

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions Dwelling House and Secondary Dwelling

11 Darius Avenue, North Narrabeen



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Prepared by Chapman Planning
Member PIA

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1.0 INTRODUCTION and SUMMARY

This statement has been prepared for *Lyle Marshall & Partners* as part of the supporting documentation for the development application in relation to 11 Darius Avenue, North Narrabeen.

The development proposal is for alterations and additions to the existing dwelling house and a *secondary dwelling*. The proposed internal works include internal reconfiguration to create an additional bedroom (Bed 4) and new kitchen space, the external works include a deck extension at the rear elevation of the dwelling, the replacement of the existing storage structure in the rear setback of the subject site, garage storage space with a flood evacuation platform above, a new roof to the existing carport and rear of dwelling, and associated ancillary structural and landscaping works. Additionally, the works include a *secondary dwelling* at the rear of the garage/storage. The *secondary dwelling* includes a kitchen and bathroom accessed from the timber deck/stair.

The subject site is located within the R2 – Low Density Residential zone pursuant to the *Pittwater Local Environmental Plan 2014* and the proposed alterations and additions to the existing *dwelling house* and *secondary dwelling* are permissible with development consent.

The proposed alterations and additions and *secondary* present a maximum height of 5.3m and therefore comply with the maximum permissible height of 8.5m pursuant to Clause 4.3 of the *Pittwater LEP 2014*.

The subject site is a rectangular allotment with primary frontage to Darius Avenue, North Narrabeen. The subject site is centrally located on Darius Avenue, approximately 115m north of the intersection of Darius Avenue and Lake Park Road, North Narrabeen.

The site currently contains a single-storey dwelling house and associated carport, garage and storage building, and a swimming pool. Vehicular access to the subject site is via an existing driveway crossover at the north-eastern corner of the site. Pedestrian access to the existing dwelling house is via a paved pathway and entry portico at the approximate midpoint of the eastern (front) boundary of the subject site off Darius Avenue.

The Darius Avenue streetscape is characterised by single-storey dwelling houses and few two-storey dwelling houses, while the surrounding locality is characterised by a mix of land uses, including warehouse-style retail premises along Pittwater Road, North Narrabeen, which adjoin the rear (western) boundary of the subject site, and a caravan park – the NRMA Sydney Lakeside Holiday Park – located approximately 200m east of the subject site.

The subject site is within the catchment of nearby educational facilities and public open space, including Narrabeen Sports High School and Trumper Park, respectively located approximately 180m west and 115m south of the site. The site is also well serviced by public transport, being within walking distance (approximately 200m east of the subject site) to bus stops along Pittwater Road, providing regular services to Avalon, Mona Vale, Palm Beach, Narrabeen and Manly (routes 182, 189 and 199).

In addition to this Statement of Environmental Effects, the development application is accompanied by:

- *Survey Plan numbered 24088-2 dated 7 October 2024 prepared by Urban Surveying,*
- *Architectural Plans numbered 5161-24 - 5161-24-25 Issue A, B, C and D dated 29 May 2025 prepared by Lyle Marshall & Partners Pty Ltd,*
- *Shadow Diagrams numbered 5161-26 - 5161-24-29 Issue A and B dated 29 May 2025 prepared by Lyle Marshall & Partners Pty Ltd.*
- *Flood Risk Management Plan Revision E dated 28 May 2025 prepared by Taylor Consulting Civil & Structural Engineers.*
- *Stormwater Management Plan numbered Storm-1A dated 17 March 2025 prepared by Taylor Consulting Civil & Structural Engineers.*
- *Certificate of Structural Adequacy dated 17 March 2025 prepared by Taylor Consulting Civil & Structural Engineers.*
- *Certificate of Structural Design dated 17 March 2025 prepared by Taylor Consulting Civil & Structural Engineers.*
- *Arboricultural Impacts Assessment prepared by Arbor Express.*
- *BASIX Certificate*

In this report, the proposal is presented and assessed in relation to the relevant planning controls, being:

- *State Environmental Planning Policy (Sustainable Buildings) 2022.*
- *SEPP (Resilience and Hazards) 2021,*
- *SEPP (Biodiversity and Conservation) 2021,*
- *Pittwater Local Environmental Plan (LEP) 2014,*
- *Pittwater Development Control Plan (DCP) 2014,*
- *S4.15(1) Environmental Planning and Assessment Act 1979.*

2.0 SITE and CONTEXT

2.1 Locality Description

The subject site is a rectangular allotment with primary frontage to Darius Avenue, North Narrabeen. The subject site is centrally located on Darius Avenue, approximately 115m north of the intersection of Darius Avenue and Lake Park Road, North Narrabeen.

The Darius Avenue streetscape is characterised by single-storey dwelling houses and few two-storey dwelling houses, while the surrounding locality is characterised by a mix of land uses, including warehouse-style retail premises along Pittwater Road, North Narrabeen, which adjoin the rear (western) boundary of the subject site, and a caravan park – the NRMA Sydney Lakeside Holiday Park – located approximately 200m east of the subject site.

The subject site is within the catchment of nearby educational facilities and public open space, including Narrabeen Sports High School and Trumper Park, respectively located approximately 180m west and 115m south of the site. The site is also well serviced by public transport, being within walking distance (approximately 200m east of the subject site) to bus stops along Pittwater Road, providing regular services to Avalon, Mona Vale, Palm Beach, Narrabeen and Manly (routes 182, 189 and 199).

The location of the subject site is shown in the following aerial image.



Source: SIX Maps Viewer

The streetscape, subject site and surrounding buildings are shown in the following photographs.

Photograph 1 depicts the Darius Avenue streetscape north of the subject site.



Source: Google Maps

Photograph 2 depicts the Darius Avenue streetscape south of the subject site.



Source: Google Maps

2.2 Site Description

The legal property description of the subject site is Lot 6 in Deposited Plan 28354, also known as 11 Darius Avenue, North Narrabeen. The site has a primary street frontage of 15.265m to Darius Avenue and a maximum site depth of 37.02m, resulting in a total site area of 557m².

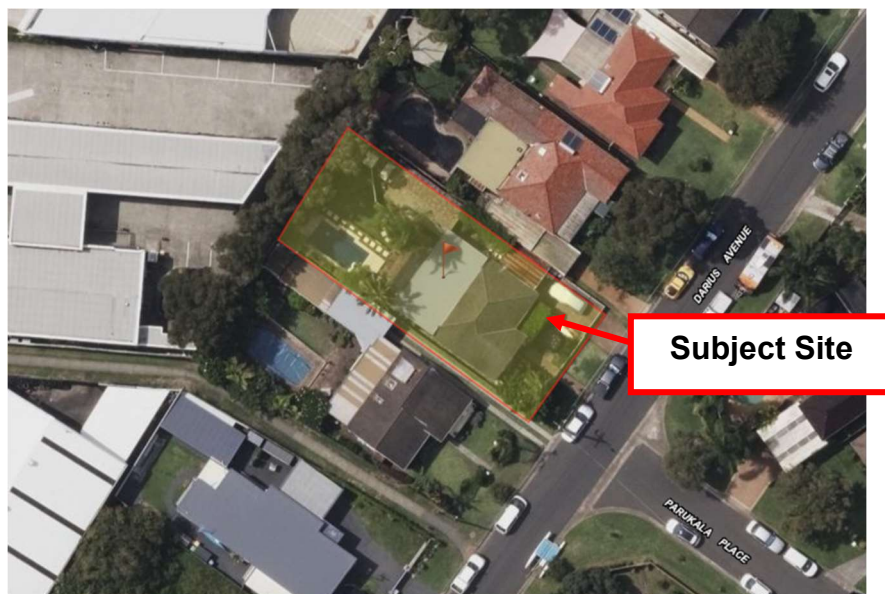
The subject site currently contains a single-storey dwelling house and associated carport, garage and storage building, and a swimming pool. Vehicular access to the subject site is via an existing driveway crossover at the north-eastern corner of the site. Pedestrian access to the existing dwelling

house is via a paved pathway and entry portico at the approximate midpoint of the eastern (front) boundary of the subject site off Darius Avenue.

The northern and southern (side) boundaries of the subject site adjoin single-storey dwelling houses, known respectively as 13 and 9 Darius Avenue, North Narrabeen. The rear (western) boundary of the subject site adjoins the B6 – Enterprise Corridor zone and a service station along Pittwater Road.

The subject site has fairly level topography. There is a slight fall from the western (rear) boundary (RL2.10) to the eastern (front) boundary (RL1.82), being a fall of approximately 300mm across the length of the site (37.02m).

The subject site and surrounding properties are shown in the below aerial image and photographs:



Source: *SIX Maps Viewer*

Photograph 3 depicts the subject site as viewed from Darius Avenue.



Source: *Google Maps Streetview*

Photograph 4 depicts the neighbouring property to the north of the subject site, being 13 Darius Avenue, North Narrabeen.



Source: *Google Maps Streetview*

Photograph 5 depicts the neighbouring property to the south of the subject site, being 9 Darius Avenue, North Narrabeen.



Source: *Google Maps Streetview*

3.0 DEVELOPMENT PROPOSAL

The development proposal is for alterations and additions to the existing dwelling house and *secondary dwelling* at 11 Darius Avenue, North Narrabeen.

The proposed works are described below:

- **Internal Works**

Minor floorplan reconfigurations are proposed to the existing dwelling house at the subject site, including the construction of a wall at the current kitchen location to create an additional bedroom (Bed 4) with a built-in-robe, and a new relocated open plan kitchen space adjacent to the existing lounge area. The existing windows at the northern elevation of the dwelling house are to be relocated to align with Bed 4 and the kitchen of the floorplan as reconfigured. New structural walls are also proposed at the internal storage cupboards adjacent to the existing bathroom and outside the new Bed 4.

The garage/studio includes the removal of internal walls and an internal retractable ladder providing access from the storage space to the new flood evacuation platform above. The works include a new roller door on the east elevation of the garage.

- **External Works**

A new awning structure is proposed at the front façade of the existing dwelling house, with two new sets of stairs separated by a new planter box provided at the front entry of the dwelling.

The existing carport is to be covered by a proposed new car port roof supported by structural timber beams.

In the rear yard, the existing entertaining deck and roof are to be extended and semi-enclosed by glass balustrades at the northern and southern elevations of the extended deck. Two new sets of stairs adjoining the deck are proposed to provide access to the paved area surrounding the swimming pool and the grassed area of the backyard. The proposal includes stairs to access the *secondary dwelling*.

A new flood evacuation platform is proposed above the garage/storage within the roof form, accessible via an internal retractable ladder in the garage/storage.

- **Roof**

The existing roofing to the dwelling house is to be retained and extended to cover the deck. The proposal includes replacement of the garage/storage roof to accommodate the flood platform. The work includes a new gable roof to the *secondary dwelling*.

- **Building Design / Materials and Finishes**

The proposed alterations and additions to the existing dwelling have been designed to reflect the architectural character of the existing dwelling house at the subject site and are largely imperceptible from the streetscape and public domain at Darius Avenue. The proposed timber structural beams at the front elevation of the dwelling to support the new awning structure and carport roof are consistent with existing timber features at the front façade of the dwelling to ensure a cohesive overall building design. Additionally, the new planter box will improve the landscaped setting of the dwelling house when viewed from the public domain.

The remaining alterations and additions are to be finished in a variety of high-quality materials and finishes, including glass balustrades and timber decking, and existing materials, such as window frames, are to be retained and relocated where possible.

- **Secondary Dwelling**

The development proposal includes a *secondary dwelling* at the rear of the garage – storage area. The *secondary dwelling* is 18m² and contains a kitchen and bathroom. The floor level of the *secondary dwelling* is at RL3.52 to meet flood risk management.

4.0 PLANNING LEGISLATION AND CONTROLS

4.1 State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX certificate has been prepared for the proposed alterations to the dwelling, and includes energy and water saving commitments to meet the State Government's sustainability targets for dwellings.

4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of SEPP (Resilience and Hazards) 2021 requires the consent authority to consider whether land is contaminated and if contaminated the consent authority must be satisfied that the land is suitable for the purpose.

The subject site has been historically used for residential purposes. The proposed development is not likely to result in the disturbance of contaminated soils in accordance with the Contamination Planning Guidelines, noting minimal earthworks and excavation works are required to accommodate the proposal. In this instance the consent authority – Northern Beaches Council – can be satisfied that Chapter 4 of the SEPP has been satisfied and the land is suitable for the purpose.

4.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

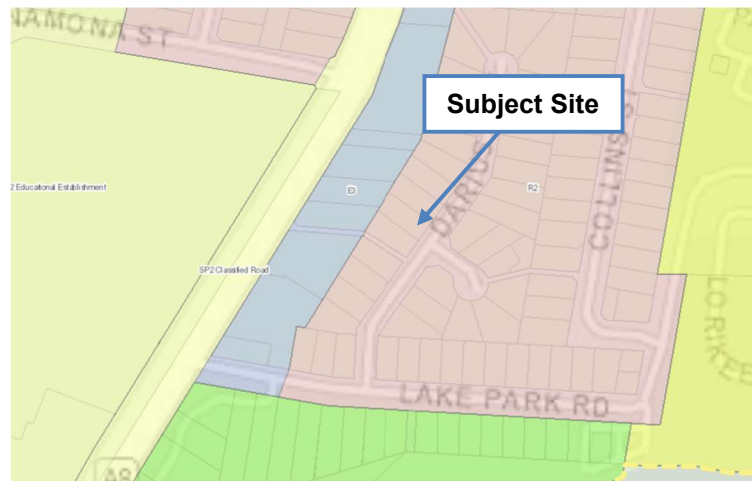
Chapter 2 of the SEPP (Biodiversity and Conservation) 2021 provides provisions regarding vegetation in non-rural areas. The aims of this Chapter are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The proposal is largely located over existing deck area, with a minor encroachment into existing landscape area at the north western rear part of the site. The remaining landscaped area at the subject site, including all mature and significant trees and other vegetation are to be retained, and a new planter box is proposed at the front elevation of the dwelling house to enhance the landscaped setting at the subject site. As such, the proposal is considered acceptable with respect to Chapter 2 of this SEPP.

4.4 Pittwater Local Environmental Plan 2014

The subject site is zoned R2 – Low Density Residential under the *Pittwater Local Environmental Plan 2014* and alterations and additions to *dwelling houses* and *secondary dwelling* are permissible with development consent.

The following map extract shows the zoning of the subject site:



Source: *Pittwater LEP 2014*

The objectives of the R2 – Low Density Residential 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 alterations and additions achieve the relevant objectives of the medium density residential zone based on the following assessment:

- The proposal provides for the housing needs of the North Narrabeen community through low-impact alterations and additions to an existing dwelling house that will enhance functionality, residential amenity and livability for current and future residents of the subject site by improving the internal layout and promoting better utilisation of existing floor space, while retaining the existing low-density residential character and built form.

The *secondary dwelling* provides for additional residential accommodation within a low density residential area.

- The proposal retains the existing use of the site as a dwelling house and includes the provision of a flood evacuation platform to ensure that the needs of residents on both a day-to-day and occasional basis – such as in extreme weather / flood events – are met. The proposal does not significantly alter the character and streetscape presentation of the existing building as viewed from the public domain, with selected materials and finishes being consistent and compatible with those currently present at the dwelling house. The extension of the deck area at the western portion of the dwelling house will improve access to and use of the rear yard and swimming pool, and promotes indoor-outdoor connectivity and living, while the proposed floorplan reconfiguration increases functionality and existing space utilisation.
- The proposed alterations and additions do not result in significant additional bulk and scale to the existing dwelling house, retain the low-density character of the building, and have been designed to ensure that compatibility with neighbouring and nearby properties is maintained.

Clause 4.3 Height of Buildings applies to the subject site and prescribes a maximum building height control of 8.5m pursuant to the LEP Height of Buildings Map. The subject dwelling house has an existing maximum building height of 5.6m and *secondary dwelling* has a maximum height of 5.28m when measured from the ground floor to the top of the roof form.

The proposed alterations and additions, including the new carport roof, provision of a flood evacuation platform above the existing garage-storage and associated gable roof form have a maximum height of 4.2-5.3m, thereby not increasing the existing maximum building height at the subject site, and complying with the height of buildings development standard.

Clause 4.4 Floor Space Ratio does not apply to the subject site pursuant to the LEP Floor Space Ratio Map.

Clause 5.4 Controls relation to miscellaneous permissible uses contains provisions for *secondary dwellings* stating:

Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

(a) 60 square metres,

(b) 25% of the total floor area of the principal dwelling.

The proposed *secondary dwelling* meets clause 5.4(9) being a permissible land use in the R2 – Low Density Residential zone and the floor area is 18m².

Clause 5.10 Heritage Conservation does not apply to the development proposal pursuant to the LEP Heritage map, noting the subject site does not contain any heritage items, is not located within a heritage conservation area, and is not within the vicinity of any heritage items.

Clause 5.21 Flood Planning applies to the subject site, noting the site is identified by Northern Beaches Council as being flood affected for the 1 in 100 year storm event and Probable Maximum Flood and Probable Maximum Precipitation events pursuant to the 2013 Narrabeen Lagoon Flood Study. Accordingly, the development proposal is supported by a Flood Risk Management Plan (FRMP), a Flood Evacuation Plan and a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers*. The FRMP describes in detail how the development proposal has been designed to ensure compliance with this Clause 5.21 of the *Pittwater LEP 2014*, as well as Northern Beaches Council's Flood Planning controls in the *Pittwater Development Control Plan 2014*, including with respect to the protection of life and property, provision of a flood evacuation platform at the subject site and the use of materials and finishes of sufficient durability to withstand extreme weather events. Accordingly, the consent authority – Northern Beaches Council – can be satisfied in this case that the proposed alterations and additions to the existing dwelling house at the subject site are compatible with the flood function and behaviour on the land, will not adversely affect the safe occupation of the land or surrounding natural environment, and are adequately supported by evacuation and safety measures to manage risks in the event of a flood.

Clause 5.22 Special Flood Considerations applies to the development proposal, noting that while the proposal is not for *sensitive and hazardous development* pursuant to the definition in subclause 5.22(5), the subject site is likely considered by Northern Beaches Council to be land that, in the event of a flood, may cause a particular risk to life and require the evacuation of people or other safety considerations. Accordingly, the development proposal for minor alterations and additions to the existing dwelling house have been designed to ensure compliance with this Clause 5.22, again noting that the development application is supported by a Flood Risk Management Plan (FRMP), a Flood Evacuation Plan and a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers*, which ensure the safe occupation, efficient evacuation, and incorporation of appropriate measures to manage risks posed in the event of a flood.

Clause 7.1 Acid Sulfate Soils contains requirements relating to land affected by Acid Sulfate Soils. The subject site is identified as potentially containing Class 3 Acid Sulfate Soils pursuant to the Acid Sulfate Soils Map. The proposed development does not involve any works more than one (1) metre below the natural ground surface and are unlikely to result in the lowering of the watertable by more than one (1) metre below the natural ground surface, noting that any excavation or earthworks necessary to accommodate the proposal are minor in nature and limited to ancillary works with respect to installing, for example, structural beams to support the new awning structure and carport roof, and as such are unlikely to unreasonably or adversely disturb acid sulfate soils on the site.

Clause 7.2 Earthworks applies to the development proposal, noting that any earthworks or excavation required to accommodate the proposed alterations and additions to the existing dwelling house are minor in nature and ancillary to the installation of structural supports, and as such are unlikely to have a detrimental effect on the viability or stability of the land. Additionally, the development proposal is supported by a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers*.

Clause 7.6 Biodiversity does not apply to the subject site, as the land is not identified as 'Biodiversity' land pursuant to the Biodiversity Map.

Clause 7.7 Geotechnical Hazards does not apply to the subject site or development proposal, noting that the land is not identified on Council's Geotechnical Hazard Map.

Clause 7.10 Essential Services applies to the development proposal. In this case, the consent authority – Northern Beaches Council – can be satisfied that the proposed alterations and additions to the existing dwelling house at the subject site are supported by the provision of all essential services, including with respect to stormwater drainage, noting the development proposal is supported by a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers*.

4.5 Pittwater Development Control Plan 2014

The *Pittwater Development Control Plan 2014* applies to the proposal. The relevant provisions of the DCP have been addressed in turn below, with environmental impacts such as solar access and visual/acoustic privacy being addressed in Section 6 of this Statement of Environmental Effects.

Section A: Shaping Development in Pittwater

A3.2 – Desired Character of Pittwater

The development proposal is for minor alterations and additions to the existing dwelling house at the subject site and *secondary dwelling* will not result in any adverse impacts on the natural environment in the immediate vicinity of the site. Additionally, the development proposal seeks to retain and repurpose existing materials – such as window frames and walls – where possible to align with principles for ecologically sustainable development, and have been designed to be considerate of and responsive to the natural hazards, particularly the risk of flood events, relevant to the subject site. The provision of a flood evacuation platform above the garage/storage will ensure the safety and preparedness of current and future residents at the subject site to respond to extreme weather events and emergencies. Additionally, the proposal works to enhance residential amenity, functionality and space utilisation of the existing dwelling.

A4.14 – Warriewood Locality

The subject site is located within the Warriewood Locality of the *Pittwater DCP 2014* land application map. The desired character statement for the Warriewood Locality prioritises the maintenance of the existing primarily low-density residential character, landscaped setting of development, and need for development to respond to the natural landform and landscape at the subject site. The development proposal is consistent with this desired future character, noting the works are minor in nature and are intended to enhance livability, residential amenity, functionality and resident safety at the subject site with respect to flood risks. The existing dwelling house retains its single-storey character and streetscape presentation at Darius Avenue, with the proposed alterations and additions designed to blend in with the existing development for a harmonious and cohesive overall dwelling design. The dwelling house as altered by the proposal is of an appropriate built form and scale consistent with neighbouring and nearby development along Darius Avenue and similar development within the broader Warriewood Locality. The proposal seeks to retain existing vegetation where possible, with the proposed works largely located over the existing built form. The proposed works are responsive to the natural hazard risks at the subject site, and are adequately supported by management plans, safety mechanisms and design features to ensure resident safety and amenity.

Section B3: Hazard Controls

B3.11 – Flood Prone Land

The FRMP prepared by *Taylor Consulting Civil & Structural Engineers* addresses the controls contained in this part of the DCP in detail. The FRMP concludes: *The recommendations and strategies within this report ensure compliance with Pittwater 21 Development Control Plan, Section B General Controls, Part B3.11 'Flood Prone Land'.*

Accordingly, the development proposal meets the objectives of the protection of people, the natural environment, and private and public infrastructure and assets, and complies with the requirements for development on flood prone land. Further to the FRMP, the development proposal is also supported by a Flood Evacuation Plan and a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers*.

B5.15 – Stormwater

The development proposal is accompanied by a Stormwater Management Plan prepared by *Taylor Consulting Civil & Structural Engineers* which demonstrates compliance with this section of the DCP.

B6 – Access and Parking

The proposed new carport roof will not impact upon the existing provision of off-street at the subject site, nor alter current vehicular access to the site off Darius Avenue.

The subject site provides adequate on-site parking for the dwelling house and *secondary dwelling* providing a minimum of 2 parking spaces meet control B6.3 of the DCP.

Section C1: Design Criteria for Residential Development

C1.1 – Landscaping

The proposal includes the provision of a new planter at the front façade to soften the overall built form when viewed from the streetscape and public domain at Darius Avenue and which represents landscaping reflective of the scale and form of the existing dwelling house development at the subject site.

C1.2 – Safety and Security

The proposed awning structure at the front façade covers an existing pathway from the carport and driveway to the front door, thereby improving the visibility of the primary entrance to the dwelling house from the street and enhancing delineation of the entryway to visitors in a manner consistent with the territorial reinforcement controls contained in this part of the DCP.

C1.7 – Private Open Space

The proposed internal floor plan reconfigurations and associated extension of the rear unenclosed entertaining deck promotes accessibility to the existing private open space in the rear setback from the primary living areas of the dwelling house, enables an enhanced quality of residential amenity through the provision of indoor-outdoor living space, and boosts the overall spatial functionality of the dwelling house.

C1.11 Secondary Dwellings and Rural Worker's Dwellings

The *secondary dwelling* meets the controls at Part C1.11 of the DCP as follows:

- The proposed *secondary dwelling* will not result in more than 2 dwellings on the subject site.
- The proposed *secondary dwelling* contains an open plan living/bedroom area and a single bathroom.
- The proposal retains the existing driveway with pedestrian access on the northern side of the existing dwelling through the carport.
- The secondary dwelling is a single storey structure noting the floor level is at RL3.52 to meet the required flood level.

5.0 DEVELOPMENT CONTROL TABLE

The following table is an assessment of the development proposal in accordance with the relevant numerical planning controls contained in the *Pittwater LEP 2014* and *Pittwater DCP 2014*.

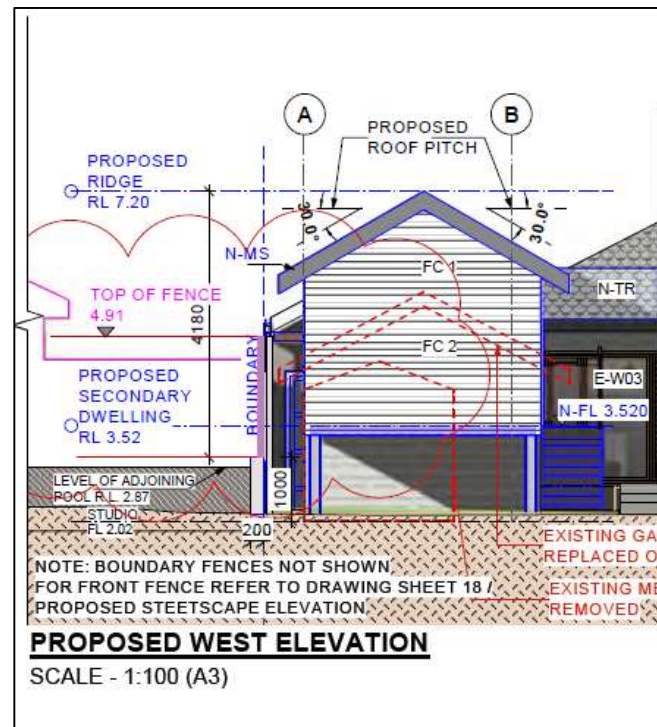
	Proposed	Standard	Compliance
Pittwater LEP 2014			
CI 4.3 Building Height	4.46-5.3m <i>(Note: no increase to existing maximum building height at subject site)</i>	8.5m	Yes
CI 4.4 FSR	140.9m ² and 0.25:1	Not applicable.	
CI 5.4(9) Secondary Dwelling	18m ²	60m ² or 25% of the total floor area of the principal dwelling, whichever is greater	Yes
Pittwater DCP 2014			
Section B3.11 – Flood Prone Land			
Floor Levels	Floor level secondary dwelling – RL3.52	<i>New floor levels within the development shall be at or above the Flood Planning Level.</i>	Yes (Note 1)
Development Design	Proposed storage area floor level: 2.02m AHD (non-habitable).	<i>All floor levels within the development shall be at or above the higher of either the Probable Maximum Floor Level, or the Flood Planning Level.</i>	
	Proposed shelter-in-place facility: 4.85m AHD.	<i>All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.</i>	
Suspended Pier/Pile Footings	As above. Proposed secondary dwelling will have open style foundation to not impede flood waters.	<i>For suspended pier/pile footings: (a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and (b) At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and (c) No solid areas of the perimeter of the underfloor area</i>	Yes

	Proposed	Standard	Compliance
One-Off Additions or Alterations		<i>would be permitted in a floodway</i>	
<i>Secondary dwelling</i>	18m ² & no more than 10m ² below 1% AEP flood level.	<i>A one-off addition or alteration below the Flood Planning Level of less than 30m² (in total, including walls) may be considered only where:</i>	Yes
<i>Shelter-in-place facility</i>	Floor level: 3.02 AHD. 17.25m ² Floor level: 4.85m AHD.	<i>(a) it is an extension to an existing room; and (b) the Flood Planning Level is incompatible with the floor levels of the existing room; and (c) out of the 30m², not more than 10m² is below the 1% AEP flood level (Note: control not permitted if previously utilised since making of DCP).</i>	
	No net loss of flood storage in all events up to the 1% AEP event.	<i>The structure must be floodproofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.</i>	Yes
Section D14 – Warriewood Locality			
D14.7 Front Building Line	Proposed awning and planter: 5.5m setback	<i>Greater of 10m or established building line</i>	Note 2
D14.8 Side and Rear Building Line			
<i>Side</i>	Side (northern): Secondary dwelling 0.6m	<i>At least one side 2.5m & other side 1m</i>	Note 3
<i>Rear</i>	3m	<i>6.5m rear</i>	Note 4
D14.12 Building Envelope	Secondary dwelling within the building envelope.	3.5m at boundary & 45°	Yes
D14.12 Landscape Area – General	Soft Landscape = 254.37m ² Deck area 31.225m ² Total: 285.6m ²	50% & 278m ² Note maximum 6% to be external POS	Yes

Note 1: The development application is supported by a Flood Risk Management Plan prepared by *Taylor Consulting Civil & Structural Engineers* that addresses the controls contained in Part B3.11 of the DCP in detail. The FRMP concludes: *The recommendations and strategies within this report ensure compliance with Pittwater 21 Development Control Plan, Section B General Controls, Part B3.11 'Flood Prone Land'.*

Note 2: The proposed awning extension is acceptable in this case noting that it aligns with the approved development consent plans for the carport extension and does not impact upon the retention of landscaping within the front setback. Additionally, the structure is consistent with front façade elements at dwellings along the existing Darius Avenue streetscape.

Note 3: The *secondary dwelling* side setback is acceptable in this instance being consistent with and aligns to the side setback of the existing garage/storage building. The *secondary dwelling* structure adjoins an elevated portion of the rear yard at 13 Darius Street and will not result in unreasonable visual bulk and scale impacts to this adjoining property. The level of the rear yard of 13 Darius Street is shown on the west elevation Plan No. 16 with an extract in **Figure 1** below.



Note 4: The rear boundary of the subject site adjoins zone B6 – Enterprise Corridor Zone (service station), and accordingly the minor variation to the rear boundary setback is acceptable. Additionally, the northern boundary adjoins an existing outbuilding on the neighbouring property (13 Darius Avenue), thereby rendering potential adverse impacts resulting from the side and rear setback control encroachment from the *secondary dwelling* are negligible or non-existent.

The setback from the rear boundary ensures the structure is consistent with the outcomes listed at Part D14.8 – Side and Rear Building Line of the DCP as follows:

- The proposed structure will not result in unreasonable bulk and scale impact.
- The proposed structure will not result in a loss of views or vistas from the public or private places.
- The proposed *secondary dwelling* structure does not result in unreasonable amenity impacts including privacy or overshadowing.
- The proposal allows for retention of the Paperbark tree at the north-west corner of the site.

6.0 ENVIRONMENTAL ASSESSMENT

6.1 Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous sections of this report.

In summary, the subject site is zoned R2 – Low Density Residential pursuant to the *Pittwater LEP 2014* and alterations and additions to the existing *dwelling house* and *secondary dwelling* are permissible under the LEP with the consent of Council.

The development proposal meets the intent and performance criteria of the development controls contained in the *Pittwater DCP 2014* with the proposed alterations and additions designed in accordance with the relevant provisions of the DCP. The proposal will not result in unreasonable amenity impacts to the adjoining properties with regard to solar access, privacy or view loss.

6.2 Design and Streetscape Qualities

The alterations and additions are minor in nature and are intended to enhance livability, residential amenity, functionality and resident safety at the subject site with respect to flood risks. The existing dwelling house retains its single-storey character and streetscape presentation at Darius Avenue, with the proposed alterations and additions designed to blend in with the existing development for a harmonious and cohesive overall dwelling design. The dwelling house as altered by the proposal is of an appropriate built form and scale consistent with neighbouring and nearby development along Darius Avenue and similar development within the broader locality.

The proposed *secondary dwelling* is an acceptable structure in the rear of the property and will not result in unreasonable bulk and scale impact, a loss of views or vistas from the public or private places, unreasonable amenity impacts including privacy or overshadowing and allow for adequate landscape area including the retention of the Paperbark tree at the north-west corner of the site.

The proposed works are responsive to the natural hazard risks at the subject site, and are adequately supported by management plans, safety mechanisms and design features to ensure resident safety and amenity. Additionally, the development proposal includes the use of complementary and respectful materials and finishes to those of the existing building.

The proposed works also meet the local character and streetscape controls contained within Section A of the *Pittwater DCP 2014* as detailed previously.

6.3 Visual and Acoustic Privacy

The proposed alterations and additions will not result in any significant visual or acoustic privacy impacts to the surrounding properties.

The development proposal meets the relevant objectives and controls at Sections C.15 and C.16, respectively Visual Privacy and Acoustic Privacy, of the DCP.

6.4 Solar Access and Overshadowing

The alterations and additions to the existing dwelling house and *secondary dwelling* at 11 Darius Avenue maintain solar access to living areas and private open space, noting the ridge of the proposed *secondary dwelling* is single storey, maintaining solar access to the pool area and raised rear deck.

The solar access to the private open space area of the subject site following the development proposal is largely consistent with the existing solar access noting the pool and deck will retain solar access from 12pm mid-winter.

The development proposal will not result in any overshadowing impacts upon the adjoining property at 13 Darius Avenue being located to the north or impacts to the property to the south noting no additional structures are located adjoining the southern boundary. Accordingly, the development proposal is consistent with the solar access and overshadowing controls at Part C1.4 of the *Pittwater DCP*.

6.5 Suitability of the Subject site

The proposed alterations and additions to the existing dwelling house and are a suitable form of development for the locality. The alterations and additions will not result in inconsistencies with the scale and character of development in the locality and are of a minor nature, having been designed to be low-impact and discreet. The proposal is responsive to flood event risks at the subject site, and is adequately supported by management, safety mechanisms, including a flood evacuation platform / shelter-in-place facility, and evacuation plans to ensure the safety and protection of people and property in extreme weather events. Finally, the proposed alterations and additions have been designed to maximise residential amenity, functionality and liveability, and will not result in unreasonable amenity impacts to the surrounding properties.

7.0 CONCLUSION

In conclusion it is considered that the proposed development is acceptable under the considerations of S.4.15 of the E.P& A. Act 1979. The following conclusions are made in relation to the development proposal:

- *The proposed alterations and additions to the dwelling house and secondary dwelling are permissible with the consent of Council pursuant to the Pittwater LEP 2014.*
- *The proposed works to the dwelling house and secondary dwelling comply with the building height development standard of 8.5m pursuant to Clause 4.3 of the Pittwater LEP 2014,*
- *The proposed alterations and additions and secondary dwelling are low-impact and compatible with the existing dwelling house on the subject site and the surrounding locality and low-density residential context, and meet the objectives and controls contained within Section A and D of the Pittwater DCP 2014 with respect to development and the desired future character of the Warriewood Locality,*
- *The proposed additions and secondary dwelling will not result in unreasonable amenity impacts to the adjoining property with regard to overshadowing, visual or acoustic privacy or loss of views-outlook.*

For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for the proposed alterations and additions to the existing *dwelling house* and *secondary dwelling* at 11 Darius Avenue, North Narrabeen, should be granted development consent.

Chapman Planning Pty Ltd

Member PIA