



**Statement of
Environmental
Effects
at
1466 Pittwater Road,
North Narrabeen
NSW
For
Natasha Graham & Barry Foster**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 1466 Pittwater Road North Narrabeen.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 ² (LEP), the Pittwater Development Control Plan ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2011, Pittwater Development Control Plan

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Pittwater Local Environmental Plan 2014;

< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320> >.

³ Pittwater Development Control Plan;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDGP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the Southern side of Pittwater Road in the residential neighbourhood of North Narrabeen.

Site Address: **1466 Pittwater Road North Narrabeen**

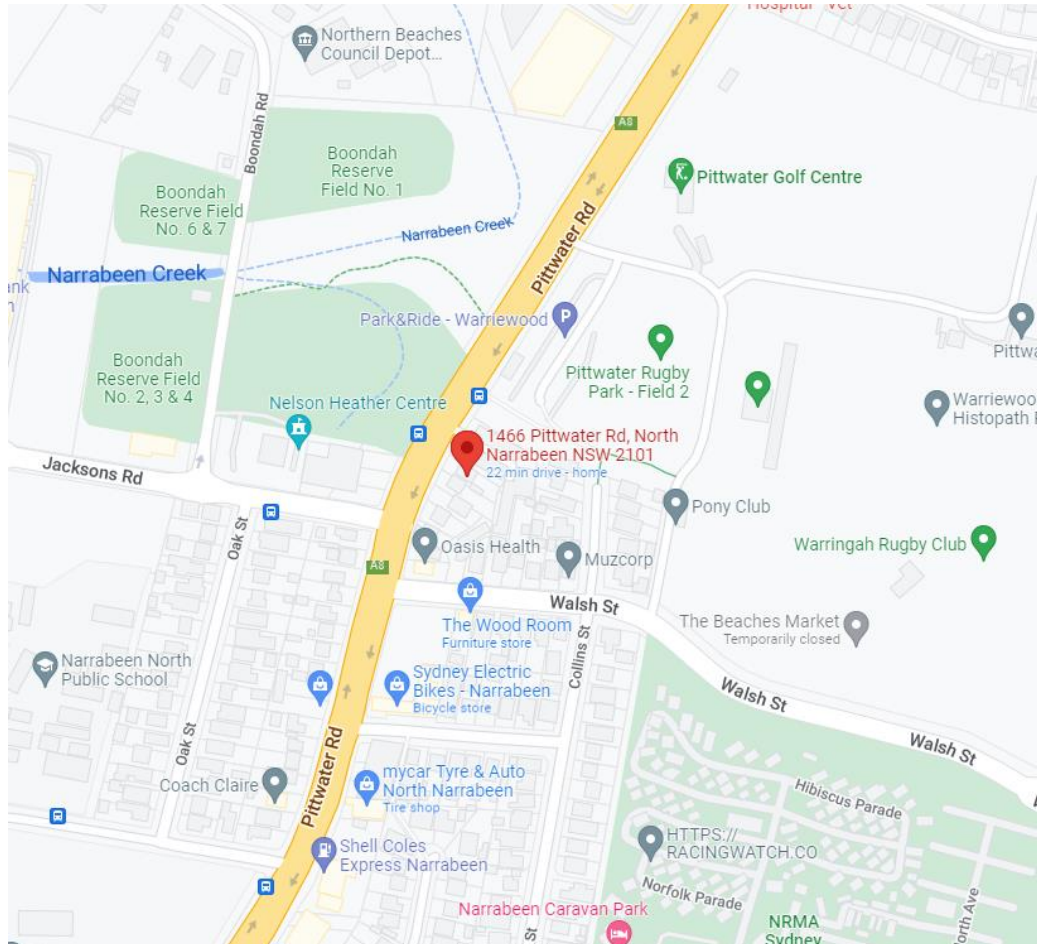


FIGURE 1: LOCATION PLAN 1466 Pittwater Road North Narrabeen. ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Pittwater)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

⁴ Location Map; <<https://www.google.com/maps/place/1466+Pittwater+Rd,+North+Narrabeen+NSW+2101/@-33.6973452,151.3013152,17z/data=!4m5!3m4!1s0x6b0d54e879d6dec1:0xbe701986cc11a7f1!8m2!3d-33.6973452!4d151.3013152>>.

2.3 Zoning

Lot 6 DP. 238659 known as 1466 Pittwater Road North Narrabeen, has a Zoning of R2 Low Density Residential.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan

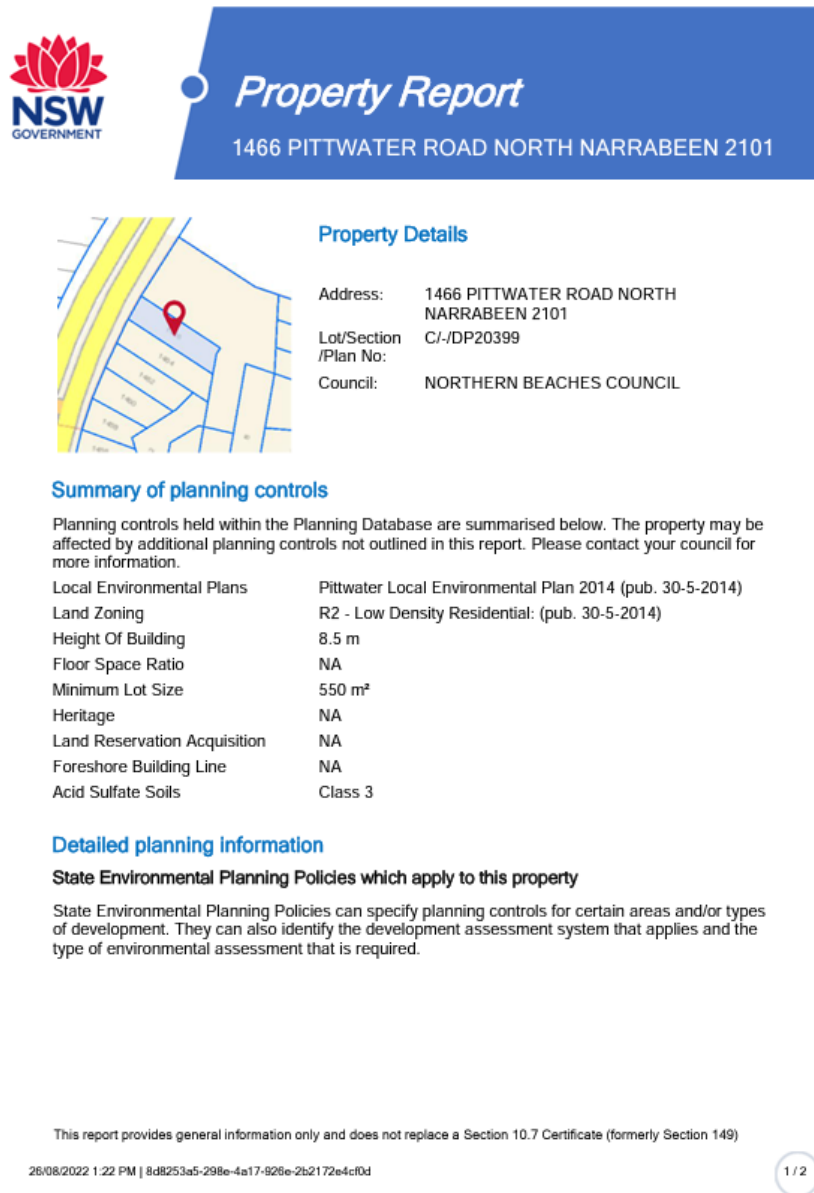


FIGURE 2: Property report; 1466 Pittwater Road North Narrabeen,⁵ Source Spatial Viewer DoPIE.

⁵ DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#!/find-a-property/address>>.

2.5 Context and Streetscape

The house is situated on a main road and is characterized by large trees and period homes. The road presents as typical of the suburb characterised by property plating including trees, shrubs and street trees. The local street trees are quite mature overhanging the roads, and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling on a residential lot with housing surrounding the existing dwelling. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing with housing along the road overlooking open space areas to the east. The locality is considered a R2 Low Density Residential area. An important characteristic and element of North Narrabeen significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 1466 Pittwater Road North Narrabeen. Source Google Maps.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with a parking area to the front of the dwelling accessed from Pittwater Road. This parking provides for forward entry and exiting to the property.

2.7 Existing off-street parking

There is parking available for 2 cars on the existing drive. There is no street parking available, and access from Pittwater Road is from the eastern side travelling south.

2.8 Existing Landscaping

The landscaping to the existing property consists of small scattered native trees & shrubs along the front yard with smaller shrubs to the rear. From the rear yard, the topography falls approximately 0.5m to Pittwater Road across the site to the front boundary making the property almost flat. This area has a mix of scattered trees & grassed areas. The existing landscaping is to be maintained for this development as the proposal is mainly over an existing concrete paved and timber deck area to the rear, with parking, access stairs and entry to the front to be maintained.



FIGURE 4: Ariel View, 1466 Pittwater Road North Narrabeen. Source: Northern Beaches Council.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a two-storey building with improved amenity to the rear. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide new rear covered deck and entertaining area and an addition to the upper floor providing three new bedrooms, bathroom, ensuite and pool room with wet bar.

The addition is proposed to the rear of the dwelling, over the existing rear deck and pergola area. New internal stairs are proposed to provide new compliant access to the dwellings ground floor and upper floor, the ground floor will incorporate covered outdoor deck area and BBQ with walls for visual and especially acoustic privacy due to the main road location. The new upper floor area is proposed to include a rear deck to provide outdoor access and supervision to the rear yard.

The new deck areas are located towards the rear of the property with the existing dense foliage and flat site making it virtually invisible from the public domain. The proposed new deck and upper floor addition to the existing dwelling and will increase amenity to the dwelling through its enhanced access to solar and ventilation increasing the accessibility for the owners.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New upper floor addition
- New rear covered deck
- New rear upper floor deck

Internally the proposal encompasses:

- New ground floor stair well and entertaining deck
- New Upper floor bedrooms x3
- New Upper floor bathroom and ensuite
- New upper floor pool room and wet bar

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living, access to the existing lower ground floor of the dwelling, private outdoor entertaining space, and improves the amenity for the owners whilst maintaining the bulk of the dwelling that is fitting for the North Narrabeen area. The proposed alterations and additions to extend the upper floor areas and create new bedrooms and a new pool room will maintain certain key components of the existing dwelling, but will provide new additions that will be more usable for the owner's family. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the northern aspect improving the lifestyle for the resident.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

- Exterior walls, Masonry and timber cladding
- Alloy windows & doors
- Timber decks
- Steel post & beams

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	634.2 sq m	-
GFA (Gross Floor Area) proposed	269.32 sq m	-
GFA (Gross Floor Area) exist	125.77 sq m	-

Height	7.8m approx	8.5m
Built upon area	282.96 sq m	317.7 sq m (max)
Landscaping	351.24 sq m	317.1 sq m (min)

Substantial areas of landscaping are proposed to be maintained providing a sense of openness for the proposal. There is no adverse impact to the neighbouring properties as there is substantial separation between dwellings & dense foliage through the site providing privacy to the dwellings.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Rear Set back	11.852m (Dwelling)	3.250m
Front Set back	9.922m (Dwelling)	6.5m
Side Set back North	1.858m (Existing)	2.5m
Side Set back South	1.505m (Existing)	1.0m

A concession is requested for the North side setback as the existing dwelling is situated within the 2.5m setback. The encroachment of the new works slightly into the side setback is to accommodate the stair access to the dwelling and is a prolongation of the existing dwellings northern walls. This has minor impacts and is in keeping with the existing dwellings set back. The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties with the entry and study addition to the other setbacks achieving well over the required distances.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to 1466 Pittwater Road North Narrabeen is to be maintained including the driveway. The proposed development will maintain the existing parking area and circulation when existing the vehicle.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 1466 Pittwater Road North Narrabeen has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition

minimizes overlooking into neighbours' living areas and recreation space with none of the proposed windows having direct view lines into neighbouring dwellings. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes down from the east to west. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be minimal shadow increase which will maintain sunlight to the open space areas to the adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded walls and timber floors on the property act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The proposed additions have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The proposed additions have timber floors and cladded stud walls. The new roof areas are to be sheet metal to promote heating during the winter months. Materials that have a similar thermal mass to the existing have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium windows and door & window awnings are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from masonry and timber framed construction. As well as providing for acoustic requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket, and insulation batts to the exterior walls where necessary.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the development. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

North Narrabeen is noted for the uniformity and the site coverage. Most houses are free standing with the car access to the front or down one side. 1466 Pittwater Road North Narrabeen is a good example of this in that it has its car parking in the existing front driveway minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the driveway and

entry to be maintained. The existing entry section to the front of the house is to be maintained in this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

➡ Flood Risk Management Policy 2017 - Low Risk

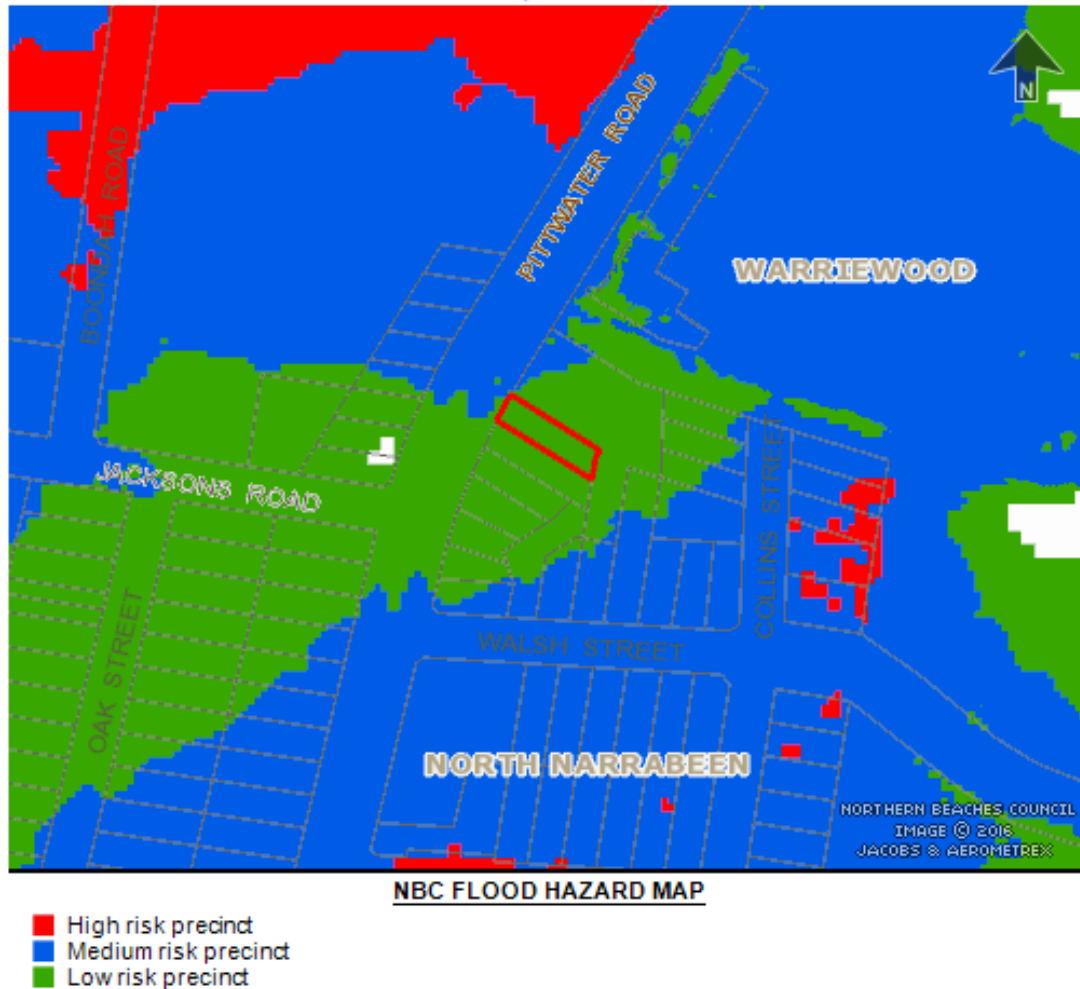


FIGURE 5: NB Council, Flood Hazard Map, 1466 Pittwater Road North Narrabeen. Source NB Council

4.8 Flood Hazard

1466 Pittwater Road North Narrabeen is located within a high flood level area (Figure 5). Refer to flood information report by Northern beaches Council dated 11-8-2022. The new works have been designed to minimize impacts of flood and are generally located above the FPL. This maintains the overall look of the building form to create a modern design that suits the area.

4.9 Building Form

Residential buildings in North Narrabeen are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed.

The wall facades are to be cladded to match existing cladded sections of the facade.

The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a tiled roof over the existing dwelling with the proposal to replace the existing roof tiles with metal and extend the existing roof pitch, with new sheet metal to the upper floor addition to provide a seamless finish to the proposed new works.

4.11 Walls

A distinctive feature of the North Narrabeen house is that the walls are constructed from brick and cladded timber frame over widow lintels. The design incorporates these walls into the new works to create a seamless finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the North Narrabeen area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 1466 Pittwater Road North Narrabeen are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in North Narrabeen allowed for the cars to drive to the front or down the side of the house. This development maintains the existing parking and provides available parking for 2 vehicles off street.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Trees are to be retained for this development. The remaining vegetation including the streetscape is to remain.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 1466 Pittwater Road North Narrabeen are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Narrabeen. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry walls and Cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the dwelling and the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
Wall	Masonry /Cladded stud	Render/Paint	Match existing
Deck	Timber frame and Decking	Paint	By Owner
Gutter	Colorbond	Medium to Dark	Match existing
Support Posts	Steel	Paint	By Owner
Window	Alloy & glass	Paint	Match existing
Roofing	Colour Bond	Medium to Dark	Match existing