

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 262 DP 16719
42 Gondola Road
North Narrabeen

APPLICANT: Rawson Homes
PO Box 3099
RHODES NSW 2138

PROPOSAL: Construction of a two storey 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 new two storey brick dwelling containing four (4) bedrooms, rumpus, study, family and dining rooms along with an attached garage.

The site is slightly irregular in shape with a frontage of 18.29m to Gondola Road, an average depth of 38.3m and a land area of 569m². The site currently contains a dwelling and associated structures that are to be demolished via separate application to Council. Several trees are required to be removed as part of the proposed development.

The subject site has a minor fall the northern corner with drainage to be directed to an approved system via rainwater tanks as per the hydraulic details. The area generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential area.

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 permissible within the zone and defined in the Plan as “**dwelling house**” meaning “*a building containing only one dwelling*”.

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 dwelling house is suitably located on the allotment to ensure there is minimal impact on the surrounding properties and the character of the area. The dwelling house is a suitable development for the site and meets the objectives of the zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Approx. 7.425m	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 5.9 Preservation of Trees or Vegetation

Several trees are proposed to be removed as part of the subject application. Replacement planting to be provided upon completion of the construction phase. The landscape character of the area will be maintained by the proposed development.

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 & 5 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. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.6 Biodiversity

The subject site is not known to be land containing terrestrial biodiversity.

* * *

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 North Narrabeen Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.11 Locality character statement – North Narrabeen 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 nonindigenous 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 detached dwelling is to be located on a 569m² existing allotment being in keeping with the typical size for the area. Several trees are identified for removal however retention of mature trees and shrubs with provision of further planting is to occur following construction to ensure the landscape character of the area is maintained.

The proposed two storey dwelling is considered to be consistent with the intended character of the area and the character of North Narrabeen. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling 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 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 erection of the dwelling will meet with the objectives of the medium-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

Several trees are to be removed as part of the proposed development with replacement planting proposed upon completion of the construction phase 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 a basement level proposed to reduce the overall impact of the dwelling.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the 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 following reference to Council's Bushfire Prone Land Map.

The subject property is identified as being affected by Class 3 & 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils. The site is not known to be affected by flood.

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 an approved system via rainwater tanks as per the hydraulic details. Rainwater tanks are to be provided with the

proposal in accordance with the BASIX requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Capable of Complying	Yes
Driveway width at kerb to be maximum of 3.5m	Capable of complying	Yes
Required parking spaces per dwellings 1 bedroom – 1 space 2 bedrooms + - 2 spaces	2 spaces within garage and additional hard stand parking spaces provided within the driveway.	Yes

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 dwelling 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.	>60% of front setback is capable of being landscaped.	Yes
<u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it.	Large entry door with glass inserts to allow views of the porch and entry approach.	Yes
Casual surveillance of front yard.	Study window and entry allows casual surveillance of the front yard of each dwelling.	Yes

Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	Appropriate lighting proposed to reduce potential for damage / vandalism without detrimentally impacting the adjoining properties.	Yes
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along Gondola Road 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 proposed dwelling and adjoining dwellings due to favourable orientation of lot and appropriate setbacks and height of the proposed dwelling. Shadow cast from the proposed dwelling are to the street and are not beyond anticipated levels for an allotment with north to the rear corner of the allotment.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. The first floor contains bedrooms and bathrooms along the side elevations which are deemed to be low trafficable areas ensuring minimal overlooking and privacy intrusion. The first floor rumpus room and orientated to the street	Yes

	and of a lesser use than with ample entertaining areas available at the ground level. First floor windows are appropriately offset, treated and setback from adjoining properties to further reduce overlooking and privacy intrusion. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas.	
<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 ² 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.	>80m ² Min >3.0m POS to the rear yard. Provided in the rear yard POS accessed via family / dining room North orientation provided. Adequate space available with the rear yard.	Yes Yes Yes Yes Yes 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 side setback. Waste Management Plan provided for Council's consideration.	Yes Yes

<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	450 - 610mm eaves provided to the entire dwelling with the exception of the garage which is a parapet.	Merit consideration

SECTION D Locality specific development controls

D11 North Narrabeen Locality

D11.1 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 two storey dwelling that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the provision of entry and balcony features. The front façade does not contain any unarticulated component in excess of 8m.

Car parking is provided in the attached double garage which is setback from the building line which ensures the garage is not a dominant feature of the streetscape. Planting within the front setback ensures the dwelling is softened and does not dominate the street. The articulation and high quality design of the 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 Collins Street.

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

D11.2 Scenic Protection - General

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

D11.3 – 11.15 North Narrabeen Locality Residential Sectors

This section of the DCP applies to all land within the North Narrabeen 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;

Design Guidelines	Proposed	Compliance
<u>D11.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For consideration by Council.
<u>D11.6 / Front Building line</u> Land zoned R2, R3 or E4 adjoining Pittwater Road or the Wakehurst Parkway – 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 6.5m – to the porch	N/A Yes
<u>D11.7 / 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)	 2.504m to eastern boundary 1.0m to western boundary 11.185m	 Yes Yes Yes
<u>D11.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	 Dwelling within the building envelope with the exception of the first floor eaves which is understood to be allowable encroachments.	 Yes
<u>D11.10 / Landscaped Area – General</u> Landscape area min = 50%	 60.31%	 Yes
<u>D11.11 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	 N/A	 N/A

<u>D11.12 Fences</u>	No front fencing proposed.	N/A
	Internal dividing fences to be retained / replaced as required.	Yes
<u>D11.14 / Retaining Walls</u>		
Retaining Walls visible from street ideally of sandstone or similar materials.	Retaining walls capable of being suitably constructed.	Capable of complying.
Undercroft areas limited to 3.5m and provided with landscaping.	No undercroft area proposed.	N/A

* * *

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 two storey dwelling will be compatible with surrounding developments, and is considered consistent with a typical two storey dwelling within a suburban location.

The siting of the dwelling will provide appropriate boundary setbacks compatible with surrounding development.

Sedimentation Control

Ground disturbance will be minimised for the construction of the dwelling through the use of dropped edge beams to retain fill and minimal excavation. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

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 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 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 new single storey development 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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