

Statement of Environmental Effect



89 WOORARRA AVE, NORTH NARRABEEN

ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & NEW POOL

Prepared for Mr. and Mrs. Tedesco



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This Statement of Environmental Effects is a report that forms part of an application for a new Development Application that modifies a previously approved DA2018/1067 – Alterations and Additions to an existing dwelling. This DA was approved on 16th November 2018. Work has commenced on the rear part of the house with construction of the pool and associated works.

This application is a result of the rising cost of construction. The original proposal is now beyond the budget of the owner. This application is to simplify and reduce the size of the proposal with the hope to reduce construction costs.

The original Statement of Environmental Effects has been amended below:

This report that forms part of an application submitted to Northern Beaches Council (Pittwater) for: -

- Reduction in scope to original DA2018/1067
 - Removal of upper storey addition
 - Simplification of internal modifications
 - Simplification of structure

The location of the proposal is 89 Woorarra Ave, North Narrabeen known as Lot 07, DP13745

The site has an area on title of 969.9m² and currently houses a dilapidated double storey single dwelling with detached garage. The proposal seeks to improve the existing dwelling to create a modern home for a growing family.

Key features of the site are:

- The site shape as generally rectangular with access road from Woorarra Avenue
- The site is accessed from the north and the rear faces south to the ocean and views. The rear boundary adjoins another property accessed from Carefree Rd
- The site is surrounded by three existing houses, most of which have primary views away from the site
- The site falls gently away from the street, the topography changes from the line of the house where the land falls away steeply to the southern boundary.

This report refers to the following accompanying documents:-

- Architectural Drawings A-01-A09, Project No. 1802
- Arborist Report - Updated
- Survey - Updated
- Geotechnical Report - Updated
- Basix Certificate – Updated
- Stormwater Design

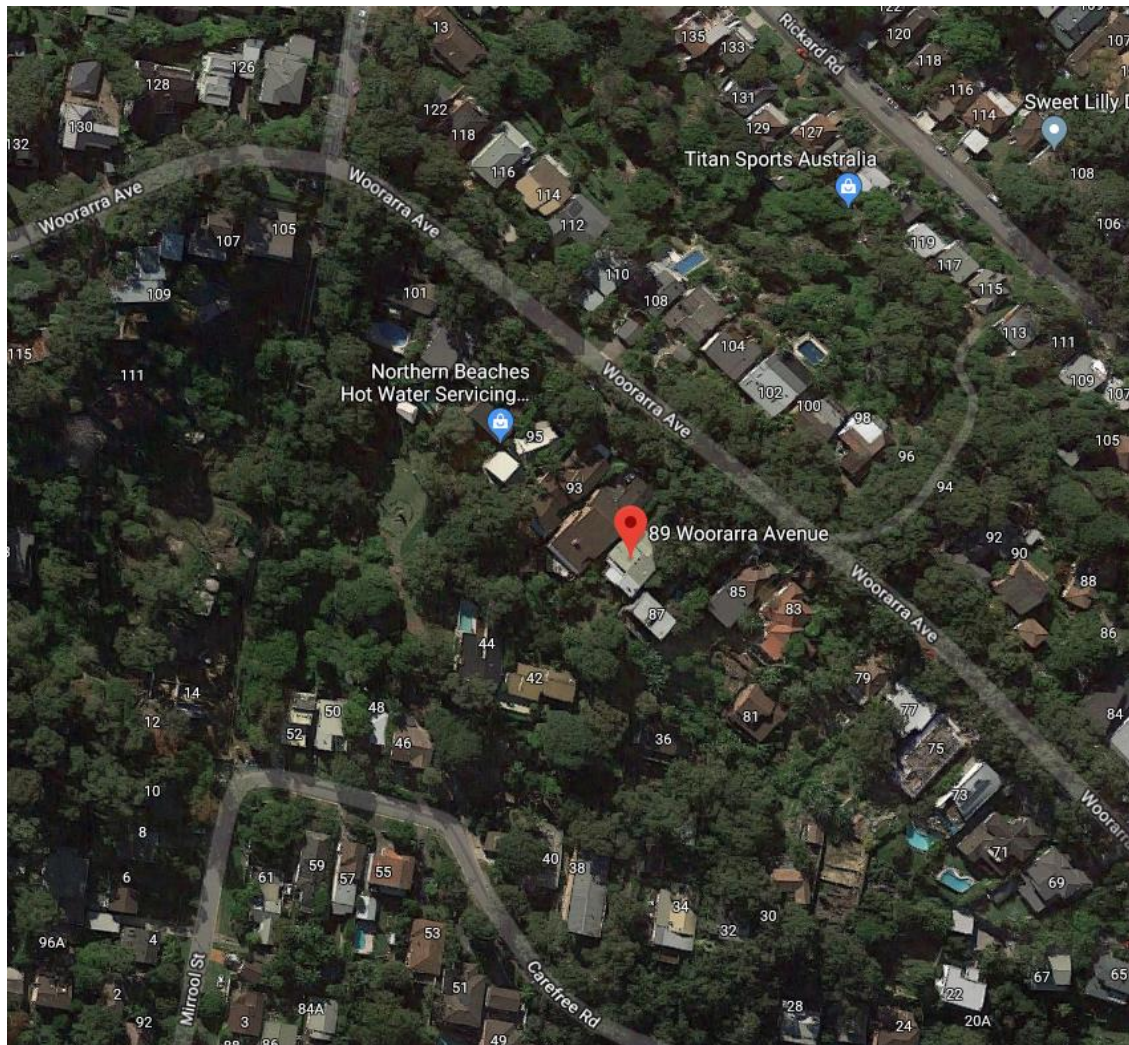
This report examines the issues of compliance with Council codes, analyses the potential environmental impacts of the development and summarises the design opportunities that the proposal provides. The report will demonstrate how the proposal succeeds the test of compliance with the relevant LEP, DCP and statutory policies that apply to the site and is appropriate for granting of consent on the merits of the application and design.



2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

2.1 Site Location & Details

The site is located on the south side of Woorarra Avenue in North Narrabeen.



The site is accessed via a private access road off Barrenjoey Road that services five dwellings.



Photo 1, Street view from Woorarra Rd



Photo 2, View of existing dwelling from Woorarra Rd



Photo 2, View from the rear

2.2 Description of the Proposed Development

The owners of the property are a young family. The proposal is to transform the existing dilapidated house into modern long term home to suit the needs of a growing family.

The existing dwelling is a 2 storey home with a detached garage. The existing dwelling is not in great condition. The proposal is for alterations and additions to the existing dwelling. The proposal is to retain a large portion of the lower ground floor and ground floor of the existing dwelling and add an upper floor to create a modern family home. The existing detached garage is to be demolished to create a larger more useable garage connected to the dwelling.

3.0 PLANNING CONTROLS & COMPLIANCE
PITTWATER 21 DEVELOPMENT CONTROL PLAN &
PITTWATER LOCAL ENVIRONMENT PLAN 2014

The following responses deal with the clauses relevant to this application and in particular, the Locality Statement relevant to the site.

Pittwater LEP 2014

Zoning E4 Environmental Living
Zone Objectives

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development is permissible within the zone

Height The property is located on the map within the 8.5m maximum height.
Height Objectives

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Definition *Building height (or height of building)* means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

Proposal The proposal has a maximum height of 8.48m.
The height complies numerically, and also complies with objectives.

B5.7 Stormwater Management - On-Site Detention

Outcomes *Rates of stormwater discharged into receiving environment maintained or reduced.*

Controls Barrenjoey Consulting Engineers has prepared a stormwater design which forms part of this application

The proposal complies.

B6.5 Off-Street Vehicle Parking

Outcomes *To ensure safe and convenient access and parking is provided.
Pedestrian Safety*

Controls The access, driveways and parking areas have all been designed to comply with relevant codes. The gradient of the driveway is less than 5%
The proposal reuses the cross over and part of the existing private driveway off Woorarra Rd. Parking for 2 cars is provided in a new garage

The proposal complies.

C1.1 Landscaping

Outcomes A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development.

Controls The proposal complies.

C1.3 View Sharing

Outcomes Public views and vistas are protected, maintained and where possible, enhanced.
Maintain reasonable sharing of views from public places and living areas.

Controls The proposal has minimal impact on surrounding views from private domains and no impact on public domain. As demonstrated in the Site Background in this report, the proposal does not result in any unacceptable view loss to any adjoining properties

The proposal complies

C1.4 Solar Access

Outcomes *Residential development is sited and designed to maximise solar access during mid-winter.
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.
Reduce usage and/dependence for artificial lighting.*

Controls The proposal is accompanied by shadow diagrams. These demonstrate compliance with the controls for maintaining solar access to adjoining properties. The shadow diagrams demonstrate compliance with council policies in regards to the retention of no less than 3hrs sunlight to living areas and private outdoor areas.

The proposal complies.

C1.5 Visual Privacy

Outcomes	<i>Habitable rooms and outdoor areas shall achieve and maintain visual privacy.</i>
Controls	<i>The proposal has been designed to make maximum advantage of the lagoon and beach views to the south. The proposal is designed to look past the neighbouring properties to the south and east. The main living areas in the house are on the ground and lower ground floors with the upper balcony not facing living spaces in the neighbouring dwellings. Visual privacy between the hokes will be maintained.</i>
	<i>The proposal complies.</i>

C1.7 Private Open Space

Outcomes	<i>Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)</i> <i>Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)</i> <i>Private open space receives sufficient solar access and privacy. (En, S) Residential development is sited and designed to maximise solar access during mid-winter.</i>
Controls	<i>Ample private open space is provided.</i>
	<i>The proposal complies.</i>


D11.1 Character As Viewed From A Public Place

Outcomes	<i>To achieve the desired future character of the Locality. [SEP]</i> <i>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment.</i> <i>To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment. [SEP]</i> <i>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.</i> <i>High quality buildings designed and built for the natural context and any natural hazards.</i> <i>Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.</i> <i>To preserve and enhance district and local views which reinforce and protect Pittwater's natural context. [SEP]</i>
Controls	<i>The proposal complies and provides all elements as required by the control.</i>

D11.3 Building Colours, Materials and Construction

Outcomes	<i>The development enhances the visual quality and identity of the streetscape.</i> <i>To provide attractive building facades which establish identity and contribute to the streetscape. [SEP]</i> <i>To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater. [SEP]</i> <i>The colours and materials of the development harmonise with the natural environment.</i> <i>The visual prominence of the development is minimised.</i> <i>Damage to existing native vegetation and habitat is minimised.</i>
Controls	<i>The proposal satisfies all controls of D11.3. A schedule of colours and finishes accompanies this Development Application to demonstrate compliance.</i>

D11.6 Front Building Line

- Outcomes *Achieve the desired future character of the Locality.*
The amenity of residential development adjoining a main road is maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Vehicle manouvering in a forward direction is facilitated.
To encourage attractive street frontages and improve pedestrian amenity.
To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.
- Controls The controls require that *'The minimum front building line shall be 6.5m, or established building line, whichever is the greater'.*
- The proposed new garage has a front setback on 9440mm.
- The proposal complies.

D11.7 Side and Rear Building Line

- Outcomes The proposal satisfies all outcomes of D11.7
Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties
Substantial landscaping, a mature tree canopy and an attractive streetscape
Flexibility in the siting of buildings and access
Vegetation is retained and enhanced to visually reduce the built form
- Controls The controls require that the minimum setback is 2.5m for at least one side and 1m for the other and 6.5m to the rear or foreshore building line.
- The proposal is for alterations and additions to an existing dwelling, where the existing setbacks do not comply with the current codes. The additions to the dwelling have setbacks that align with the existing walls with a range of setbacks from 1.13m to 1.55m. The use of a variety of materials with a variety of colours and modulation in the facades significantly reduces the bulk and scale of the dwelling.

D11.9 Building Envelope

- Outcomes The proposal satisfies all outcomes of D11.9
- Controls The controls require that *'Buildings are to be sited within an envelope projected at 45 degrees from a height of 3.5m above natural ground level at the side boundaries....'*
- Due to the steep topography of the site the *existing* dwelling has some minor non compliances with the side boundary envelopes.
- The proposed additions have a minor non compliance on the north east elevation and south west elevation as indicated.
- We submit that the proposal should be supported for approval on the basis of compliance in general terms with the envelope and outcomes.
- The minor breach in envelope provides no adverse effects to privacy or solar access to the neighbouring dwelling.

Outcomes	<i>Achieve the desired future character of the Locality. The bulk and scale of the built form is minimised. A reasonable level of amenity and solar access is provided and maintained. Vegetation is retained and enhanced to visually reduce the built form. Conservation of natural vegetation and biodiversity. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. To preserve and enhance the rural and bushland character of the area. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.</i>
Controls	<p>The control requires a maximum of 40% site coverage and a minimum of 60% landscaped area. But a variation is allowed 'for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).'</p> <p>The site is zoned E4. The control requires a minimum of 60% of the site shall be landscaped area.</p> <p>Provided the outcomes are achieved, the DCP allows variations for up to 6% of the total site area to be impervious landscape treatments for outdoor recreation.</p> <p>The current dwelling has landscaped area of 601.47m² which equates to 62.01% of the site.</p> <p>The proposal provides the following:</p> <ul style="list-style-type: none">▪ 532.40m² – 54.9% Soft Landscape▪ 58.19m² – 5.99% Open Terrace Area – (6% impervious variation)▪ Pool Surface – Not Included <p>Total landscaped space is 60.9%; refer to dwg A02 – Area Calculations for details.</p> <p>The proposal complies.</p>

Waste Management

The proposal for alterations and additions results in relatively small amounts of waste materials. The majority of the materials to be demolished or are anticipated be disposed of at the 'Kimbriki tip'. 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.

5.0 CONCLUSION

The proposal for Section 4.55 Application to amend the alterations and additions at 89 Woorarra Ave, North Narrabeen as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Pittwater LEP 2014 and responds to the relevant P21 DCP controls and outcomes.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the streetscape and the public domain.

The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.

The application is therefore suitable for approval.

