

Statement of Environmental Effects



PROPERTY : No 85 Powder Works Road North Narrabeen

CLIENT : Johns Lyng Group

PROPOSAL : Reinstatement/Reconstruction Like for Like of
Fire Damaged Carport and Carport Roof
Extension

Date : 31 January, 2022

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EXECUTIVE SUMMARY

This document comprises of a Statement of Environmental Effects to accompany a Development Application for the Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen.

Assessment under Section 79C of Environmental Planning and Assessment Act, 1979 (As Amended) found that the existing development will not result in any adverse environmental effects on the surrounding properties and area.

1.0 INTRODUCTION

1.1 Terms of Reference

This document comprises a Statement of Environmental Effects to accompany a Development Application for the Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen.

The report has been prepared by PWS Building Consultancy and in consultation with Johns Lyng Group.

1.2 Report Aims

This report aims to:

- provide the context for the proposal's planning assessment by describing the existing site / local environment and outlining the relevant planning controls;
- describe the proposed development; and
- assess all relevant environmental and planning issues for the proposed development under Section 79C of Environmental Planning and Assessment Act, 1979 (As Amended).

1.3 Proposal

The Development application is for the Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen. The existing structure observed a 2.015m front boundary to the supporting members and 1.160m to the covering roof. The structural supports are to be maintained with a roof extension of 1.565m achieving a Front Building Line setback of 450mm to the roof eave.

Due to the nature of the proposed works it is considered the impact upon surrounding Development will be negligible.

SEPP (Building Sustainability Index: BASIX) 2004 open in new

SEPP (Concurrences and Consents) 2018 open in new

SEPP (Educational Establishments and Child Care Facilities) 2017 open in new

SEPP (Exempt and Complying Development Codes) 2008 open in new

SEPP (Housing) 2021

SEPP (Infrastructure) 2007 open in new

SEPP (Mining, Petroleum Production and Extractive Industries) 2007 open in new

SEPP (Primary Production and Rural Development) 2019 open in new

SEPP (Vegetation in Non-Rural Areas) 2017 open in new

SEPP No 19—Bushland in Urban Areas open in new

SEPP No 33—Hazardous and Offensive

SEPP No 50—Canal Estate Development open in new

SEPP No 55—Remediation of Land open in new

SEPP No 64—Advertising and Signage open in new

SEPP No 65—Design Quality of Residential Apartment Development open in new

2.0 OVERVIEW OF THE SUBJECT SITE

2.1 Local Context

The subject site is located on the eastern side of Powder Works Road, North Narrabeen. The property is considered to be located to the central area of the Northern beaches Council. The area is bounded by quite residential Streets which contains predominately residential dwelling houses.

2.2 History

It is assumed all structures located on site had the prior approval of Council. Please see below approvals.

Applications

Construction Certificate CC2020/0157

Alterations and additions to a dwelling house - 20/2002-1 (Submitted: 25/02/2020)

Principal Certifying Authority FOC2020/0015

Construction of a detached secondary dwelling - CC19/753 (Submitted: 28/01/2020)

Development Application DA2019/1155

Alterations and additions to a dwelling house (Submitted: 21/10/2019)

Principal Certifying Authority FOC2019/1691

Additions to existing dwelling including extended decking, converting part of the deck into a new room, new external stairs & paving - 17/2015-2 (Submitted: 18/09/2019)

Construction Certificate CC2019/0692

Construction of a secondary dwelling - CC19/753 (Submitted: 01/07/2019)

Principal Certifying Authority NOC2019/0783

Construction of a secondary dwelling - CC19/753 (Submitted: 01/07/2019)

Development Application DA2018/1243

Construction of a detached secondary dwelling (Submitted: 23/07/2018)

Section 455 Modifications Mod2017/0333

Modification of consent N0148/16 granted for additions to existing dwelling including extended decking converting part of the deck into a new room new external stairs paving. (Submitted: 19/12/2017)

Construction Certificate CC0042/17

Additions to existing dwelling including extended decking, converting part of the deck into a new room, new external stairs & paving - 17/2015-1 (Submitted: 13/02/2017)

Development Application N0148/16

Additions to existing dwelling including extended decking, converting part of the deck into a new room, new external stairs & paving. (Submitted: 19/04/2016)

Development Application T0068/16.

2.3 Site Topography, Drainage and Services

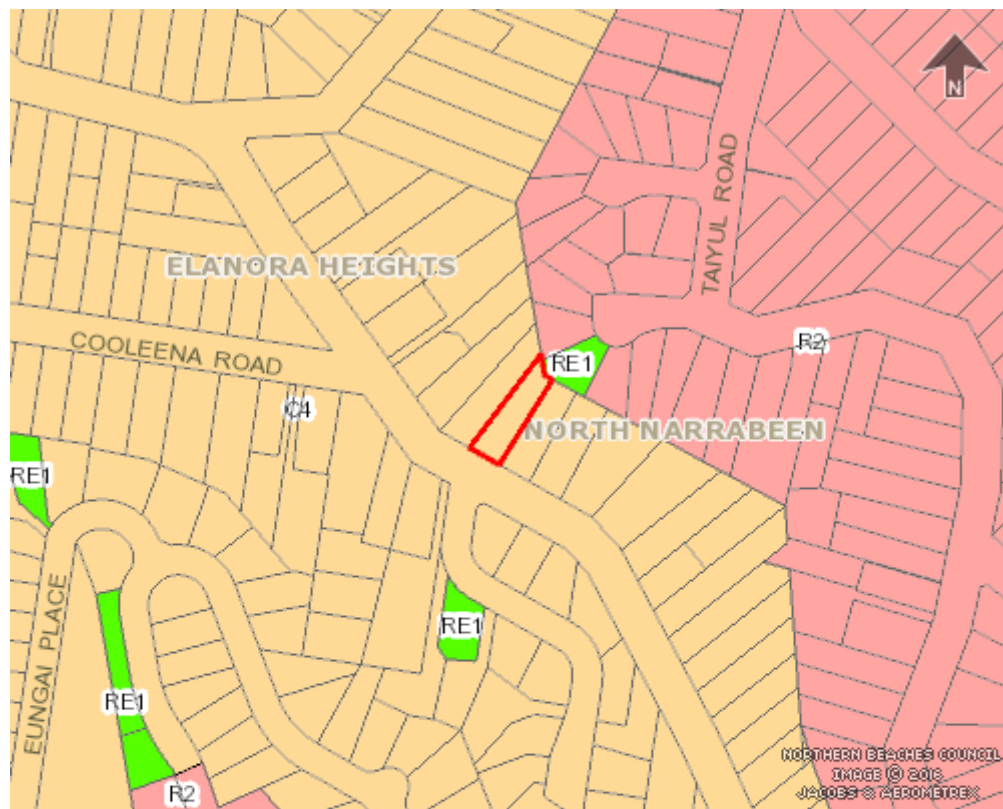
The site is currently supplied by water, sewer, electricity and it is not anticipated there will be any problems in continuing to provide these services.

The existing site drops sharply from Powder Works Road.

3.0 Statutory Requirements

3.1 Section 79C of the Environmental Planning and Assessment Act 1979 as amended. The property is located within the Northern Beaches Council area.

The property is defined as a Residential property within the Pittwater Local Environmental Plan 2014, and located within a Zone C4 – Environmental Living (permissible use).



PITTWATER LAND ZONING MAP

Neighbourhood Centre	Low Density Residential
Local Centre	Medium Density Residential
Mixed Use	Large Lot Residential
Enterprise Corridor	Public Recreation
Business Park	Private Recreation
National Parks and Nature Reserves	Rural Landscape
Environmental Conservation	Special Activities
Environmental Management	Infrastructure
Environmental Living	Tourist
Light Industrial	Natural Waterways
Working Waterfront	Recreational Waterways

3.2 Zone C4 Environmental Living

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.

2 Permitted without consent

Home businesses; Home occupations

3 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

4 Prohibited

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

Comment

It is considered the proposed reconstruction of the Fire damaged Carport and Carport Roof Extension are permissible within a C4 – Environmental Living.

4.0 OUTLINE OF DEVELOPMENT APPLICATION

4.1 Development Overview

It is proposed to submit a Development Application for Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen.

4.2 Building Code of Australia

The proposed reinstatement substantially complies with the requirements of the Building Code of Australia.

4.3 Site Contamination

The existing site does not site fall within an Acid Sulfate area. It is considered the site is satisfactory for the Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen.

4.4 Landscaping

There is no loss of Landscaping area resulting from the reconstruction. It is considered the existing landscape area is satisfactory and comply with the requirements of the Northern Beaches Council.

4.5 Site Waste Minimization

A waste management plan has been created to allow for waste materials generated from the reconstruction of the Fire Damage Carport and Carport Roof Extension.

4.6 Setbacks

The reconstruction is to observe the same boundary setbacks. The proposed setback is considered acceptable due to the interspace relationship to the structures located upon the existing and adjoining properties and the existing street frontage.

Front Boundary Setback

Where the existing pattern of development displays an established front boundary setback, development should recognize and respond to site features and cross views of neighboring properties.

To make a positive contribution to the streetscape, new development needs to be compatible with the scale and character of existing buildings and landscape elements. Architectural quality contributes to the character and quality of both the streetscape and built form when viewed from the street and waterways.

The existing development observed a Front Building Line Setback of 2.015m to the supporting posts and 1.610m to the front of the roof structure. The structural supports are to be maintained with a roof extension of 1.565m achieving a Front Building Line setback of 610mm to the roof eave.

The increase in eave line is considered satisfactory due to being concealed to the existing street scene. The extension is only a slim flat roof line that is obscured from the existing street scene to the south by substantially developed trees and shrubs. It is also on a bend in the road which also conceals the structure from the other direction. It is therefore considered the existing Carport and proposed roof extension will not to impact upon the existing street scene.

Comment

The proposed development is for the reinstatement/redevelopment of an existing fire damage Carport and an extension of the existing flat roof by 1 metre to create added protection to the parked vehicles. As a result, the proposed development would not adversely impact upon the existing street scene due the proposed roof covering extension. The structural members supporting the roof observe the same front building line setback.

4.7 Servicing and Drainage

Any installation of downpipes are proposed to be connected to the existing storm water drainage system.

4.8 Over Shadowing

Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension will be not create additional adverse impacts upon surrounding development.

4.9 Privacy

It is considered that no additional impacts will be created due to the use of the area not altering.

4.10 Height

Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension and is the same height and therefore considered satisfactory.

4.11 Floor Space Ratio

The is no additional Floor area and therefore, the FSR is considered satisfactory.

4.12 Parking

It is considered the existing car parking situation is satisfactory as there are two (2) car spaced behind the front building line.

4.13 Heritage Conservation Area

The site is not a Heritage item and is not located within a Heritage conservation area.

CONCLUSION

This document comprises of a Statement of Environmental Effects to accompany a Development Application for the Reinstatement/Reconstruction Like for Like of Fire Damage Carport and Carport Roof Extension located at No 85 Powder Works Road, North Narrabeen.

Assessment under Section 79C of the Environmental Planning and Assessment Act, 1979 (As Amended) found that the proposed reconstruction of impact damaged structures would not result in any adverse environmental effects upon surrounding properties only enhance the visual properties of the existing building.

In light of these findings, it is requested that Council grant development consent for the proposed development as submitted.



Existing Carport prior to fire event



Existing Street scene



Existing Street Scene