

S4.55 140 Ocean Street, Narrabeen

Statement of Environmental Effects

On behalf of

Sister Justina Pham c/o John O'Brien / Missionary Sisters of Blessed Virgin Mary

December 2021



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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 General Information

This Statement of Environmental Effects (SEE) report has been prepared on behalf of Missionary Sisters of Blessed Virgin Mary to support a Modification to DA2019/1512 to Northern Beaches Council for a proposed multi-dwelling housing development at 140 Ocean Street, Narrabeen NSW 2101 (the site).

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- Description of the site in its local and regional context
- Identification of the proposed works
- Assessment of the project against Council's controls and policies
- Assessment of all environmental impacts of the project
- Identification of measures for minimising or managing the potential environmental impacts.

An environmental assessment of the proposal is provided in Section 4 of this report.

- Appendix 1: Architectural Plans
- Appendix 2: Landscape Plans
- Appendix 3: Stormwater Plans
- Appendix 4: BASIX Certificate

1.1 Proponent and Project Team

The Development Application and SEE Report have been prepared on behalf of the applicant, Lachlan and Shirley Barnes.

Item	Description
Urban Planning Assessment	Mecone
Architect	John O'Brien Architecture
Landscape Plans	John O'Brien Architecture
Basix	Efficient Living
Stormwater Consultant	Civil & Structural Engineering Design Services Pty Ltd

1.2 Background

The development approved in the original DA (DA2019/1512) is summarised in the table below:

Table 2 – Summary of Proposed Development	
Item	Description
Number of units	One x 4-bedroom dwelling Two x 2-bedroom apartments
Parking	Undercover carpark containing 4 vehicle spaces Carport for 1 vehicle space
Gross Floor Area	351.2m ²
Site Area	957.4m ²
Front setback (eastern boundary)	6.0m
Side setback (northern boundary)	4.5m – 4.7m
Side setback (southern boundary)	4.4m - 4.5m
Rear setback (western boundary)	5m - 6.5m
Height	7.0m
Landscaped Area	318.2m ² (33.2%)

2 The Site

2.1 Site Location

The subject site is located at 140 Ocean Street, Narrabeen within the Northern Beaches Council Local Government Area (LGA). The site located approximately 19km from the Chatswood CBD and 20km from the North Sydney CBD. It receives a singular primary frontage to Ocean Street of 16m.

The site is legally described as Lot 13 DP 606591. The site has an area of 957.4m² and is rectangular in shape. The topography is generally flat, however, there is a slight slope towards the rear western boundary.

The site is located in proximity to bus services located along Ocean Street and Pittwater Road which provide connections to the broader Narrabeen area, North Sydney and the Sydney CBD. These bus services include the B-Line which provide express services to North Sydney and the Sydney CBD.

2.2 Existing Development

The existing development within the site consists of a single storey detached dwelling with a concrete driveway leading to a garage located at the rear. The site is enclosed by a paling fence.

2.3 Surrounding Development

The surrounding development predominantly consists of low to medium residential development. The development in the surrounding locality is as follows:

- **North:** The development to the immediate north consists of a residential dwelling that reaches two storeys. It provides a minimal setback to the southern boundary and protrudes forward of the building line established by the adjoining sites;
- **South:** The development to the immediate south consists of a two storey town house development. It provides a generous setback to its northern boundary where it adjoins the site. Landscaping is provided along this boundary and provides a buffer between the site.
- **East:** to the immediate east lies Ocean Street. The development beyond this consists of single and two storey dwelling detached dwellings.
- **West:** To the direct west of the site is the 'Watermark' apartment complex which reaches three storeys in height. Landscaping is provided along its eastern boundary where it adjoins the rear of the site.

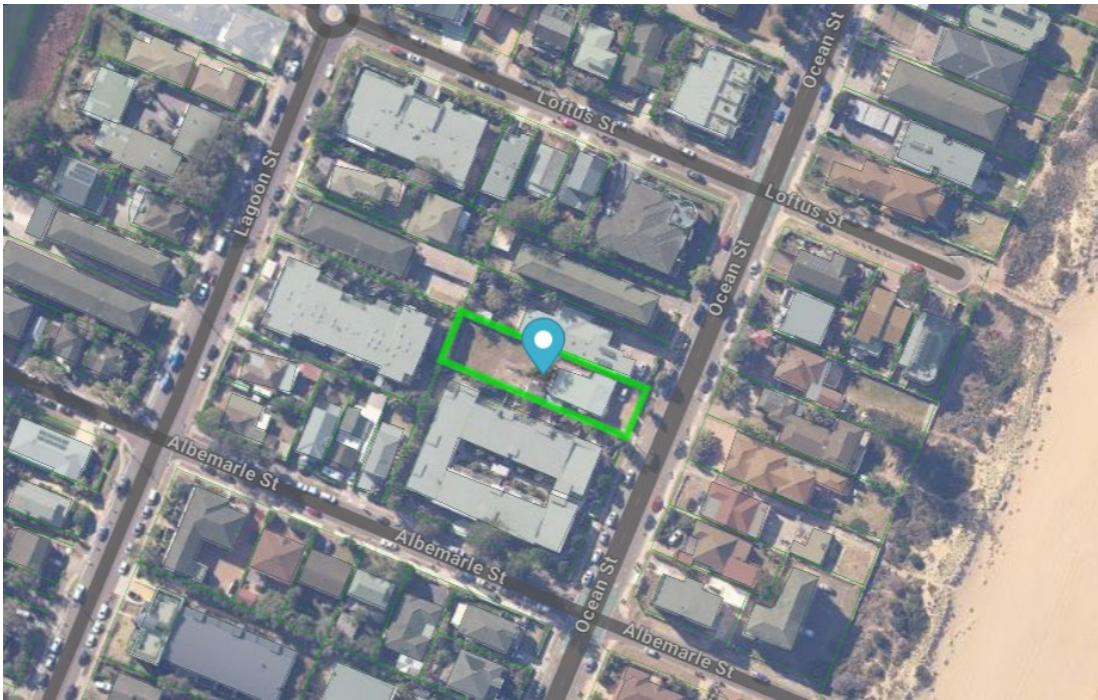


Figure 1 Subject Site

Source: Mecone Mosaic

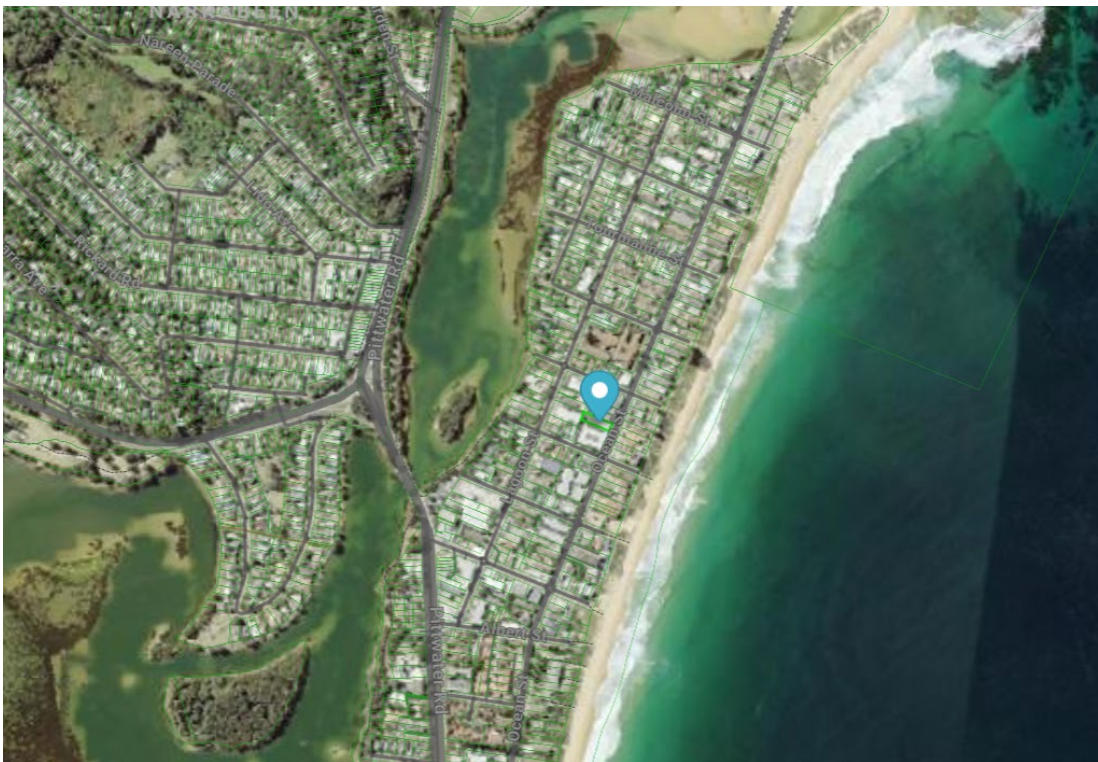


Figure 2 Site Context

Source: Mecone Mosaic



Figure 3 The site as viewed from Ocean Street

Source: Google Maps



Figure 4 Adjoining residential buildings located to the north of the site along Ocean Street

Source: Google Maps



Figure 5 View of adjoining development to the south of the site along Ocean Street
 Source: Google Maps

2.4 Site Description

The below table provides the legal description, and a brief summary of the site and surrounding context.

Table 3 – Site Description	
Item	Description
Address	140 Ocean Street, Narrabeen
Legal Description	Lot 13 DP 606591
Site Area	The area of the site is measured at 957.4m ² .
Street Frontages	The site has a 16m frontage to Ocean Street.
Site Description	<p>The subject site is rectangular in shape and contains a slight slope towards the rear western boundary. It</p> <p>The site is currently occupied by an existing single storey 4 bedroom detached dwelling with a concrete driveway and fibro garage.</p>
Surrounding Context	The surrounding area is a mix of low-to-medium density residential with surrounding developments

Table 3 – Site Description

Item	Description
	<p>generally consisting of detached dwellings and apartment buildings ranging from 2 to 3 storeys .</p> <p>Immediately adjoining developments include the 'Watermark' apartment complex to its west and a single level 6 bedroom house to its east.</p> <p>Narrabeen's retail centre, containing Woolworths, BWS bottle shop and the Commonwealth Bank, is located approximately 400m south-west from the site.</p>
Public Transport	<p>The site has direct connections to North Sydney and Sydney CBD via the B-Line express bus services and accessible road routes. The nearest B-Line bus stop is located at Pittwater Road located within an 8-minute walk (700m) south-west of the site.</p> <p>Bus services are also located along Ocean Street which provide convenient access to destinations in the wider Northern Beaches region.</p>

A detailed site plan is provided at **Appendix 1**, within the architectural design plans.

3 The Proposal

3.1 Development Summary

John O'Brien Architecture has provided the design for the proposed modification to the development. The Architectural Plans are included at **Appendix 1**. The proposal seeks consent for the following works:

- Demolition of the existing single storey clad dwelling, fibro garage, garden shed, concrete driveway and pavers located on the site
- Construction of two x 2-bedroom apartments
- Construction of one x 4-bedroom dwelling
- Construction of an at grade carpark and detached flat roof carport which make provision for:
 - 5 car parking spaces;
 - 4 bicycle spaces;
- Construction of a fence along the street frontage; and
- Associated landscape works.

The result of the proposed development is summarised in the table below.

Table 4 – Summary of Proposed Development		
Item	Description (Approved)	Description (Proposed)
Number of units	One x 4-bedroom dwelling	One x 4-bedroom dwelling
	Two x 2-bedroom apartments	Two x 2-bedroom apartments
Parking	Undercover carpark containing 4 vehicle spaces	Undercover carpark containing 4 vehicle spaces and 4 bike spaces
	Carport for 1 vehicle space	Carport for 1 vehicle space
Gross Floor Area	351.2m ²	351.2m ²
Site Area	957.4m ²	957.4m ²
Front setback (eastern boundary)	6.0m	6.0m
Side setback (northern boundary)	4.5m – 4.7m	4.5m – 4.7m
Side setback (southern boundary)	4.4m - 4.5m	4.4m - 4.5m

Table 4 – Summary of Proposed Development		
Item	Description (Approved)	Description (Proposed)
Rear setback (western boundary)	5m - 6.5m	5m - 6.5m
Height	7.0m	6,130mm
Landscaped Area	318.2m ² (33.2%)	322m ² (34.5%)

Figure 6, Figure 7 and Figure 8 provide the relevant floor plans for the proposal.

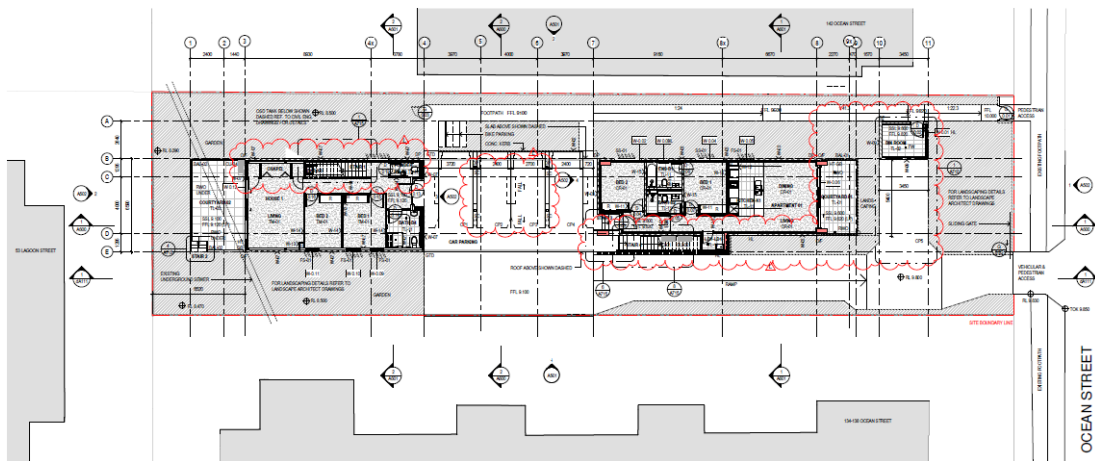


Figure 6 Ground Floor Plan

Source: John O'Brien Architecture

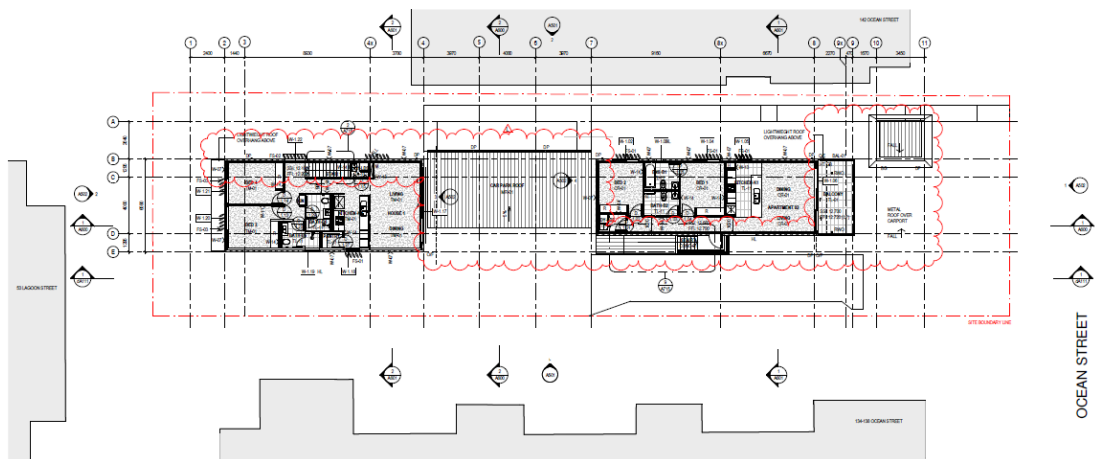


Figure 7 Level 1 Floor Plan

Source: John O'Brien Architecture

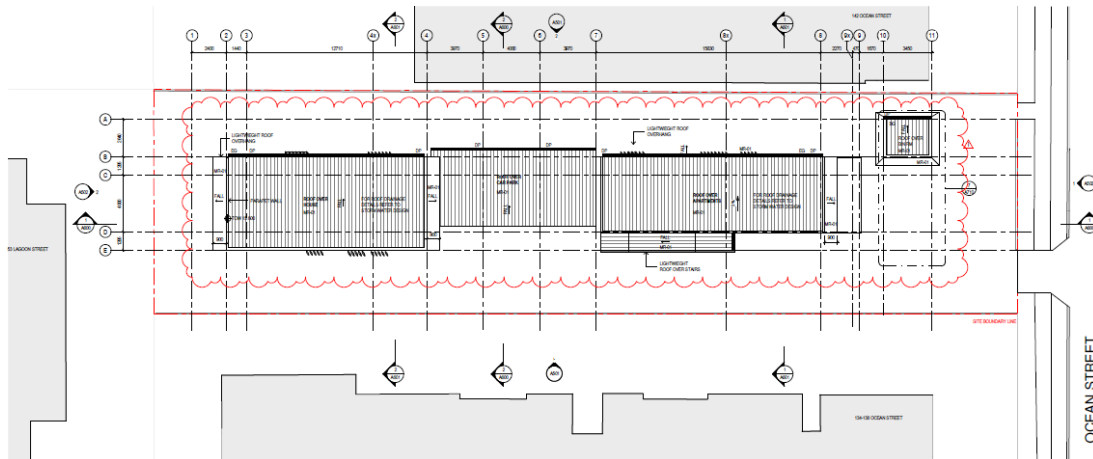


Figure 8 Roof Plan

Source: John O'Brien Architecture

3.2 Built Form

The proposal seeks consent for modification to an apartment development and residential dwelling. Below are the alterations for the proposed residential dwelling proposed within the western portion of the site:

- 1 additional bathrooms
- Relocation of bedrooms 1 and 2, kitchen, dining, and laundry
- Inclusion of a private chapel
- Reduction and amendment of windows and projection on the ground floor northern wall, including addition of a privacy screen
- Minor increase in windows on the first-floor northern wall and southern wall
- Reduction to one privacy screen on the first-floor southern wall.

Below are the alterations for the proposed two residential apartments proposed within the southeastern portion of the site:

- Stairs are relocated to external stairs
- Southern living room wall is further setback on ground and first floor reducing GFA
- Removal of planter on balcony and courtyard
- Removal of the side courtyard on the ground floor
- Removal of study on ground and first floor
- Removal of storage on first floor
- Five additional support columns on the ground floor southern wall
- Removal of window and wall jutting out on first floor.

Below are the alterations for the proposed carparking area:

- Removal of landscaping from carpark roof

- Removal of terrace and family room on carpark roof.

Refer to **Figure 9**, **Figure 10**, **Figure 11** and **Figure 12** for details of the built form.

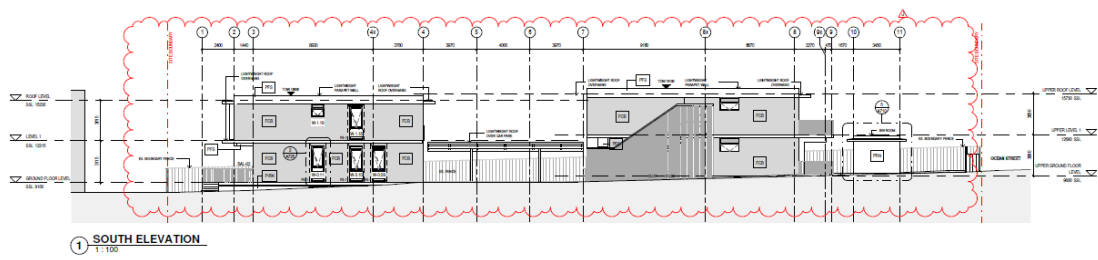


Figure 9 South Elevation

Source: John O'Brien Architecture

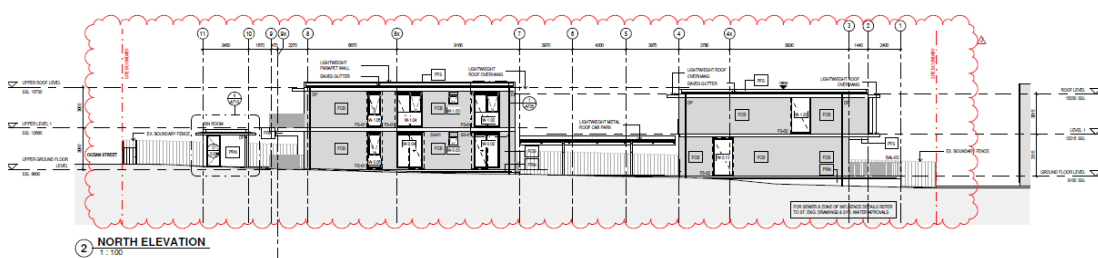


Figure 10 North Elevation

Source: John O'Brien Architecture

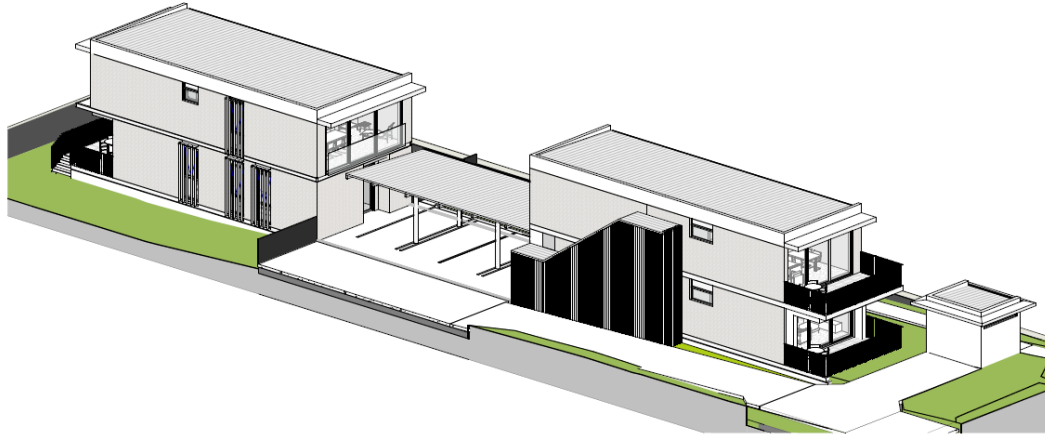


Figure 11 Southern Aspect

Source: John O'Brien Architecture

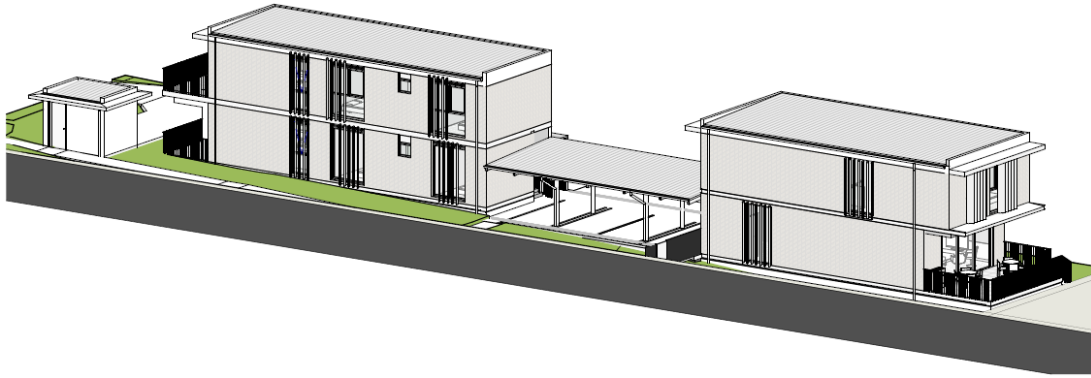


Figure 12 Northern Aspect

Source: John O'Brien Architecture

3.3 Waste

A waste storage facility adjoins the carport to the north and will service all dwellings proposed for the site. The waste storage facility will be accessible via a pedestrian footpath off Ocean Street.

3.4 Landscaping

Proposed landscaping, as detailed in the Landscape Plan in drawing no. SK010 in **Appendix 2**. The development proposes the additions of several trees, particularly mature size trees growing up to 4m in height, and significant landscaping undertaken to the rear, front and side boundary to soften the built form when viewed from the street frontage and neighbouring dwellings.

This includes the variety of plant species described in the planting schedule contained within the Landscape Plan. An extract of this is shown in the figure below demonstrating the array of small trees, small and large shrubs planted throughout the subject site.

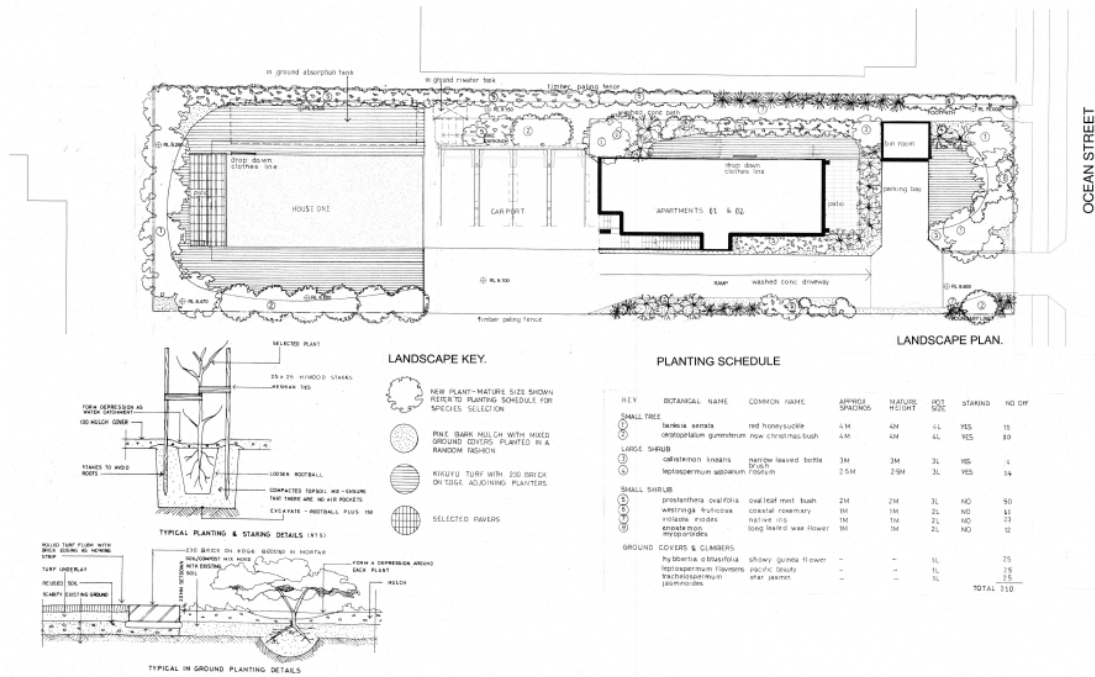


Figure 13 Proposed Landscape Plan (extract from SK010)

Source: John O'Brien Architecture

3.5 Car Parking

The proposed intends to retain the same number of car parking spaces as the approved development, therefore the yield will not be increased.

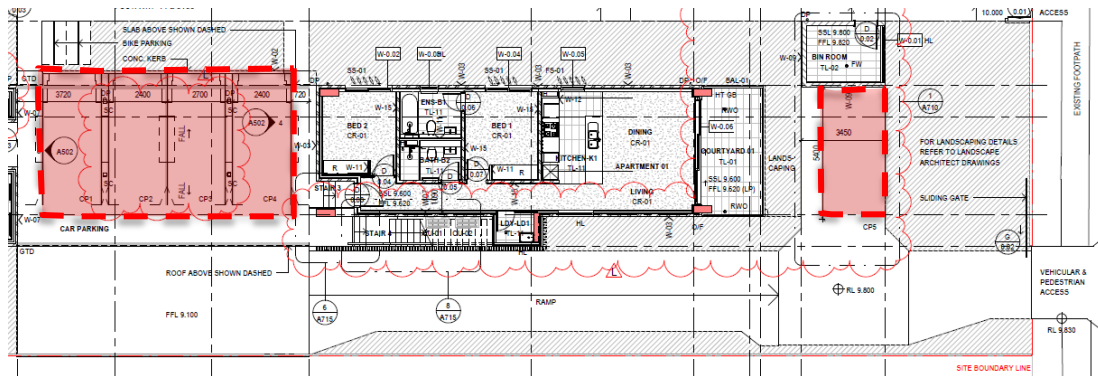


Figure 14 Car parking layout

Source: John O'Brien Architecture

3.6 Materials and Finishes

A mix of high-quality materials and finishes are proposed for the site, including:

- Robust aluminum framed windows supplied throughout the development;
- The balustrade elements, which extend to the first stories of both rear and front buildings; and
- Exterior walls rendered with a combination of neutral paint finishes including white and dark colour schemes and encased by aluminum louvres.

Further details of materials and finishes are documented in the Architectural Plans in **Appendix 1** while an extract from the plans is shown in the figure below.

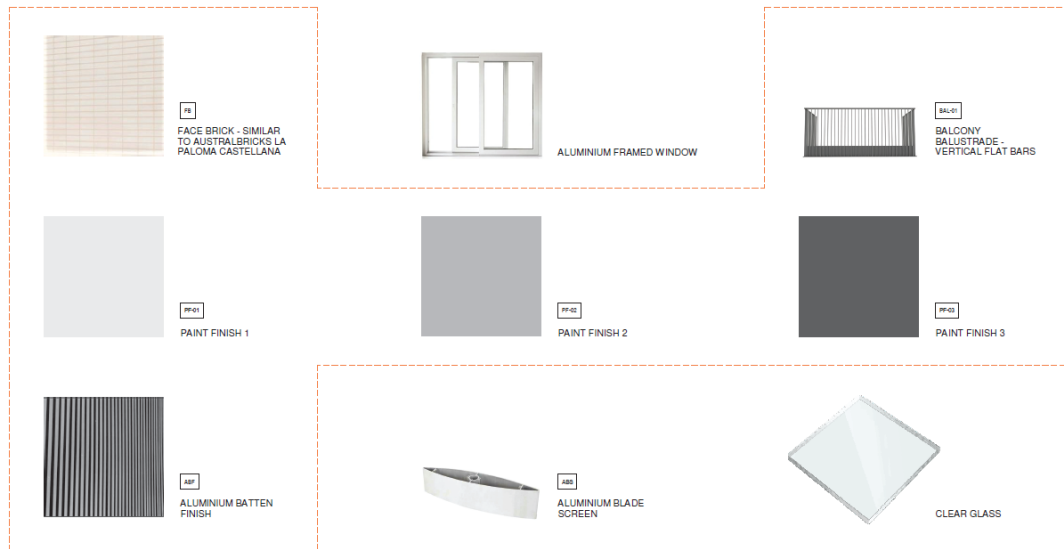


Figure 15 Proposed External Finishes (extract from DA200)

Source: John O'Brien Architecture

4 Planning Assessment

Mecone has undertaken an assessment of the proposal against the relevant environmental planning instruments (EPIs) and Development Control Plans (DCPs) including:

- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*;
- *State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP)*;
- *The Warringah Local Environment Plan 2011*; and
- *The Warringah Development Control Plan 2011*.

4.1 Environmental Planning Instruments

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 states that a consent authority, in determining a development application, is to give consideration to whether the land is contaminated and whether it is or can be made suitable for the proposed use.

Given the recent approval and that the proposed modification results in substantially the same development, the consent authority can be satisfied that no remediation of land is required, and the land is suitable for continued residential use.

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX SEPP 2004)

BASIX SEPP 2004 aims to ensure consistency in the implementation of the BASIX scheme throughout the State. It sets water and energy reduction targets for new houses and units and ensures a consistent and successful implementation of targets by overriding competing provisions in other environmental planning instruments and development controls. A BASIX certificate has been submitted with the modification application (**Appendix 4**) confirming that the proposed development meets minimum BASIX requirements subject to implementation of the commitments listed on the statement.

4.1.3 State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP)

The *Coastal Management SEPP* establishes a coordinated and integrated use to land use planning in coastal environments, providing a revised strategic framework for managing coastal issues in NSW (excluded from Port Botany, Port Kembla and Port of Newcastle). It defines and maps the four coastal management area under the *Coastal Management Act 2016* with each containing specific management objectives to reflect varying values and priorities of coastal communities. Accordingly, consent authorities must consider the specific objectives of each relevant coastal management area when assessing development proposals.

The proposal is identified within the coastal environment area covered by the Coastal Management Act and SEPP. As the proposal is located in a highly urbanised area and has historically been used for residential purposes, the modification will have no adverse impact on the coastal environment or ecological values.

4.1.4 The Warringah Local Environmental Plan 2011

The Warringah LEP 2011 (WLEP 2011) is the primary local planning instrument applying to the site.

The compliance table below addresses the primary controls applicable to the site. It is considered that the proposed redevelopment and associated works are consistent with the aims and zoning objectives of the WLEP 2011.

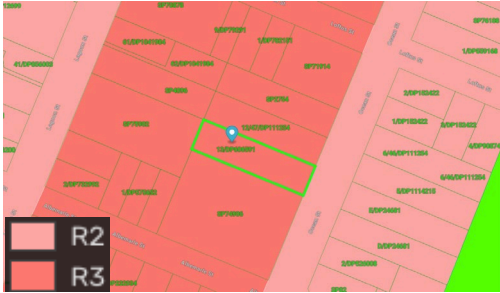
Table 5 – Summary of Key Controls under WLEP 2011		
Clause	Provision	Assessment
Land Use Table	<p>The site is zoned R3 Medium Density Residential as shown in mapping below.</p>  <p>Source: Mecone Mosaic</p>	<p>Complies</p> <p>The proposed development is best defined as a 'multi-dwelling housing' under the Warringah LEP 2011.</p> <p>Multi-dwelling housing is permitted with consent in the R3 Medium Density Residential Zone. The modification retains the approved use.</p>
	<p>The objectives of the zone are:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah. • To ensure that medium density residential environments are of a high visual quality in <i>their presentation to public streets and spaces</i>. 	<p>Complies.</p> <p>The modification will retain the sympathetic development with the local character of the area that will contribute to the delivery of housing diversity in the LGA.</p>
4.3 Height of Building	<p>The site is subject to a maximum building height of 8.5m.</p>	<p>Complies, no change to approval.</p>

Table 5 – Summary of Key Controls under WLEP 2011

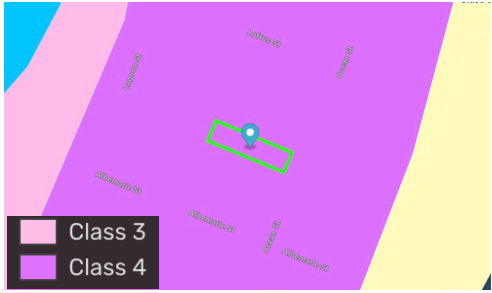
Clause	Provision	Assessment
		Complies, as shown in the Architectural Plans at Appendix 1.
4.4 FSR	The site is not subject to an FSR control.	N/A -noting that reduced GFA in any event
5.10 Heritage Conservation	The site is not on land identified within a Heritage Conservation area and contains no heritage items.	N/A
6.1 Acid Sulphate Soils	<p>The site is identified as containing Class 4 Acid Sulphate Soils.</p> <p>The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p>  <p>Source: Mecone Mosaic</p>	<p>Complies, no change from existing approval.</p> <p>Excavation, ie basement or otherwise is not proposed. According, the proposal will have no impact on the watertable.</p>
6.3 Flood Planning	<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> To minimise the flood risk to life and property associated with the use of land. To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change. To avoid significant adverse impacts on flood behaviour and the environment. 	No change.
6.4 Development on sloping land	Land identified in Area A of the landslide risk mapping.	<p>Complies.</p> <p>Appropriate amendments have been made to the stormwater management</p>

Table 5 – Summary of Key Controls under WLEP 2011

Clause	Provision	Assessment
	<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> • To avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land. • To ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land. • To ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land. 	<p>system as part of the modification (refer to Appendix 3).</p>

4.1.5 The Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 (WDCP 2011) is the primary DCP that applies to the site. Additionally, the primary sections of the WDCP 2011 are further discussed in the subheadings below.

Overall, it is considered that the modification to the multi dwelling development and associated works are generally compliant with the objectives and relevant controls outlined within the WDCP 2011 relevant to the site.

4.2 Environmental Assessment

Mecone has undertaken an assessment of the proposal against potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP&A Act 1979. The potential environmental impacts and their mitigation measures are discussed below.

4.2.1 Built Form

The proposed development provides a high quality contemporary architectural design. It has been designed to sit comfortably within the streetscape. The low pitched roof with parapet walls on three sides has been proposed to maintain a flat roof appearance, ensuring that the bulk of the proposed development is minimised. The proposal is adequately setback to allow for comprehensive landscaping and to ensure that there are no privacy impacts to surrounding properties.

Overall, based upon the design of the dwelling and the nature of the proposal relative to the neighbouring properties, it is considered that the residence will appropriately blend with the intended future character of Ocean Street. The proposal will therefore successfully contribute to the streetscape and landscape character of the locality.

4.2.2 Landscaping

The Landscape Plan has been prepared by John O'Brien Architecture (refer **Appendix 2**). Adequate levels of landscaping have been considered around the entire site area to ensure the proposed building structure does not visually dominate when viewed from the streetscape. As show, an assortment of plant species are planted around the rear, side and front areas of the subject site to soften the built form.

4.2.3 BASIX Certificate

A BASIX report has been prepared and provided for in **Appendix 4**. The report demonstrates that the proposed development will adequately comply with the requirements for sustainability and the applicable energy efficiency standards, if it is built accordingly to commitments outlined in the report.

4.2.4 Stormwater Management Provisions

Appropriate stormwater management measures have been incorporated into the design of the proposal with an On-site Detention (OSD) Tank proposed as per approved DA. The proposal also includes the addition of mature trees which promotes the onsite retention of stormwater.

4.2.5 Site Suitability

- The subject site is zoned R3 Medium Density Residential and the construction of a new multi-dwelling housing structure and associated works in this zone are permissible with the consent of Council;
- The proposal is of an appropriate bulk and scale and is appropriate for the site's medium density residential zoning;
- The site is of a suitable size and configuration to accommodate the proposed development and does not breach any of the development standards that govern its bulk, including the height limit;
- Offers an alternative parking solution that is more suitable for the site;
- Provides for a significantly increased amount of landscaping to the side boundaries;
- The proposed development is sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Narrabeen;
- The proposal provides for a private residence that is both architecturally and environmentally responsive to the site and local community;
- The proposal does not result in any detrimental or adverse amenity impacts to adjoining properties.

4.2.6 Public Interest

The proposed development is considered to be within the public interest for the following reasons:

- The proposal is consistent with the zone objectives and is consistent with controls within the LEP;
- There are no significant amenity impacts with regard to overshadowing, traffic generation, privacy and view loss;

- The proposal facilitates a high-quality architectural development that is sympathetic to the streetscape of the area;
- The proposed development is of an appropriate height, bulk and scale consistent with surrounds; and
- The proposal will not impact detrimentally upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

5 Matters for Consideration Summary

The table below provides an assessment of the matters referred to in S.4.15 (1) of the EP&A Act 1979.

Table 6 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a modification application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	Complies This SEE has considered and provided an assessment against: <ul style="list-style-type: none"> • SEPP No. 55 • BASIX SEPP; • SEPP Coastal Management; and • WLEP 2011. The modification has been shown to be compliant with the provisions of the above instruments.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	There are no LEP amendments which have any material bearing on this proposed modification.
(iii)	Any development control plan, and	An assessment against the provisions of the WDCP 2011 has been provided as part of this modification application. It has been shown that the application meets the key controls and the relevant objectives.
(iiia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that	The site is not subject of any planning agreement.

Table 6 – Section 4.15 Assessment Summary

Clause No.	Clause	Assessment
	a developer has offered to enter into under Section 7.4, and	
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposal is consistent with the regulations applying to development applications.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	The site is not subject to a coastal zone management plan.
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	A number of potential impacts have been considered within this SEE. The proposed development has been shown to be acceptable in these areas.
(c)	The suitability of the site for the development,	The modification to the development is consistent with the relevant LEP and DCP controls and has no unacceptable adverse environmental impacts. The site is therefore considered suitable for the development.
(d)	Any submissions made in accordance with this Act or the regulations,	This is a matter to be addressed following the notification of the application.
(e)	The public interest.	<p>The proposal is in the public interest as:</p> <ul style="list-style-type: none"> • It is consistent with the relevant environmental planning instruments; and • The environmental impacts have been considered and can be appropriately mitigated.

6 Conclusion

This SEE has been prepared on behalf of Missionary Sisters of Blessed Virgin Mary to support a Modification for a multi-dwelling housing development located at 140 Ocean Street, Narrabeen.

As this SEE and supporting reports demonstrate, the proposed modification will have negligible amenity or environmental impacts.

This statement describes the proposed modification works in the context of relevant planning controls and policies applicable to the proposal. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the EP&A Act 1979 and the likely impacts of the development.

Following the assessment being undertaken, it is considered that the proposal is suitable and in the public interest for the following reasons:

- It is a suitable development for the subject site;
- It delivers a high-quality architectural design that appropriately responds to the surrounding streetscape and desired future character of the area;
- There is no adverse overshadowing imposed on adjoining properties;
- The environmental impacts have been considered and can be appropriately mitigated; and
- Considers the development outcome in the public interest.

Based on the above it is considered that the proposal is in the public interest. As such, we request that Council recommend that this Modification be supported accordingly.



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Appendices

- 7 Appendices
- 7.1 Appendix 1: Architectural Plans
- 7.2 Appendix 2: Landscape Plans
- 7.3 Appendix 3: Stormwater Plans
- 7.4 Appendix 4: BASIX Certificate