

# STATEMENT OF ENVIRONMENTAL EFFECTS



52 Wakehurst Parkway NORTH

NARRABEEN

SRG CONSULTANT

## STATEMENT OF ENVIROMNETAL EFFECTS

52 Wakehurst Parkway NORTH NARRABEEN 2101

Prepared under instructions from

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### CERTIFICATION

This report has been authorised by SRG Consultant, with input from a number of other expert consultants (appended to this document), on behalf of the Client. SRG Consultant has relied on the accuracy of the information contained in each of the appended documents and takes no responsibility for any errors or faults in those reports. The comments herein have been based upon information and facts that were correct at the time of writing this report. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from resilience in information in this publication.

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## 1.0 INTRODUCTION

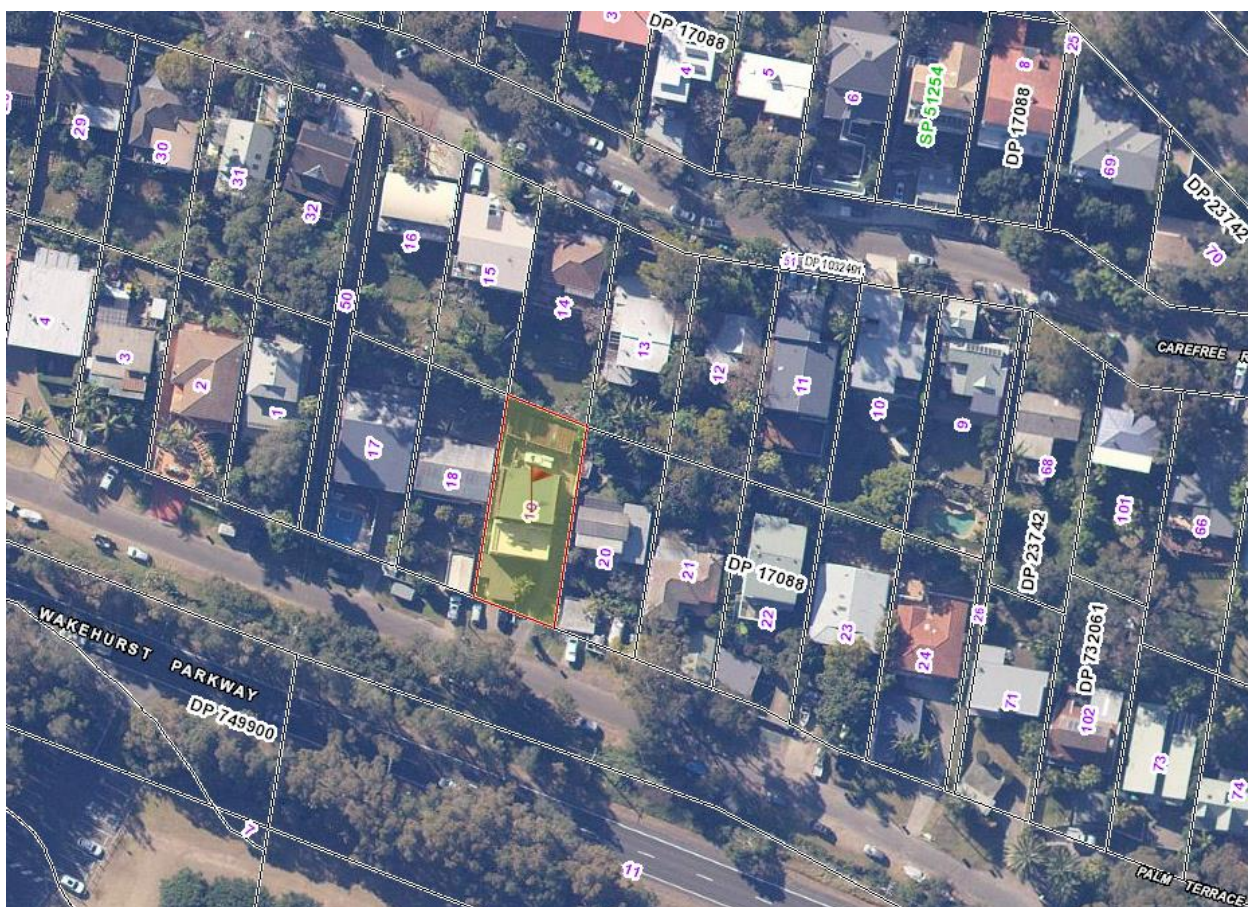


Figure 1: Aerial view of the subject site

This Statement of Environmental Effects has been prepared on behalf of Project Flow Pty Ltd.

This Statement has been prepared pursuant to Part 4 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 118 of the Environmental Planning and Assessment Regulation, 2000.

This Statement accompanies Development Plans, which seeks consent for development at No. 52 Wakehurst Parkway, North Narrabeen 2101.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to subject planning policies and controls and examine

the environmental, social and economic effects of the proposal against the Evaluation Criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development generally consists of:

- **Proposed secondary dwelling with demolition of existing carport and fibro shed.**
- Secondary dwelling consists of an open kitchen, dining and living area, a laundry included common bathroom, porch at the eastern side. There are two (2) bedroom with built-in robes.

The proposed development is permissible with Council's consent in the zone E4 Environmental Living under Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed secondary dwelling.

## 2.0 SITE LOCATION AND DESCRIPTION

The site is legally described as Lot 19 DP 2101 and is known as 52 Wakehurst Parkway North Narrabeen NSW 2101. The subject site has a cumulative area of approximately 588.4sqm, with frontage to Wakehurst Parkway with site dimensions of approximately 15.5m by 38m. The subject site is currently consisting of a principle dwelling with associated landscaping and a shed/structures as ancillary to the dwelling. Secondary dwelling exists in the locality and has set precedent to such development pattern. The subject site is located within the Northern Beaches local government area and an aerial of the site and survey image is shown below.





Figure 2: Aerial photo of Site

**Source:** Six Maps

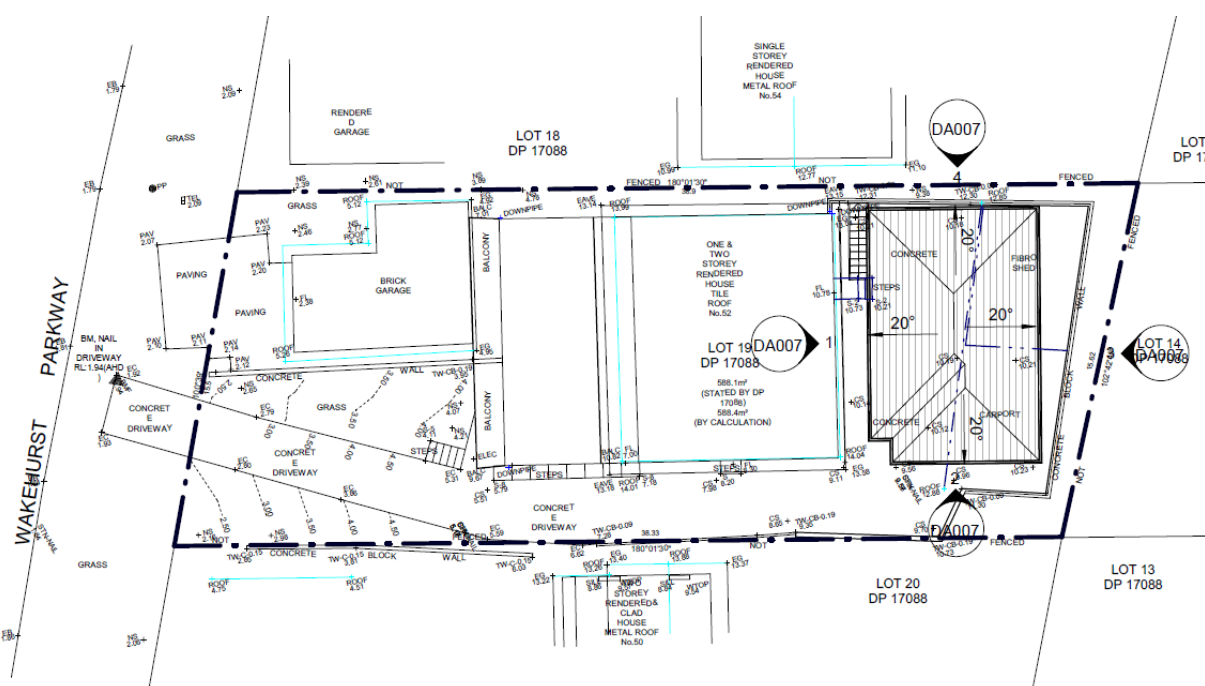


Figure 3: Site Plan

**Source:** Design Formation

### Surrounding Locality

The site is conveniently located to recreational opportunities in located between Narrabeen commercial precinct. It is also within close proximity playing fields, the park reserve and beaches, which is to a close proximity to the subject site. Extensive district views exist from the upper levels of the park over the site and adjacent properties.

North Narrabeen is located 15km north of Sydney's CBD and 6 km from Brookvale CBD. Greater Narrabeen is mainly a residential suburb with access to Manly Ferries.



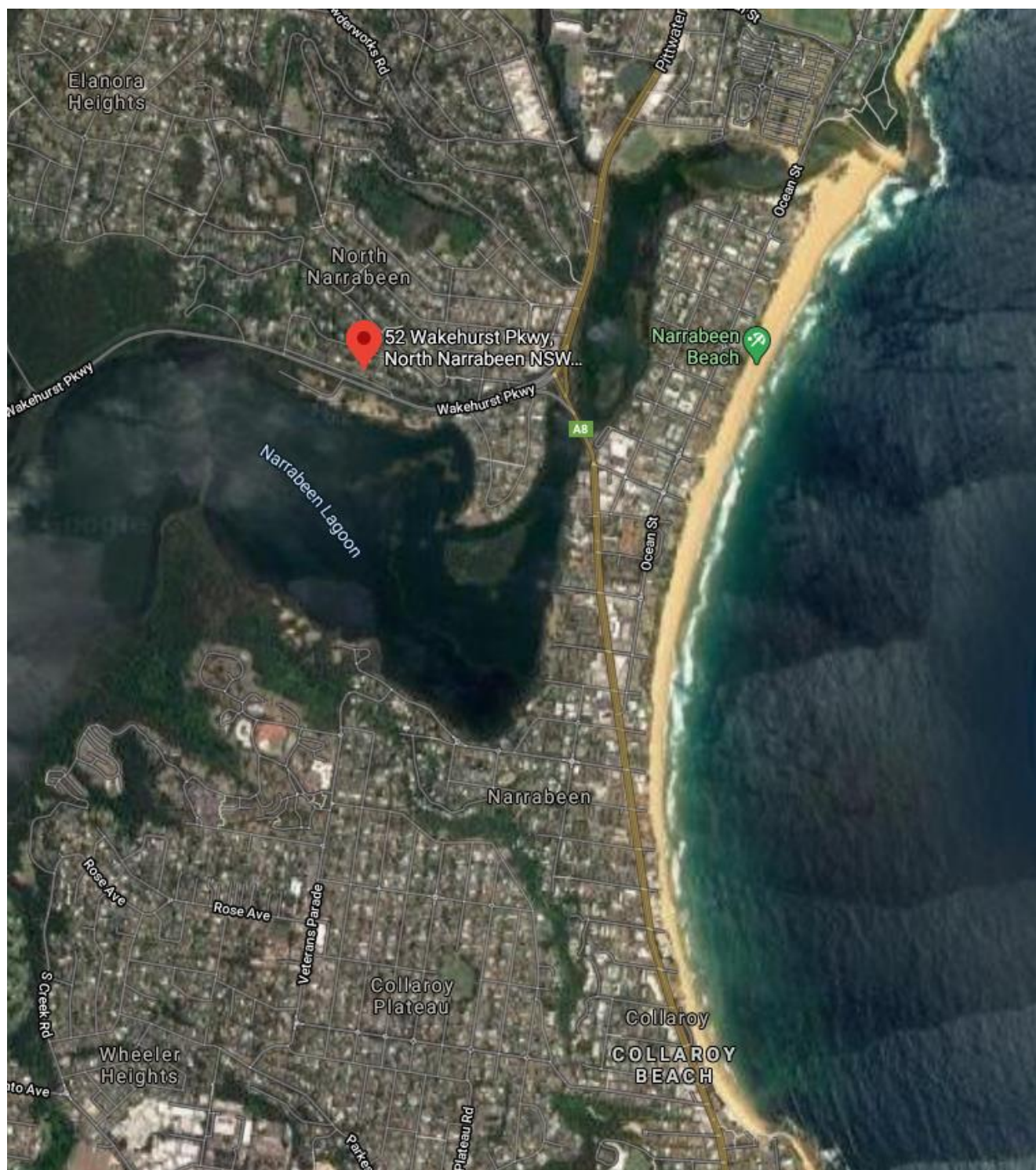


Figure 4: Arial Image of greater Narrabeen

**Source:** Google Maps



## 3.0 DEVELOPMENT PROPOSAL

### 3.1 OVERVIEW

The subject development application seeks consent for the development of a Secondary dwelling at 52 Wakehurst Parkway, North Narrabeen.

### 3.2 MATERIALS AND FINISHES

The proposed Development Application remains consistent with the palette of colours and finishes as to the streetscape and local surrounding area.

### 3.3 PRIVACY

The Development Application proposes design to address privacy as it does not compromise any overlooking. The proposed common lounge and retreat area are located at the front of the dwelling. The proposal sits at the rear section and has been well landscaped and trees are preserved where possible that helps in any overlooking into the adjoining residential properties. The proposal will not generate any overlooking or privacy issues with the adjoining properties. The proposed secondary dwellings are considered to be compatible the bulk and scale of the building and are suitable within the locality.

### 3.4 SOLAR ACCESS

The proposal meets the requirements to receive 3 hours of direct sunlight. This has enhanced the significance of solar access to Private Open Space and common areas.

### 3.5 CAR PARKING

The proposal does not impact on any parking issues. The existing dwelling complies with parking requirements.

### 3.6 WASTE

Existing waste management plan exists for principle dwelling and will accommodate secondary dwelling as well.

## 4.0 STATUTORY PLANNING FRAMEWORK

### 4.1 STATE ENVIRONMENTAL PLANNING POLICY

#### 4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

The aim of the policy is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 7(1) of State Environmental Planning Policy No. 55 – Remediation of Land is relevant to the assessment of this Development Application.

Clause 7(1) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject site has historically been used as residential and is currently has a principle dwelling. No evidence of contamination was observed during inspection of the site.

As there is no historical evidence of the site being previously used for a purpose which would result in the land being contaminated, further testing of the site in respect of contamination is not warranted in this instance.

### 4.2 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

#### 4.2.1 Zone E4 – Environmental Living

##### a) Objectives of zone

- 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.

b) Permitted without consent

Home business; Home occupations

c) Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

d) Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Comment:

Zoning

The subject site zoning is E4 Environmental Living under the Pittwater LEP 2014. The proposal does not propose a change in land use and therefore complies with the sites current zoning.

Permissibility

The development application does not propose a change in the type of building permitted in the E4 Zone as to Pittwater LEP 2014.

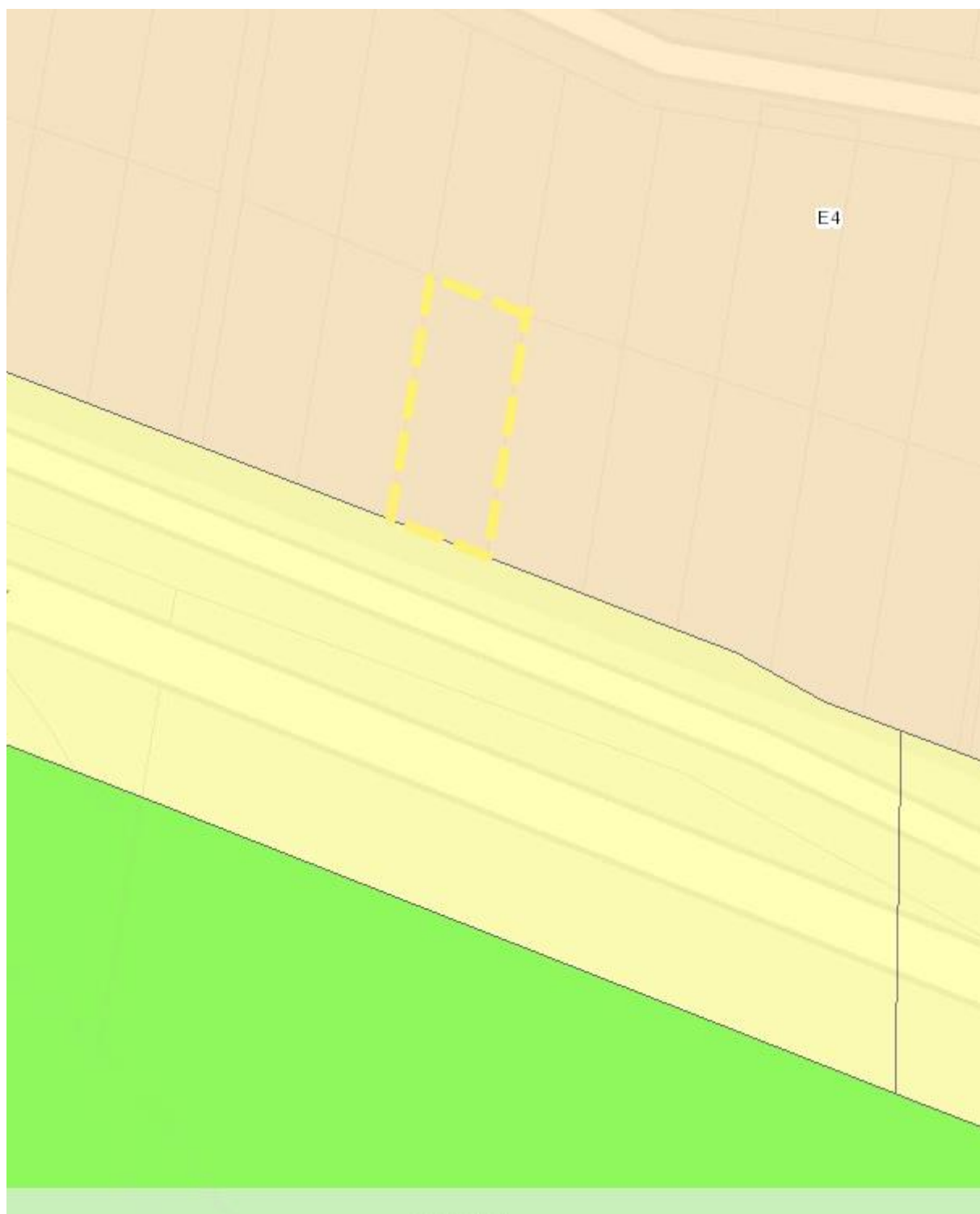


Figure 5: Zoning Map

#### 4.2.2 Clause 4.3 Height of Building

The proposal is a single storey secondary dwelling and is within height limit and complies with objectives of the clause.



#### 4.2.3 Clause 4.4 Floor Space Ratio

FSR is not applicable for the subject site. Further discussion has been made under clause 5.4. The proposed development has considered appropriate density, bulk and scale while designing the secondary dwelling. The proposal complies with the objectives of the clause.

#### 4.2.4 Clause 5.4 Controls relating to miscellaneous permissible uses

(9) 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 is 60sqm and complies with clause 5.4(9)(a).

#### 4.2.5 Clause 7.1 Earthworks

Clause 7.1 seeks to ensure that any earthworks do not result in an adverse impact on the environment, neighbouring properties or heritage items. Earthworks proposed are considered to be minor/reasonable and will not result in any detrimental impact upon the surrounding environment, quality of material to be removed or brought to the site, amenity of adjoining neighbours, the drinking water catchment, environmentally sensitive areas or relics.

#### 4.2.6 Clause 7.10 Essential Services

Suitable arrangements have been made for the site to be connect / or are able to be made for water supply, electricity, sewage disposal, stormwater drainage and vehicular access to be connected to the site.

## 4.3 PITTWATER 21 DEVELOPMENT CONTROL PLAN

The following outlines the proposed development compliance with relevant provisions of the DCP.

Section C: Development Type Controls is relevant to this proposal as the subject site falls under the precinct. Pittwater DCP has specifically set out planning controls for the site with regards to Secondary Dwelling.

The proposal creates an efficient development scheme over the whole site that enhances its need for housing with surrounding built form. Overall, the proposal meets the requirements set out in the Pittwater DCP.

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### Section C1.11 – Secondary Dwelling and Rural Workers Dwelling

#### Controls

The development of a secondary dwelling or rural worker's dwelling will result in not more than two (2) dwellings being erected on an allotment of land.

[The proposal is for two bedroom secondary dwelling.](#)

A secondary dwelling or rural worker's dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.

[Two \(2\) bedroom and 1 bathroom proposed. The proposal complies with the control.](#)

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

[The proposed secondary dwelling has been well placed to achieve ample private open space and landscaping.](#)

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

[Single storey granny flat proposed.](#)

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

[The proposed secondary dwelling is not attached to principle dwelling.](#)

A secondary dwelling above a detached garage is not supported.

[None proposed](#)

The visual bulk and scale of the development fits in with surrounding development.

[The proposed granny flat is located at the rear of the property which is not visible from the](#)



street. The proposal does not compromise on streetscape and is sympathetic to the locality. It is also noted that the granny flat is a single storey 60sqm in floor area which intend does not contribute towards any bulkiness. Overall, the development is character with the surrounding development.

Design flexibility for second storey development has been provided.

The proposal does not incorporate any second storey element. Not Applicable.

The footprint of the development on the site has been restricted.

The proposed has a footprint of 60sqm compiling with the Clause 5.4 of the Pittwater LEP 2014.

The retention of natural vegetation and the planting of additional landscaping can be achieved.

No vegetation has been removed due to the proposal. Planting has been incorporated to the proposal. A landscape plan accompanies the application detailing all planting.

The total floor area provisions can be achieved.

The required floor area has been achieved and the proposed granny flat is functional, while being in character of the locality.

## 5.0 SECTION 4.15 CONSIDERATION

### 5.1 S4.15 (1) (A) THE PROVISIONS OF ANY PLANNING INSTRUMENT, DRAFT ENVIRONMENTAL PLANNING INSTRUMENT, DEVELOPMENT CONTROL PLAN OR REGULATIONS

The development proposal is pursuant to LEP and DCP. The assessment shows that the proposed development is generally consistent and compliant with the objectives, performance criteria and the controls of the LEP and DCP.

### 5.2 S4.15 (1) (B) IMPACTS ON THE ENVIRONMENT CONTEXT AND SETTING

The proposed development application maintains the same significance if the locality by creating a consistent and balanced design. The proposed are considered to be compatible with the scale and character of buildings within the context of the subject site.

#### Access, transport and traffic

The proposed development will not result in any adverse impact on the surrounding area.

### Utilities

Existing utility services will adequately service the development.

### Flora and fauna

Existing flora and fauna will remain as the proposal does not impact on any flora or fauna.

### Waste collection

Existing normal domestic waste collection applies to this development as to the waste management plan.

### Natural hazards

The site is not affected by any known hazards.

### Economic impact in the locality

The proposed development will provide economic growth in housing industry as demand for secondary dwelling (granny flat) is a preferred option for any potential tenants and therefore benefit the surrounding businesses and generate employment as to the growth of housing market.

### Site Design and Internal Design

Existing scale of the development is appropriate having regard to the context of the site, the objectives of the relevant planning provisions and is compatible with the scale of proposed developments in the local area. The secondary dwelling will contribute positively to the built form.

### Construction

The proposed development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997.

## 5.3 S4.15 (1) (C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The subject site does not have any constraints that would affect the proposals suitability to the site.

## 5.4 S4.15 (1) (D) ANY SUBMISSIONS RECEIVED IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

Submissions that will be received by Council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

## 5.5 S4.15 (1) (E) THE PUBLIC INTEREST

The proposed development is considered to be compatible with the approved development and is consistent with the objectives of the relevant planning controls. Therefore, approval of the proposal is considered to be within the public interest.

## 6.0 CONCLUSION

The proposed Development Application seeks consent at 52 Wakehurst Parkway, North Narrabeen for a secondary dwelling.

The proposed development is permissible with consent and is considered to generally satisfy the controls and objectives of the relevant planning instruments. It is considered that the proposed secondary dwelling can complement and blend with the existing and likely future character of this section of North Narrabeen.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to Council to grant consent to this development, subject to appropriate conditions.