

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed construction of a Vergola Louvered Roof System (awning) to roof top terrace of existing 2 storey strata

SUBJECT PREMISES

Unit 8, 118-120 Lagoon Street, Narrabeen

OWNER

Ms Jacqui Kirk

BUILDER

Vergola (NSW) Pty Ltd

COUNCIL

Northern Beaches Council

DATE

4th June 2019

1.0

EXISTING SITE FEATURES

The development site is known as Unit 8, 118-120 Lagoon Street, Narrabeen and is located at the corner of Lagoon and Emerald Streets. The site is a strata allotment, which is currently developed by a two-storey residential strata building. Access to the site is via the existing driveway from Emerald Street.

The total site area = 1196m² Total unit area = 162m²

The locality as characterised by a mixture of single and two storey dwellings with a mixture of brick and tile and timber clad and tile dwellings. The construction of the Vergola does not involve the removal trees, or vegetation.

2.0

PROPOSED DEVELOPMENT

The proposal is for construction of a Vergola louvered roof system to the existing roof top terrace area of the strata unit, with the proposed area of the Vergola 18.9m². The proposed Vergola will be build over existing impervious surface and therefore adds no addition to the built upon area of the residence.

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

WARRINGAH LEP 2011 (WLEP)

The premises are situated in area zoned R3 Medium Density Residential under the WLEP and the construction of an awning associated with a dwelling is permissible in this zoning, with Council consent. Compliance with LEP is summarised in the following: -

The WLEP has outlined the site is not considered to be a heritage item or to impact upon an item of Heritage significance

3.2

Warringah DCP

The following table examines the controls outlined the in the Development Control Plan and the proposals compliance with these controls.

| DCP Requirements | Proposal | Compliance |
|-------------------------|---------------------------------------|------------|
| Minimum Landscaped area | There is no change to landscaped area | Yes |
| Side Setback | No change | Yes |
| Height 8.5m | 9.07m | No** |

**A clause 4.6 variation statement is supplied with this application.

3.2.1

STREETSCAPE

The proposed is at the top of the building, has been designed to be sympathetic with the existing streetscape, and therefore is not a dominate feature from the street.

3.2.2

BULK, SCALE AND LOCATION

The height, setback and location of the proposed Vergola will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

There is no change to existing setbacks.

The height, setback and location of the proposed awning will not adversely impact on the level of privacy currently enjoyed by the neighbouring properties.

The proposed awning includes a maximum elevation of 9.07m from existing ground level and a height of 2.5m above the existing terrace area. There is a minor encroachment of the Height of Buildings control. A variation statement is supplied with this application.

The proposed Vergola adds no additional impervious area to the site.

The downpipes will be connected to the existing stormwater drainage system.

The property does not fall within a bush fire prone area.

The property falls within a Low Risk Flood Planning Precinct. The proposed awning will have no impact on local waterways and riparian land, and will not have any adverse affect through increased flood damage or possible flood.

All materials brought onsite will be used in the construction of the Vergola, therefore no Waste Management plan is required or supplied.

3.3

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.

- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.
- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.4

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.5

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with DCP and LEP, achieving the outlined requirements in relation to landscaped areas, bulk, scale & location and heritage provisions.

The minor size and scale of the development compliments the existing character of the area without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.