



## **49 TATIARA CRESCENT NORTH NARRABEEN**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO AN EXISTING DWELLING**



Report prepared for  
**Jamey O'Neill and Clair Edwards**  
May 2025

## **Contents**

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. PROPOSED DEVELOPMENT
5. STATUTORY FRAMEWORK
6. NUMERICAL CONTROL TABLE
7. SECTION 4.15
8. CONCLUSION

## **1. Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling, including a new carport, at 49 Tatiara Crescent, North Narrabeen.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- Site visit,
  - Survey prepared by CMS Surveyors Pty Ltd,
  - Architectural drawings prepared by Action Plans,
  - BASIX Certificate prepared by Action Plans,
  - Geotechnical Report prepared by Ascent Geo,
  - Stormwater Plans prepared by Taylors Engineering.
- 1.4 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the southern side of Tatiara Crescent in North Narrabeen, approximately 265 metres south of its intersection with Eungai Place. The site is legally described as Lot 332 DP 237626.
- 2.2 It is an irregularly shaped lot with a front boundary of 11.27 metres, a rear boundary of 28.21 metres and side boundaries of 29.095 metres (east) and 36.03 metres (west). The lot has an area of 609.9m<sup>2</sup> and slopes steeply from Tatiara Crescent towards the rear (southern) boundary by approximately 12 metres.
- 2.3 The site is currently occupied by a two storey, brick and clad residence with a metal roof. It has vehicular access via a Right-of-carriageway from Bellara Avenue to a hardstand area for on-site parking.
- 2.4 The site is surrounded by detached residential dwellings in all directions. The subject site is serviced by retail premises on Garden Street and Pittwater Road and is in close proximity to Narrabeen Lagoon and Beach.



Figure 1. Aerial Image of the subject site



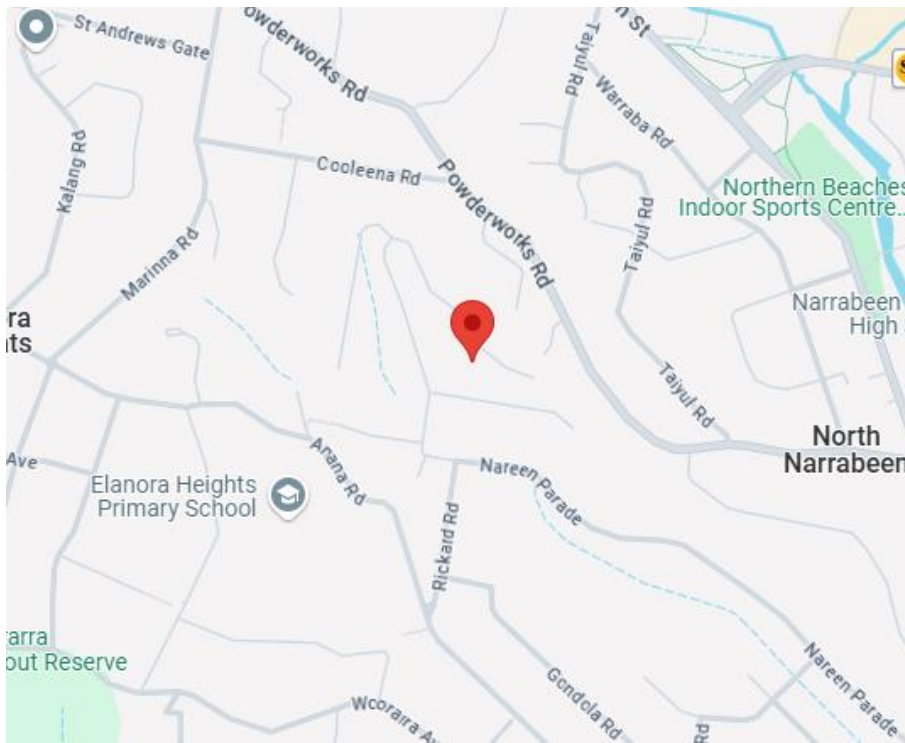


Figure 2. The site within the locality



Figure 3. Aerial Image of the site within the locality



### 3. Site Photos



Figure 4. The existing dwelling & pool, looking east from the shared driveway

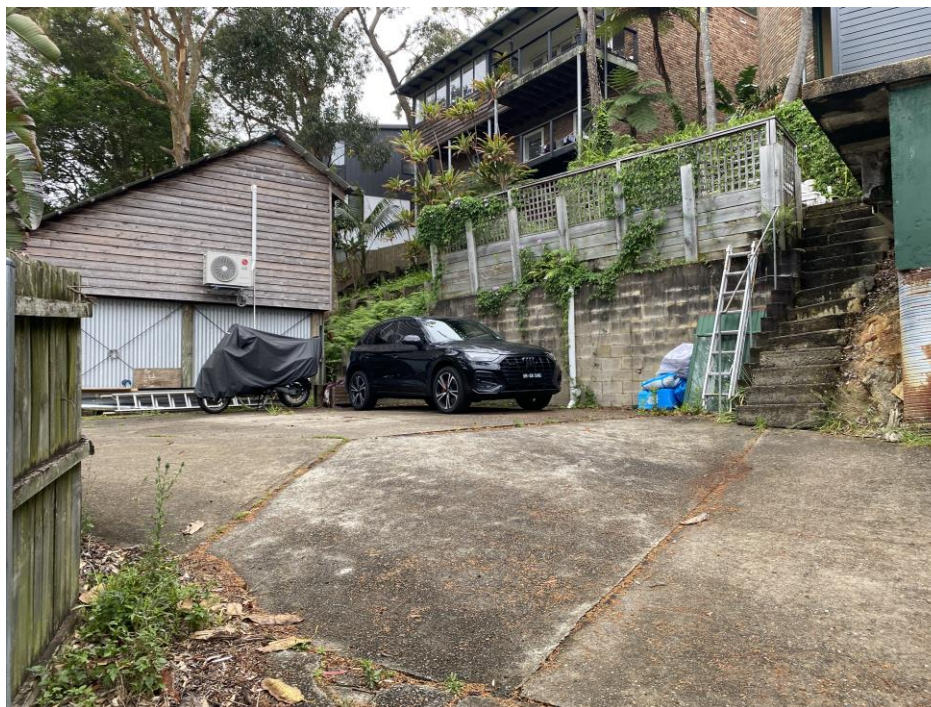


Figure 5. The existing hardstand area for parking (proposed location of carport), looking north





**Figure 6. Existing terrace at pool level (proposed location of new stairs), above the hardstand area**



**Figure 7. The existing lower level terrace looking west**





**Figure 8. The upper level balcony (to be modified), looking west**



**Figure 9. The front entrance from Tatiara Crescent (proposed location of partial new roof)**





Figure 10. District views from the upper level balcony, looking south



Figure 11. The existing pool, looking south east

## 4. Proposed Development

- 4.1 The proposed development is for alterations to the existing dwelling to improve parking, internal living space and amenity for the residential occupants.

The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for surrounding properties and the subject site.

- 4.2 The proposed alterations and additions are as follows:

### Ground Floor Level

- Demolish southern (exterior) wall of rumpus and internal walls to storage area, bathroom and laundry,
- Demolish internal stairs,
- Relocate door to bedroom and add bi-fold door to laundry,
- Construct new terrace with paving and access steps to garden,
- New bathroom with steam shower, close off existing window,
- New internal stairs,
- Straighten southern wall to rumpus, new doors to proposed terrace.

### First Floor Level

- Demolish deck and southern wall of dining area,
- Demolish ensuite and refit,
- Demolish stairs and replace (as per ground floor),
- Remove window bedroom 3 and fill in,
- Construct replacement deck with roof and straighten southern wall to dining area,
- Extend bench in dining area,
- New doors and windows.

### Site

- Demolish stairs from hardstand carparking area to upper level,
- Construct new open carport over existing hardstand and stairs to ground level,
- Extend existing fence to stair behind new carport,
- Construct screen to underside of pool,
- Install new screen to underside of deck structure,
- 2 x skylights (first floor level roof),
- New portion of roof to front of dwelling.



## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

##### Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees on the site to facilitate the proposed works.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

##### Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

## 5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

### Zoning

The site is zoned C4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to the existing dwelling house. Dwelling houses are permitted with consent in the C4 Environmental Living zone.

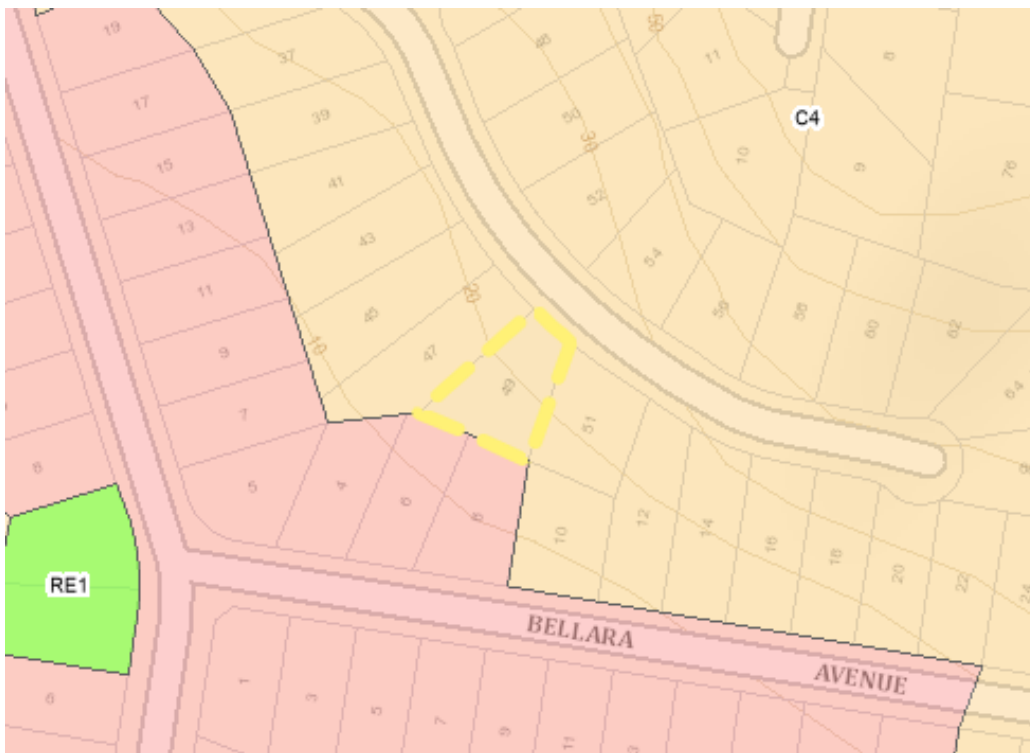


Figure 12. Extract from Pittwater LEP 2014 Zoning Map

### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

### Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 550m<sup>2</sup>. The subject site comprises a compliant area of 609.9m<sup>2</sup> and no subdivision is proposed.



## **Height of Buildings**

The subject site is mapped with a maximum building height of 8.5 metres, however as the site satisfies the requirements of Cl. 4.3 (2D), a maximum height of 10 metres is permitted. The building footprint is situated on a slope that is in excess of 16.7 degrees and therefore Council can consider a height up to 10 metres.

The proposed development retains the maximum height of 7.035 metres for the dwelling.

The new works propose the following compliant maximum building heights:

- 7.288m (roof over rear ground level deck)
- 5.14m to new/replacement roof over front of dwelling
- 3.964m (roof of carport)

## **Heritage Conservation**

The site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

## **Acid Sulfate soils**

The site is nominated as Class 5 Acid Sulphate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

## **Earthworks**

Minor earthworks are proposed to prepare the site for the construction of the alterations and additions. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

## **Essential services**

All essential services are existing on the site.

### 5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

#### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

#### Part A Localities

##### North Narrabeen Locality

The site is located within the North Narrabeen locality. The desired character statement for the North Narrabeen locality is:

*The North Narrabeen locality will remain primarily a low-density residential area 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 will be located on the valley floor on land that has 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. Retail, community and recreational facilities will serve the community.*

*Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.*

*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 design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the*



*'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.*

*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.*

*Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.*

*Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.*

The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the setting of Tatiara Crescent.

## **Part B General Controls**

### **B1 Heritage Controls**

As described above the site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

### **B2 Density Controls**

No change is proposed to the existing density on the site which comprises of a single residential dwelling.

### **B3 Hazard Controls**

### **Contaminated and potentially contaminated lands**

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the

consent authority can be satisfied that the land is suitable for the continued residential use.

### **Landslip Hazard**

As described above the subject site is mapped as Geotechnical Hazard H1. As such a Geotechnical Report has been provided, prepared by AscentGeo.

The professional consultant assessment supports the proposal in its current form subject to recommendation.

### **B4. Control Relating to the Natural Environment**

#### **Flora and Fauna Habitat Enhancement Category 2 Land**

It is considered that the proposed alterations and additions will have no impact on the natural environment in the locality, as the development is located within a disturbed portion of the site. Additionally, the proposal will have no impact on the flora and fauna of the locality, with no significant vegetation to be removed.

### **B5. Water management**

The site is connected to the reticulated sewer system. Stormwater details are provided in the attached Stormwater Management Plan.

### **B6. Access and Parking**

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. No change is proposed to the existing on-site parking which is accessed via a right-of-carriageway from Bellara Avenue. The development proposes a new carport above the existing hardstand area at the rear of the site.

### **B7. Site works and Management**

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

## **Section C Design Criteria for Residential**

### **C1. Design Criteria or Residential Development**

#### **Landscaping**

The front of the site is heavily planted with low-lying shrubs, medium high shrubs and canopy trees that will be unaffected by the proposed works.

The site has an existing non-compliant landscaped area of 116.57m<sup>2</sup> or 22.1% (including the 6% impervious treatments). The development will improve the existing non-compliance, resulting in a landscaped area of 117.9m<sup>2</sup> or 22.4%. A merit assessment is provided under the locality specific controls below.

#### **Safety and Security**

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

#### **View Sharing**

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

#### **Solar Access**

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in a negligible change to shadowing of the subject site and the shared driveway at the rear of the subject site only.

**12pm** – The development will result in a negligible change to shadowing of the subject site only.

**3pm** – The development will result in very minor shadowing to the rear yard of the subject site and the neighbour's rear yard at 51 Tatiara Crescent.



It is concluded that the subject site and adjoining properties predominantly retain existing solar conditions at 9am, 12pm and 3pm. The neighbouring property at 51 Tatiara Crescent receiving the majority of solar access in the afternoon, as it does currently.

### **Visual Privacy**

Privacy will be retained for neighbours with existing setbacks retained to the dwelling and no direct overlooking into any key living areas.

Due to the site topography the subject site and the neighbouring properties have mutual overlooking due to south facing rear decks and balconies. The addition of the terrace at ground floor level is only marginally sitting above ground level and is not expected to significantly reduce privacy levels for the neighbours. The proposed external works at rear first floor level involve the re-configuration of the existing deck only, with the orientation and size of the deck essentially unchanged.

### **Acoustic Privacy**

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

### **Private Open Space**

The minimum private open space requirement of 80m<sup>2</sup> and the development proposes an area well in excess of this requirement, as detailed within the attached DA Plan set.

### **Waste and Recycling Facilities**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the alterations and additions proposed.

### **Part D – North Narrabeen Locality**

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

## Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and are consistent with the site and surrounding development.

The existing view from Tatiara Crescent will be unchanged with the dwelling located well below the street level and screened by existing mature landscape.

## Scenic Protection

The proposed alterations and additions are consistent with this clause, in that there will be no negative visual impacts from a waterway, road or public reserve, as a result of the development.

## Building colours, materials and construction

The proposed building materials include external cladding and metal roofing in colours consistent with the existing dwelling and residential environment. A full schedule of materials is provided in the DA plan set.



**Figure 13. Extract from DA Plan set showing the proposed materials and finishes**

## Front Building Line

The DCP requires a front building line setback of 6.5 metres or the established building line on the site. The proposed development retains the existing compliant front setback.

## Side and Rear setbacks

### Side

Building line side setbacks of 2.5 metres on 1 side and 1 m for the other side and 6.5 metres to the rear boundary are required by the DCP.

The development proposes the following **side** setbacks.

	North-west	North-east
Dwelling	2.055m (existing – no change)	1.64m (existing – no change)
Ground level raised terrace	193mm (proposed)	-
New carport	Nil setback proposed	-

The development proposes a **rear** setback of 5.31 metres to the supporting posts of the carport.

A small variation to the side and rear setback to the north western elevation as a result of the extended ground level terrace and new carport are considered appropriate, in this case, as the encroachments do not pose privacy issues to neighbouring properties.

The development remains consistent with the objectives of the control, averaging at greater than required, when the development is look at in its entirety, as assessed below:

*To achieve the desired future character of the Locality.*

### Comment

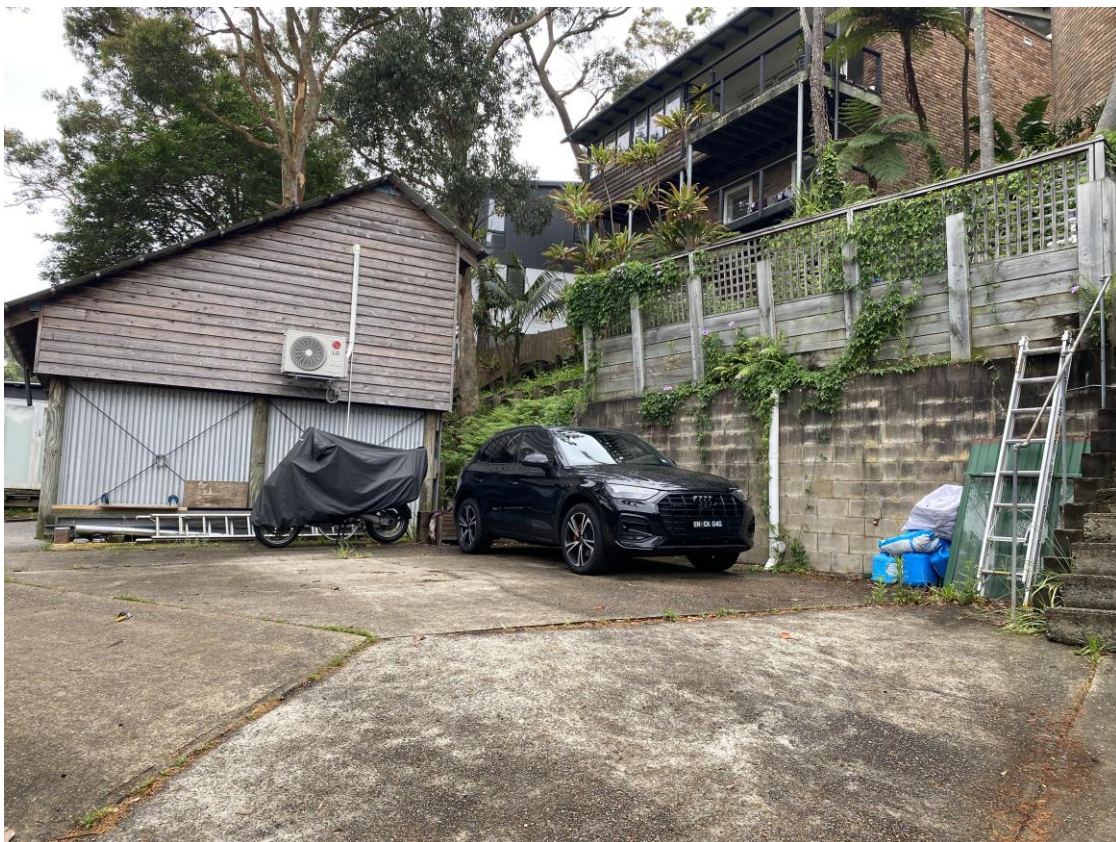
Consistent. The development is for alterations and additions to an existing two storey dwelling on the site, which is consistent with the desired future character of the area and consistent with other dwellings in the locality. The carport is located at the rear of the subject site and not visible from the primary streetscape. The carport will allow weatherproof parking for this family sized home and the architectural design is a positive addition to the shared driveway at the rear of the site.



*The bulk and scale of the built form is minimised.*

#### Comment

Consistent. The bulk and scale of the existing dwelling is essentially unchanged with the ground level terrace being open on all sides and will not significantly add bulk or scale to the built form. Similarly, the proposed carport is open on all sides and is of a much lesser scale to the neighbouring garage/built structure located adjacent to the boundary at No. 47 Tatiara Crescent (see Figure 14 below). There will be no impact on views, solar access is retained as existing, and the works retain an appropriate bulk and scale for the locality.



**Figure 14. Looking north west towards the existing hardstand, location of new carport, and the neighbouring built structure adjacent to the boundary at No. 47 Tatiara Crescent.**

*Equitable preservation of views and vistas to and/or from public/private places.*

#### Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

*To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

Comment

Consistent. The development will not result in any view loss impacts.

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

Comment

Consistent. Privacy and amenity are achieved, despite the proposed variation, as the works retain the existing minimum building line setbacks to the dwelling. A negligible change to solar access is resultant.

*Substantial landscaping, a mature tree canopy and an attractive streetscape.*

Comment

Consistent. The development maintains a large, landscaped area and matures trees along the north-western side elevation.

*Flexibility in the siting of buildings and access.*

Comment

Consistent. It is considered that the site characteristics warrant the support of a variation as there will be no unreasonable impacts on neighbouring properties.

*Vegetation is retained and enhanced to visually reduce the built form.*

Comment

Consistent. The new works are largely located within the disturbed portion of the lot, with existing mature landscaping unaffected by the proposed development.

*To preserve and enhance the rural and bushland character of the locality.*

### Comment

Consistent. The development easily achieves compliance with the landscaped area requirements and vegetation removal is avoided to ensure the bushland character of the locality is retained.

*To ensure a landscaped buffer between commercial and residential zones is established.*

### Comment

Not applicable. The site is not located between a commercial and residential zone.

### **Building envelope**

A building envelope of 45° measured at a height of 3.5 metres applies to the site and the proposed development complies with this requirement, as illustrated within the attached DA Plan set.

### **Landscaped Area – Environmentally Sensitive Land**

The DCP requires a minimum landscaped area of 60% for the subject site in the C4 zone, which is equivalent to 365.94m<sup>2</sup> for the site area of 609.9m<sup>2</sup>. Less the easement a landscaped area of 315.88m<sup>2</sup> is required based on a site area of 526.47m<sup>2</sup>.

The existing and proposed landscaped area calculations are as follows:

Existing – 116.57m<sup>2</sup> or 22.1%  
(84.98m<sup>2</sup> or 16.1% plus the 6% which equates to 31.59m<sup>2</sup>)

Proposed – 117.9m<sup>2</sup> or 22.4%  
(86.31m<sup>2</sup> or 16.4% plus the existing 6% of 31.59m<sup>2</sup>)

The breach to the landscape provision is considered reasonable as the site is very steep (in excess of 18° slope) and much of the existing landscape area is not usable. This development will result in higher amenity for the occupants, including more useable private open space areas. A new terrace at ground floor level off the rumpus room will allow additional opportunities for outdoor recreational private open space on this steeply sloping site.

A variation to the landscaped area control is appropriate, as the development remains consistent with the objectives of the control, despite the variation, as assessed below:



*Achieve the desired future character of the Locality.*

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The development will improve the existing non-compliant landscaped area on the site and the resulting development remains consistent with the character of the locality.

*The bulk and scale of the built form is minimised.*

Comment

Consistent. As mentioned above, the development remains consistent with the bulk and scale of the existing dwelling, retaining the existing maximum building height, with works primarily located within the existing building footprint.

*A reasonable level of amenity and solar access is provided and maintained.*

Comment

Consistent. The proposed alterations and additions incorporate a number of privacy measures including orienting larger glazing and the newly configured decks and terraces at the rear of the lot.

As assessed above, the subject site and south-eastern neighbour primarily retain existing solar access conditions between 9am and 3pm.

*Vegetation is retained and enhanced to visually reduce the built form.*

Comment

Consistent. No vegetation removal is proposed.

*Conservation of natural vegetation and biodiversity.*

Comment

Consistent. No native vegetation will be impacted by the proposal.

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment

Consistent. Stormwater from the site will be managed in accordance with Councils controls, with water directed to existing drainage infrastructure on the site.

*To preserve and enhance the rural and bushland character of the area.*

Comment

Consistent. The proposal retains the existing bushland character of the area, with no vegetation removal proposed.

*Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

Comment

Consistent. The development retains a substantial soft landscaped area on the site, assisting in the infiltration of water and stormwater management.

**Fences – General**

No changes are proposed to the existing fencing on the site.

## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
<b>Pittwater LEP 2014</b>			
Lot Size	550m <sup>2</sup>	Existing 609.9m <sup>2</sup>	Yes – no change
Building Height	8.5 metres	Existing Dwelling – 7.035m	Yes – no change
		New works – 7.288m (roof over rear ground level deck)	Yes
		5.14m to new/replacement roof over front of dwelling	Yes
		3.964m (roof of new carport)	Yes
Floor Space Ratio	Not identified		N/A
<b>Pittwater DCP 2014</b>			
<b>Section B – General Controls</b>			
Access and Parking	2 spaces per dwelling Minimum garage dimensions 3m x 6m	New carport proposed above existing single hardstand space	Yes - no change to access and parking provision
<b>Section C – Development Type Controls</b>			
Landscaped Area	2 canopy trees in front yard, 1 in rear yard.	Unchanged	Can comply
	60% of area between front boundary and built structures.	Unchanged	N/A
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Minimal change to existing	Yes
Private Open Space	80m <sup>2</sup>	95.34m <sup>2</sup>	Yes



	Standard	Proposed	Compliance
<b>North Narrabeen Locality</b>			
Character	Max. wall length 8m to any street frontage  Max. garage width 50% of lot frontage or 7.5m (whichever is lesser)	No change to existing  New carport at rear	N/A  N/A
Front setback (Tatiara Crescent)	6.5m or established building line	No change to existing	N/A
Side Boundary Setbacks	2.5m on one side and 1m on the other side	<u>Existing dwelling</u> 2.055m (north-west) 1.64m (north-east)  193mm to new terrace extended to N-W boundary at ground level  <u>Carport</u> Nil setback to north-west boundary	Yes – no change  Compliance with objectives achieved  Compliance with objectives achieved
Rear Boundary Setbacks	6.5 metres	5.31m to supporting posts of carport 3.1m to carport roof	Compliance with objectives achieved
Building Envelope	3.5 metres / 45 degrees	Complies	Yes
Landscape Area – environmentally sensitive land	60% of site area (Area 1) = 365.94m <sup>2</sup> for the site area of 609.9m <sup>2</sup> Less easement = 315.88m <sup>2</sup> based on a site area of 526.47m <sup>2</sup>	<u>Existing</u> – 116.57m <sup>2</sup> or 22.1% (84.98m <sup>2</sup> or 16.1% + the 6% which equates to 31.59m <sup>2</sup> )  <u>Proposed</u> – 117.9m <sup>2</sup> or 22.4% (86.31m <sup>2</sup> or 16.4% + the existing 6% of 31.59m <sup>2</sup> )	Compliance with objectives achieved

## 7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the C4 zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### **Context and Setting**

*What is the relationship to the region and local context in terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

### **Access, transport and traffic**

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

### **Public domain**

There will be no impact.

### **Utilities**

There will be no impact on the site, which is already serviced.

### **Flora and fauna**

There will be no impact.

### **Waste**

There will be no impact.

### **Natural hazards**

The site is mapped as slip prone land. The specialist report provided with this application, supports the development in its current form.

### **Economic impact in the locality**

There will be no impact, other than the possibility of a small amount of employment during construction.

### **Site design and internal design**

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

### **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

## **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*



- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed development.

#### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 The proposed development for alterations and additions to the existing dwelling, including a new carport, at 49 Tatiara Crescent, North Narrabeen, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

## Planner Declaration

**This report was prepared by:**

Senior Planner: Susan May-Roberts

Report Version: Final

### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
20/05/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

### Disclaimer

This report has been prepared by Watermark Planning with input from a number of other expert consultants. Watermark Planning has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of Watermark Planning.

Copyright © Watermark Planning  
ABN 41 340 109 262