admin@rkdesigns.com.au](mailto:admin@rkdesigns.com.au)*

*Ph: (02) 9633 4797*