

STATEMENT OF ENVIRONMENTAL EFFECTS SECTION 4.55



NEW HOUSE + POOL

84 LAGOON STREET, NORTH NARRABEEN

Prepared for Mr & Mrs Beeman

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project no 2411

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2025

SECTION 4.55

This Statement of Environmental Effects accompanies a Section 4.55 Application for amendments to DA2025/0063 that was approved on 20th March 20025. This DA is for the demolition of an existing house and the construction of a new house and pool at 84 Lagoon Street, North Narrabeen.

This application is to for minor amendments:

- Revised Pool Design+ Terrace
- Addition of Cellar and Storage to Basement Garage

The owner is a builder with the original intent to build and sell the house upon completion. Since living in the area they have had a change of heart and are now building to stay and live in the house. This decision has resulted in the review of the design to reflect their family needs:

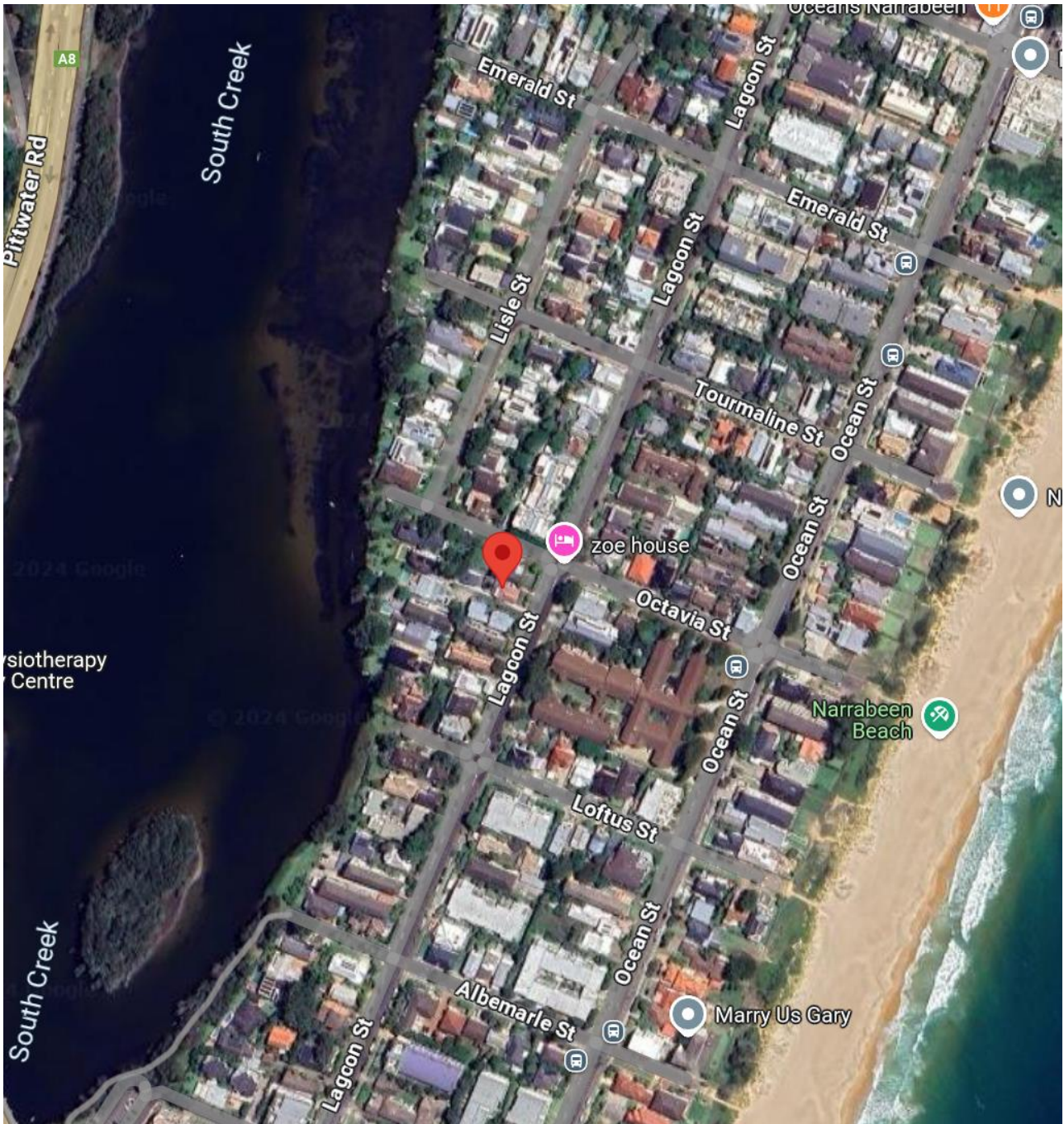
- The pool design has been amended so that the pool is deeper to allow for diving/enjoyment and has been relocated slightly for better access and height clearance.
- The garage area has been amended to provide Cellar storage and also been designed to cater for a family with 3 children that will all need cars in the future. The family also have mountain bikes, dirt bikes, surfboards, fishing gear, jet skis etc. A larger garage in Lagoon Street that provides additional off street parking is a big advantage.

No other changes and sought in this application. These changes have no effect to the original Statement of Environmental Effects as follows:

Site Context + Analysis

This Statement of Environmental Effects accompanies a Development Application for the demolition of an existing house and the construction of a new house and pool at 84 Lagoon Street, North Narrabeen. The proposal is carefully designed to fit in harmoniously with the surrounding properties and within the streetscape.

The site is a regular shaped block of land that falls away from Lagoon Street to the rear boundary. The site is 784sqm in size. The surrounding streets are a mix of 2/3 storey original and contemporary houses that generally conform with the suburban beachside vernacular. The current site contains an old and new granny flat. The house is to be demolished but the Granny Flat shall remain.



Google Earth image of the site and surrounding properties.



View looking W from Lagoon Street

CHARACTER OF THE BUILT ENVIRONMENT SURROUNDING SUFFOLK AVENUE, COLLAROY PLATEAU

In considering the design options for this site, an analysis of neighbouring sites in and neighbouring streets; was undertaken. The age, size and design character varies greatly, with a few original cottages, but predominantly it is a mix of contemporary new 2 and 3 storey houses designed with flat, skillion and pitched roofs, and modern materials.

To this extent, the proposal is consistent with the character of dwellings in the surrounding street, and the proposed addition is consistent with the desired future character of the North Narrabeen Area, and reasonable in terms of expectations of development.



Modern Beach House adjacent at 79 Lagoon Street



View of the proposal from Lagoon Street

The proposal seeks to provide a contemporary house for this family of 5. The proposal incorporates a new house and pool whilst maintaining the existing Grany Flat. The owner's primary focus to design a house that achieves a strong connection between the primary living areas and the outdoor living spaces. The main outdoor entertaining spaces have been designed with decks and terraces directly off the living spaces on the ground and first floor.

The key elements to the new design are:

- Basement:
 - o Triple garage
 - o Storage
- The ground floor includes:
 - o 3 Bedrooms
 - o Rumpus Room
 - o Family Room
 - o Laundry
 - o Outdoor living space
 - o Pool
- The first floor includes:
 - o Master Bedroom
 - o Office
 - o Open Plan – Living/Dining/Kitchen
 - o Terrace
- The façade to the street creates a modern aesthetic and a point of interest as well as providing privacy from the street.
- The roof forms are low pitched to reduce the overall height of the dwelling.

- Screening has been used where required to provide privacy and reduce any unwanted direct sunlight.
- The combination of materials – cladding and render provide a modern beach house character, resulting in an attractive presentation and improvement to the street presence to the surrounding neighbourhood.

GARTNERTROVATO ARCHITECTS

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This section of the report addresses the relevant LEP considerations

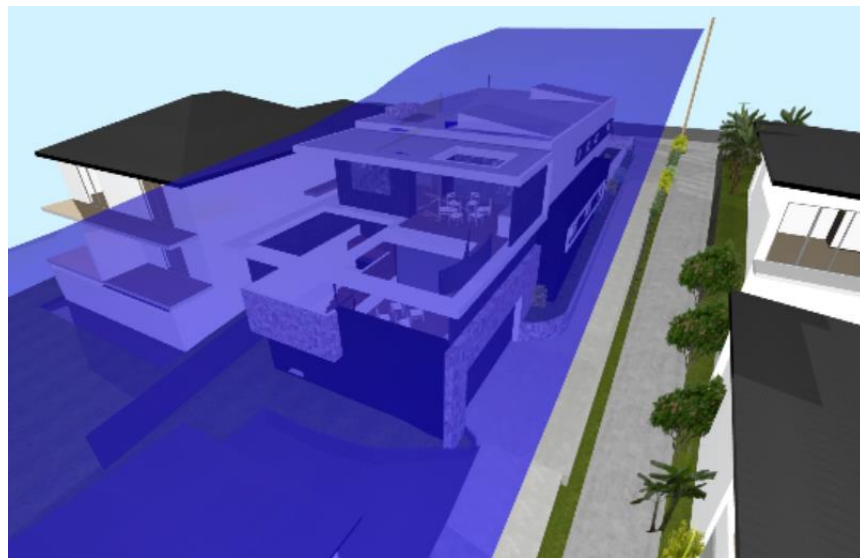
Part 4 Principal Development Standards

Zoning

Map	The site is located within the R2 zone on council maps. This zone is Low Density Residential
Compliance	The proposed use of the site for single dwellings is permissible within the zone and therefore complies.

4.3 Height of Buildings

Map	The site is located within the classification 'I' on maps. This zone provides a maximum height of 8.5m.
Compliance	The proposal is well below the maximum height of 8.5m. The proposal complies



WARRINGAH DEVELOPMENT CONTROL PLAN

This section of the report addresses the relevant DCP considerations

PART B: BUILT FORM CONTROLS

B1. Wall Heights

Requirements Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).



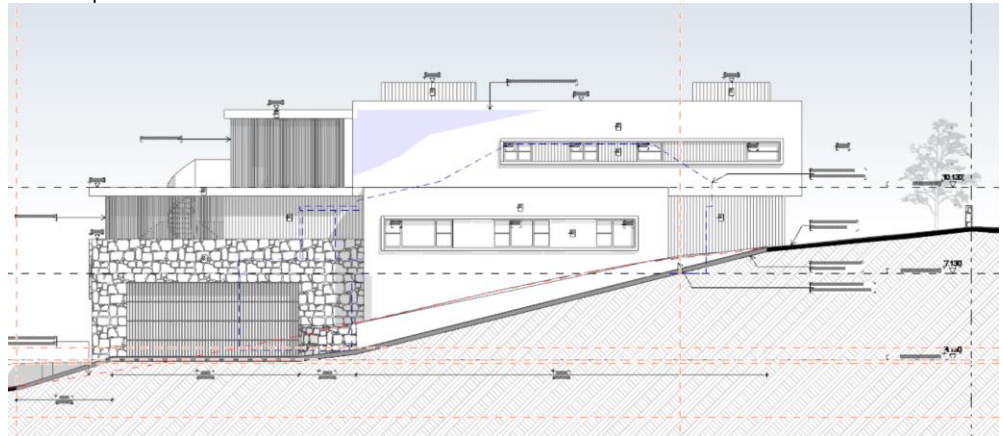
Outcomes The proposal has a minor non compliance with wall height limit at the over the dining room. This non compliance is very minor and has no adverse effects on neighbouring properties.
Concession is sought for this minor non compliance.

B3. Side Boundary Envelope

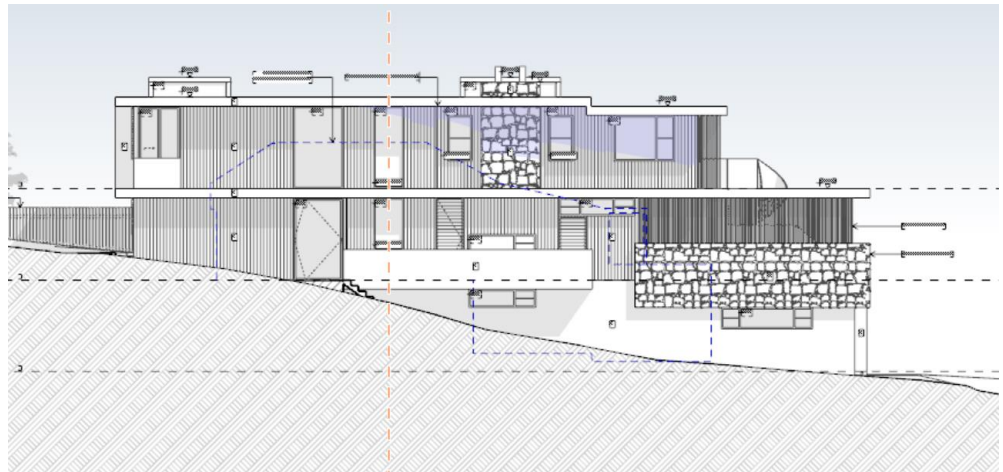
Objectives Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 5 metres as identified on the map.

Outcomes Side boundary envelope is shown on the elevations.

The proposal has been carefully designed to be generally compliant with the side boundary envelope. There is one very minor breach of the side boundary envelope on the southern elevation. This area is shown hatched.



This breach is very minor and produce negligible additional overshadowing of neighbouring properties and has minimal impact, and is justified as a minor variation.



B.5 Side Boundary Setbacks

Controls

1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.
2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.

All land in R2 zone: 0.9m

Outcomes

The proposal complies.

B7. Front Boundary Setbacks

Requirements All other land in R2 zone: 6.5m front Setback
Exceptions
Land Zoned R2 or R3
On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street

Outcomes The proposal has a 6.5m front building setback. The proposal complies

B9. Rear Boundary Setbacks

Requirements All other land in R2 zone: 6m Rear Setback

Outcomes The proposal provides a greater than 6m rear setback to the main building line.
The proposal complies.

PART C: SITING FACTORS

C2. Traffic, Access and Safety

Requirements

VEHICULAR ACCESS

1. Applicants shall demonstrate that the location of vehicular and pedestrian access meets the objectives.
2. Vehicle access is to be obtained from minor streets and lanes where available and practical.
3. There will be no direct vehicle access to properties in the B7 zone from Mona Vale Road or Forest Way.
4. Vehicle crossing approvals on public roads are to be in accordance with Council's Vehicle Crossing Policy (Special Crossings) LAP-PL413 and Vehicle Access to Roadside Development LAP-PL 315.
5. Vehicle crossing construction and design is to be in accordance with Council's Minor works specification.

Outcomes

Part of the existing driveway will need to be regraded to provide access to the proposed garage. The Garage will have parking for 2 cars
The proposal complies.

C3. Parking Facilities

Objectives

- To provide adequate off street carparking.
- To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.
- To ensure that parking facilities (including garages) are designed so as not to dominate the street frontage or other public spaces.

Outcomes

2 Off Street Parking spaces are provided for the new dwelling.
The proposal complies.

C4 Stormwater

Objectives

- To ensure the appropriate management of stormwater.
- To minimise the quantity of stormwater run-off.
- To incorporate Water Sensitive Urban Design techniques and On-Site Stormwater Detention (OSD) Technical Specification into all new developments.
- To ensure the peak discharge rate of stormwater flow from new development is no greater than the Permitted Site Discharge (PSD).

Outcomes

A stormwater concept plan has been prepared by *Barrenjoey Consulting Engineers* and forms part of this application.

C5. Erosion and Sedimentation

Objectives	<ul style="list-style-type: none">• To reduce the potential for soil erosion and adverse sedimentation impacts upon the environment.• To prevent the migration of sediment off the site onto any waterway, drainage systems, public reserves, road reserve, bushland or adjoining private lands.• To prevent any reduction in water quality downstream of the development site
Outcomes	Sediment Control details have been provided by <i>Barrenjoey Consulting Engineers</i> If any erosion is expected control measures such as hay bales and control fencing will be employed. The proposal complies.

C6. Building over or adjacent to Constructed Council Drainage Easements

Objectives	To ensure efficient construction, replacement, maintenance or access for emergency purposes to constructed public drainage systems located within private property.
Outcomes	N/A

C7. Excavation and Landfill

Objectives	<ul style="list-style-type: none">• To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.• To require that excavation and landfill does not create airborne pollution.• To preserve the integrity of the physical environment.• To maintain and enhance visual and scenic quality.
Outcomes	Excavation will be required for the footings, structure, and basement garage. Some fill will be utilised on the site to level out the ground floor slab. Low retaining walls are proposed along the boundary.

C8. Demolition and Construction

Objectives	<ul style="list-style-type: none">• To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment.• To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.• To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan• To discourage illegal dumping.
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Outcomes	Any waste produced during demolition and construction will be recycled where possible and disposed of in the correct manner. The majority of the waste from construction materials is anticipated to be disposed of at the 'Kimbriki tip'. Existing sandstone (natural) will be reused in the proposed landscaping. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste. The proposal is therefore considered to satisfy this element of the DCP.
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C9. Waste Management

Objectives	<ul style="list-style-type: none"> • To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). • To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. • To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements. • To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services. • To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene. • To minimise any adverse environmental impacts associated with the storage and collection of waste. • To discourage illegal dumping.
Outcomes	It is anticipated the general waste and recyclables bins will be located along the southern wall to the garage. They will be hidden from the street with vegetation and sensible landscaping. The proposal is therefore considered to satisfy this element of the DCP.

D1. Landscaped Open Space and Bushland Setting

- Objectives
- To enable planting to maintain and enhance the streetscape.
 - To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
 - To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
 - To enhance privacy between buildings.
 - To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
 - To provide space for service functions, including clothes drying.
 - To facilitate water management, including on-site detention and infiltration of stormwater.

40% as identified on map

- Outcomes
- Please refer DWG A-08 for Landscaped Space for diagrammatic calculations. The proposed Landscaped Area is 53.44% A landscape plan has been prepared by Cabarita Landscape and forms part of this DA submission.

The proposal complies.

D2. Private Open Space

- Objectives
- To ensure that all residential development is provided with functional, well located areas of private open space.
 - To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
 - To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
 - To ensure that private open space receives sufficient solar access and privacy.
2. Residential development is to include private open space for each dwelling.
 3. The minimum area and dimensions of private open space are as follows:
 4. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.
 5. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.
 6. Private open space shall not be located in the primary front building setback.
 7. Private open space is to be located to maximise solar access.

Residential houses with 3 bedrooms or more require a minimum 60m² of private open space.

Outcomes The connection from the primary internal living areas and the new private open space with rear yard were pivotal to the design development. The new pool is directly visible from the living areas and kitchen and sliding doors connect the internal living areas with the new private covered outdoor space.

The Proposal Complies.

D6. Access to Sunlight

Objectives

- To ensure that reasonable access to sunlight is maintained.
- To encourage innovative design solutions to improve the urban environment.
- To maximise the penetration of mid winter sunlight to windows, living rooms, and high use indoor and outdoor areas.
- To promote passive solar design and the use of solar energy.

To minimise the need for artificial lighting.

Outcomes Shadow diagrams have been prepared in support of the proposed development and indicate that the proposal will not result in any unreasonable overshadowing of adjoining properties.
The proposal complies.

D7. Views

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views

Outcomes The proposal has been designed to be sympathetic to the neighbouring dwellings. The proposal is compliant with building height and generally compliant with front, rear, side setbacks, and building envelopes. Views are shared/maintained using these parameters.

D8. Privacy

Objectives

- To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To provide personal and property security for occupants and visitors.

Outcomes It is submitted that the proposal will not result in a loss of privacy to the adjoining properties. The primary glazing and balconies are to the north and east with privacy screens provided on the balconies.

Windows on the southern boundary have been designed to not align with neighbouring house windows where possible. Windows 34, 36,37,38 shall be opaque windows.

Given the proposed separation distances and landscaping proposed combined with the proposed glazing design, it is deemed that the proposal complies.

D9. Building Bulk

- | | |
|------------|--|
| Objectives | <ul style="list-style-type: none">• To encourage good design and innovative architecture to improve the urban environment.• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. |
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Outcomes	It is submitted that the new dwelling is in keeping with the height, bulk and scale of surrounding dwellings.
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The design of this house incorporates a high degree of modulation and setbacks that breaks down the bulk and scale of the building from the street and creates an interesting and aesthetically pleasing design. Further to this, the varied selection of materials such as lightweight cladding, and rendered brick, further enhance this.

On this basis it is submitted that the proposal complies.

D10. Building Colours and Materials

- | | |
|------------|--|
| Objectives | <ul style="list-style-type: none">• To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment. |
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Outcomes	A colour and finishes board has been submitted with this application. The proposal complies.
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D11. Roofs

- | | |
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| Objectives | <ul style="list-style-type: none">• To encourage innovative design solutions to improve the urban environment.• Roofs are to be designed to complement the local skyline.• Roofs are to be designed to conceal plant and equipment. |
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Outcomes	The proposal complies.
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D12. Glare and Reflection

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| Objectives | <ul style="list-style-type: none">• To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.• To maintain and improve the amenity of public and private land.• To encourage innovative design solutions to improve the urban environment |
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Outcomes The proposal complies.

D14. Site Facilities

Objectives

- To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.
- To encourage innovative design solutions to improve the urban environment.
- To make servicing the site as efficient and easy as possible.
- To allow for discreet and easily serviceable placement of site facilities in new development.

Outcomes The proposal complies. Domestic garbage bins will be located out of sight, placed along the southern wall of the dwelling.

D20. Safety and Security

Objectives

- To ensure that development maintains and enhances the security and safety of the community.

Outcomes The proposal complies

D21. Provision and Location of Utility Services

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure that adequate utility services are provided to land being developed.

Outcomes The Proposal Complies

D22. Conservation of Energy and Water

Objectives

- To encourage innovative design solutions to improve the urban environment.
- To ensure energy and water use is minimised.

Outcomes A compliant Basix Certificate has been submitted with this application.

PART E: THE NATURAL ENVIRONMENT

E1. Private Property Tree Management

Objectives	<ul style="list-style-type: none">• To improve air quality, prevent soil erosion and assist in improving; water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.• To protect human life and property through professional management of trees in an urban environment.• To provide habitat for local wildlife.• Promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term with regard to the original 1750 community.• To preserve and enhance the area's amenity.
Outcomes	An arborist report has been prepared by Raintre Consulting and forms part of this report.

E2. Prescribed Vegetation

Objectives	<ul style="list-style-type: none">• To preserve and enhance the area's amenity, whilst protecting human life and property.• To improve air quality, prevent soil erosion, assist in improving water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.• To provide habitat for local wildlife, generate shade for residents and provide psychological & social benefits.• To protect and promote the recovery of threatened species, populations and endangered ecological communities.• To protect and enhance the habitat of plants, animals and vegetation communities with high conservation significance.• To retain and enhance native vegetation communities and the ecological functions of wildlife corridors.• To reconstruct habitat in non vegetated areas of wildlife corridors that will sustain the ecological functions of a wildlife corridor and that, as far as possible, represents the combination of plant species and vegetation structure of the original 1750 community.• Promote the retention of native vegetation in parcels of a size, condition and configuration which will as far as possible enable plant and animal communities to survive in the long-term.
Outcomes	N/A

E6. Retaining unique environmental features

Objectives	To conserve those parts of land which distinguish it from its surroundings.
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Outcomes N/A

E10. Landslip Risk

- Objectives
- To ensure development is geotechnically stable.
 - To ensure good engineering practice.
 - To ensure there is no adverse impact on existing subsurface flow conditions.
 - To ensure there is no adverse impact resulting from stormwater discharge

Outcomes A Geotechnical Report has been prepared by Ben White Geotechnical and forms part of this DA submission.

CONCLUSION

In conclusion, we believe that the proposal for a new dwelling and pool has been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which maintains the natural and built characteristics of the area, and considers the neighbouring properties in producing a positive outcome.

