



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
154 RICKARD ROAD NORTH NARRABEEN NSW 2101

DATE
26/05/2021

REVISION
A

PURPOSE
DEVELOPMENT APPLICATION

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SECTION 1.0 SUMMARY

This Statement of Environmental Effects has been prepared on behalf of N and R Bryen in support of a Development Application seeking the consent of Northern Beaches Council (the Council).

The following Council Codes and Planning Instruments have provided the controls for the proposal:

- Pittwater 21 DCP 2004
- Pittwater Local Environment Plan 2014

This Statement of Environmental Effects is intended to be read in conjunction with the architectural plans prepared by Urakawa Jenkins Architects.

SECTION 2.0 SITE LOCATION AND DESCRIPTION

The subject site is located on the eastern side of Rickard Road in North Narrabeen on a rectangular block of land of 694.6m². The allotment is approximately 15.2m in width and 45.7m in length. East of the site, and shares the eastern boundary, is the Nareen Wetlands and Nareen Reserve.

The subject house, a two-storey brick and fibro cottage, sits on a gradually sloped gradient and is surrounded by neighbouring residential houses on two sides. The property has off-street parking and is accessed from Rickard Road via a verge crossing.

The site has a lush lawn and small garden in the front, with a paved driveway leads up to a shaded carport to the south of the property. The front private open space is shaded by a 20m tall street tree just in front of the west boundary.

The site is not a listed heritage item and is not zoned within a heritage conservation zone. The subject site however is within a Bushfire Zone.

Description of the Modification

The proposal is to provide a modern refresh to the front façade, a new entry vestibule, an additional carport roof structure and an additional ensuite to the first floor. In the process, a new flight of stairs will be proposed which will architecturally uplift the interior of the residence.

The front façade material palette will comprise of stacked bricks to complement existing bricks, vertical scyon cladding for the existing upper floor exteriors. The windows will have dark frames to complement and match existing traditional pop out windows to maximise sunlight access. The front door will also be replaced with a vertically clad timber door.

The existing landscape, trees and shrubs will be retained in the proposed works. The existing driveway paving will be unaltered. A new step to the entry door will be reconstructed out of stacked bricks with a few stepping stones leading from the driveway to the step.

Please refer to full set of drawings DA00 – DA14.

SECTION 3.0 NSW LEGISLATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 SECTION 79C (1)

Topics relevant for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulations 2000 are outlined in the following:

a) (i) The provision of any environmental planning instrument.

The subject site is zoned R2 Residential Low Density Residential by the Pittwater Local Environment Plan (2014).

The proposal is consistent with the zoning.

a) (iii) Any development control plan.

The Pittwater Development Control Plan 2014 is relevant for the subject site and the relevant provisions are summarised in the compliance table that follows here:

COMPLIANCE TABLE – PITTWATER LEP 2014

Clause	Complies	Standard	Proposed	Comment
Land Use Zones	Yes	R2 Low Density Residential	Residential	The proposal is consistent with the zoning
Height of Buildings	Yes	8.5m	No alterations	
Floor Space Ratio	N/A	No FSR specified		
Acid Sulfate Soils		Class 5		
Flood Risk	Yes	Primarily a Medium Risk		Please refer to Flood Risk Assessment Report prepared by WMA Water '154 Rickard Rd Site Flood Assessment'.
Bush fire	Yes	BAL 12.5	BAL 12.5 compliance	Please refer to 'Bush Fire Assessment Report' prepared by Advanced Bushfire Performance Solutions.

COMPLIANCE TABLE – PITTWATER DEVELOPMENT CONTROL PLAN 2014

Clause	Complies	Standard	Proposed	Comment
D11.6 Front Setback	Yes	6.5m front set back or established building line, whichever is the greater	7.665m setback from the boundary to front entrance wall	Please refer to sheet DA02 Site Analysis for the established setback. Please also refer to 3.0 b) below, for a brief explanation. The existing building side setbacks achieve the objectives of the clause, and comply with the requirements. The carport side setback on the west side, being within the side setback, is permissible under the clause. It is visually similar to the existing carport setback.
D11.7 Side and rear setback	Yes	2.5m to at least one side; 1.0m for the other	Side setbacks are not changed	
D11.10 Landscaping	Yes	50% of site area to be landscaped. Landscaped areas excluding impervious areas less than 1m in width. For single dwellings on land zoned R2 Low Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only.	Existing landscaped are unchanged at 47%.	Unchanged from existing, please refer to sheet DA03 Floor Areas. The Landscape outcomes identified in the DCP are achieved in the proposal, through the retention of the existing trees, soft and hard landscaping. The calculations on DA03 is as per the DCP clause 11.10 A Landscape plan is not required as the existing landscaping is being retained and currently achieves the DCP outcomes of the controls.

Clause	Complies	Standard	Proposed	Comment
D11.3 Building Colours and Materials	Yes	<p>Minimises adverse visual impact.</p> <ul style="list-style-type: none"> - Enhances the visual quality and identity of the streetscape - utilizes colours and materials which harmonise with the natural environment - minimises the visual prominence of the development - minimises damage to existing native vegetation and habitat 	Refer to sheet DA13 Materials Schedule.	<p>Satisfies controls and is appropriate to context, whilst being architecturally contemporary and beautiful, in tone and texture.</p> <p>There are precedent examples of similar material cladding and colour located nearby the property.</p>

(b) Likely impacts of the proposed development.

Streetscape and visual impacts

The project will improve the property with the proposed entry, carport roof and material improvements to the street façade. These changes will improve the appearance of the property and contribute to the established streetscape and landscape appearance. All proposed works shall be undertaken to the highest standards utilising high quality materials and finishes.

Landscaped area

The proposal retains the existing landscape configuration including trees, soft and hard landscaping. It achieves the stated outcomes in the DCP clause 11.10.

Solar access and Natural light

The proposal retains the critical solar access and natural light to the subject property and to the southern neighbour. The additional shadows are minimal and impact the southern neighbour's driveway and garage non habitable zones.

Front setback

The proposal setbacks do not disrupt the existing street building line. The front entry is in keeping with the existing established building line. Recent developments to neighbouring houses, such as no. 167, have included a garage forward of the established building line and within the front setback. The no. 167 garage is setback 3.2m from the front boundary. The subject site carport is located on the south side of the property, over the existing driveway. It provides a covered pathway from the carport to the front door. It is generally in keeping with the established forward building elements in the street, such as neighbouring roof eaves and front porches. The proposed front building external wall complies with the front setback control and is substantially more generous than the numeric control, and the adjacent established neighbours front wall.

4.0 CONCLUSION

The proposed development has been assessed in *light of Section 79C of the EP&A Act, 1979 and the Environmental Planning and Assessment Regulations 2000 and the Council's planning instruments.*

The proposal is permissible in the R2 Low Density Residential by the Pittwater Local Environment Plan (2014) and is consistent with the relevant objectives of the LEP and the Zone.

This report contends that no adverse environmental impacts are likely to occur as a direct result of this proposal. The design is appropriate in maintaining the amenity currently enjoyed by adjacent dwellings, and will not adversely result in substantial or relevant loss of solar access or privacy.

The proposal also provides for a building that is of a high architectural standard and that would enhance the existing locality by virtue of its details and design features without imposing any severe aesthetic features to the surrounding residential suburbia.

The proposal therefore is one which is considered worthy of Council's positive consideration and is recommended to Council here as a proposal capable of receiving consent for Development being compliant with most of Councils technical requirements.