

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Alterations & Additions

Owner:

**Mrs Bohensky**

Project:

**New Swimming Pool & Pergola at:**

**42 Tatiara Crescent, North Narrabeen, NSW 2101**

Date:

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Prepared by:



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## **1.0 INTRODUCTION**

This Statement of Environmental Effects has been prepared as part of supporting documentation in association with a Development Application concerning **Lot 312, DP 238382, no. 42 Tatiara Crescent, North Narrabeen** in the Local Government Area of Pittwater in the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

## **2.0 SITE LOCATION AND DESCRIPTION**

The site, #42 is situated towards the south-eastern end of cul-de-sac Tatiara Crescent, North Narrabeen. Topographically, the site is on the western side of the slope that connects to Powderworks Rd. The site faces south-west and there exists a tree lined valley outlook from most positions.

The site is a trapezoid shape (slightly wider at the rear), however hosts a curved front boundary as the road provides an intermediate circle (through cul-de-sac). The site is steeply sloping, rising approximately 20m from front to rear. There is no off-site parking provided at the frontage, however a 'right of carriageway' at the rear of site allows for vehicular access (shared with multiple properties).

The most notable feature of the site is the raised position of the dwelling, and the multiple split-level arrangement that follows the slope uphill. The site features mature trees established and organised planting and natural rock. The adjacent neighbouring dwelling are also significantly elevated with similar natural landscape features.

The dwelling is timber framed and metal roof, featuring multiple split levels. A large timber deck sits on the upper eastern side of the dwelling, accessible from the topmost level. Behind this is an open carport perched at the top of the site, accessible from the right of way driveway.



Figure 1. Aerial Locality Plan, Google Maps



Figure 2. Street view of the dwelling #42 Tatiara Cres.



### **3.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

Application is made for the following:

- a) New semi in-ground/cantilevered concrete swimming pool
- b) Pergola roof over alfresco area
- c) Retaining walls

The proposed development is described in Drawings by **Hot House Architects**:

- DA001 COVER SHEET
- DA002 EXTERNAL FINISHES
- DA010 SITE ANALYSIS, ROOF & DRAINAGE PLAN
- DA011 SEDIMENT, WASTE, DEMOLITION & MANAGEMENT PLAN
- DA100 POOL LEVEL PLAN
- DA200 ELEVATIONS
- DA201 ELEVATIONS
- DA300 SECTIONS
- DA301 SECTIONS
- DA302 SECTION 3 (SHORT)
- DA600 LANDSCAPE AREA PLAN & COMPLIANCE
- DA800 NOTIFICATION PLAN

A site survey plan showing existing locations, levels and Boundary ID by ENG Land Services is also provided.

## 4.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY

### 4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

<i>Clause</i>	<i>LEP Provision</i>	<i>Proposed Alterations &amp; Additions</i>	<i>Compliance</i>
<b>Part 1</b>	<b>Preliminary</b>	Noted	Yes
<b>Part 2</b>	<b>Permitted or Prohibited Development</b>		
2.2	Zoning of land to which Plan applies <b>Land zoning: C4 Environmental Living</b>		
2.3	Zone objectives and land use table <i>Zone C4 Environmental Living</i> <i>Permitted with consent: Dwelling Houses</i>	The proposed development is permitted with consent within the C4 Environmental Living zone	Yes
<b>Part 4</b>	<b>Principal Development Standards</b>		
4.3	Height of buildings <i>Maximum height: 8.5m</i>	No change proposed to existing 8.5m max height.	Yes
4.4	Floor space ratio <i>Not identified</i>		
4.6	Exceptions to development standards <i>Variations to development standards require written request</i>	No exceptions to LEP development standards are requested in relation to the proposed development.	Yes
<b>Part 5</b>	<b>Miscellaneous Provisions</b>		
5.9	Preservation of trees or vegetation <i>Development consent required for removal of trees</i>	One tree proposed for removal as outlined in the supplied Arborist Report	Yes
5.11	Bush fire hazard reduction <i>Bush fire hazard reduction work per Rural Fires Act 1997 may be carried out without development consent</i>	The site is not identified by mapping as a bush fire prone area.	NA
<b>Part 7</b>	<b>Additional Local Provisions</b>		
7.1	Acid sulfate soils <i>Acid sulfate soils class: 5: Applies to works below 5m AHD</i>	No works proposed below 5m AHD.	Yes



<b>Clause</b>	<b>LEP Provision</b>	<b>Proposed Alterations &amp; Additions</b>	<b>Compliance</b>
<b>Part 7</b>	<b>Additional Local Provisions (cont.)</b>		
7.2	Earthworks <i>Earthworks require development consent</i>	Proposed earthworks for retaining elements and pool are of a minor nature and can be carried out with minimal impact on sub-soil drainage patterns and soil and rock stability on site or within the locality.	Yes
7.3	Flood planning	Council maps DO NOT identify the land as being subject to any flood risk precincts	N/A
7.6	Biodiversity <i>Council maps identify the land as "Biodiversity"</i>	The swimming pool works will have a very minor impact on local flora and fauna. One tree is proposed for removal.	Yes
7.7	Geotechnical <i>Council maps identify the land as "Geotechnical Hazard H1"</i>	The proposed swimming pool is suitable for the site and is to be designed by a structural engineer. A geotechnical report by WHITE GEOTECHNICAL GROUP is submitted as part of this application.	Yes

## 4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN

<i>Clause</i>	<i>DCP Provision</i>	<i>Proposed Alterations &amp; Additions</i>	<i>Compliance</i>
<b>Sect A</b>	<b>Shaping Development in Pittwater</b>		
A1	Introduction	Noted.	
A2	The community and its plan	Noted.	
A3	What shapes development in Pittwater	Noted.	
A4	Localities		
A4.11	North Narrabeen locality	Noted.	
A5	Exhibition, advertisement and notification of applications	Noted.	
<b>Sect B</b>	<b>General Controls</b>		
B3	Hazard controls		
B3.1	Landslip hazard	Proposed new pool and retaining elements to be designed by a structural engineer and proper drainage installed to ensure no impact on subsoil drainage patterns and site stability. The proposed works remove risk by ensuring the ongoing stability of the site by shoring up existing structures and the provision of new additional retaining elements. A geotechnical report by WHITE GEOTECHNICAL GROUP is submitted as part of this application	Yes
B3.2	Bush fire hazard	The site is not identified by council mapping as a bush fire hazard.	Yes
B3.11	Flood prone land <i>Site flood risk: Nil</i>	The site is not identified by council mapping as being flood affected.	N/A
B4	Controls relating to the natural environment	Noted.	
B5	Water management	Noted.	
B6	Access and parking	No change.	N/A
B8	Site works management	See sheet DA011 Sediment, Waste, Demolition & Management Plan showing erosion and sediment control measures, and facilities management.	Yes



Clause	DCP Provision	Proposed Alterations & Additions	Compliance
<b>Sect C</b>	<b>Development Type Controls</b>		
<b>C1</b>	<b>Design criteria for residential development</b>		
C1.1	Landscaping	Existing landscaping will not be significantly altered. One tree T33) on the neighbouring site is proposed for removal. We note, this tree is within 2m of the existing dwelling (of #40) and is exempt from requiring approval. A letter of consent from the owner of this dwelling is also supplied. Additional screen planting is proposed adjacent to the pool area. Abundant planting/landscaping exists on site.	Yes
C1.2	Safety and security <i>Design to incorporate CPTED principles</i>	No change Safety and Security. Existing conditions remain appropriate.	N/A
C1.3	View sharing	Proposed changes do not impact on any existing view sharing.	N/A
C1.4	Solar access	The proposal does not impact on existing solar access to site or to neighbouring development. The development largely replaces a portion of the existing deck. The small, cantilevered part of the pool will not produce any overshadowing.	Yes
C1.5	Visual privacy	The proposed swimming pool is positioned at the existing upper deck entertaining area with the same FFL. The pool is proposed to cantilever 1.3m to 1.6m past the position of the existing deck line ensuring it does not sit further forwards of the adjacent building/deck line. Although directly adjacent to the neighbouring dwelling, this area of the site is considered very private due to topography and existing landscaping/planting. It is also noted that the adjacent dwelling has no windows facing the proposed pool area. A portion of narrow deck is adjacent to the outmost corner of the proposed pool; however we do propose screen planting along this boundary for additional privacy and to enhance the landscape setting. There will be no visual privacy concerns.	Yes
C1.6	Acoustic privacy	Proposed pool pump and filter to be housed and screened to ensure no impact to existing amenity for neighbouring development. It is proposed to be located adjacent to the alfresco area. The entertaining deck retains it's function. No additional noise will emanate from the dwelling as its use, function and size	Yes

		remains similar to existing.	
C1.7	Private open space		
	Min. 80m2 private open space	Private open space: Upper deck, pool & landscaping. Numerical compliance to 80m2 unachievable due to the site topography.	Merit
	At ground level		
	Min. dimension 3m	Min. dimension 3m	Yes
	Min. principal area of 16m2 within private open space	Principal area at upper deck >16m2	Yes
	Min. principal area dimension 4m	Min. dimension 3.5m	Yes
	Max. slope 1:20	N/A as the site topography does not allow. Deck area utilised	Yes
	Directly accessible from living area	Directly accessible from upper living area	Yes
	Good solar access	Good solar access due to the northerly orientation is available to the new pool area	Yes
	Balcony above ground level may be included in p.o.s.	Deck area is utilised in p.o.s calculations	Yes
	Min. dimension 2.4m		
C1.12	Waste and Recycling Facilities	No change	Yes
C1.17	Swimming pool safety	Fencing and signage at proposed pool to comply with AS1926.1-2007 Proposed glass balustrades, gate and boundary wall to comply.	Yes
C1.23	Eaves	No changes to existing dwelling eaves are proposed.	N/A
	Min. eaves depth: 450mm	The proposed open pergola structure utilises eaves of 350mm which is considered appropriate for an open structure.	

Clause	DCP Provision	Proposed Alterations & Additions	Compliance
<b>Sect D</b>	<b>Locality Specific Controls</b>		
D11	North Narrabeen locality		
D11.1	Character as viewed from a public place		
	Building facades to a public place must incorporate two of:	No changes are proposed to the character as viewed from a public place	Yes

	<p>i. entry feature / portico;</p> <p>ii. awnings or other features over windows;</p> <p>iii. verandahs, balconies or window box treatment to any first floor element;</p> <p>iv. recessing or projecting architectural elements;</p> <p>v. open, deep verandahs; or</p> <p>vi. verandahs, pergolas or similar features over garage doors</p>		
	<i>Bulk and scale of buildings to be minimised</i>	The proposed works are set well away at a much higher plane to the road reserve. Existing trees/landscaping ensure the development is not visible.	Yes
	<i>Parking structures to be located behind the front building line</i>	No changes to parking are proposed	Yes
	<i>Buildings to give the appearance of being secondary to landscaping</i>	The proposed pergola structure is set back at the rear of the deck and will not be visible from the road reserve.	Yes
D11.2	<p>Scenic protection – General</p> <p><i>Development shall minimise visual impact when viewed from waterway, road or public reserve</i></p>	No visual impact. The proposed works are not visible from waterways, roads or public reserves.	Yes
D11.3	<p>Building colours and materials</p> <p><i>External colours shall be dark and earthy tones</i></p>	The external finishes proposed are dark and earthy.	Yes
D11.6	<p>Front building line (C4 environmental living)</p> <p><i>Min. 6.5m</i></p>	No proposed change to the front building line	N/A
D11.7	<p>Side and rear building line (E4 environmental living)</p> <p><i>2.5m to one side</i></p> <p><i>1.0m to the other side</i></p> <p><i>6.5m rear building line</i></p>	<p>No change to ex'g dwelling setback</p> <p>No change to existing dwelling setback. Pool and pergola setback is proposed at 1m. Landscaping is proposed along this boundary to enhance screening.</p> <p>Pergola rear setback is 5.77m. The structure is setback against a large existing retaining wall and will not be readily visible from the rear right of carriageway. The position of the pool forces the pergola to be setback as far as possible, which requires a minor variation to the 6.5m rear setback.</p>	<p>Yes</p> <p>Yes</p> <p>Merit</p>

D11.9	Building envelope 45° @ 3.5m	The pergola structure adheres to the 3.5m building envelope.	Yes
D11.11	Landscaped area – environmentally sensitive land Min. total landscaped area: 60%	<p><i>Landscaped area mapping: Area 1</i></p> <p><b>Existing: 351.3m2 (57.2%)</b> (including 6% variation of 36.8m2 (decking)  <b>Proposed: 354.5m2 (57.8%)</b> (including 6% variation of 36.8m2 (pool + decking)</p> <p>Although numerically below the 60% requirement, a minor increase in landscaping to the site is proposed. This is considered satisfactory. Previously constructed extra wide pathways have made strict adherence difficult.</p>	Merit
	<p><i>Variations to landscaped area</i></p> <p>i) <i>impervious areas &lt;1m in width</i>  <i>6% impervious can be recreational</i></p>	<p>Noted</p> <p>6% site <b>(36.8m2)</b> included as impervious outdoor for recreation.</p>	Yes
D11.12	Fences – General	A new side boundary masonry fence is proposed. The height above pool area is proposed to be 1.8m, however this is to be built upon a new retaining wall. The effective height of this wall will therefor be greater than 1.8m. Refer DA300 Section 1 and DA301 Section 2 in the architectural plans	Merit
D11.14	Construction, retaining walls, terracing and undercroft areas Retaining walls and terracing visible from public places preferred to be of sandstone	The proposed partially in ground and partially cantilevered pool is to be structurally supported by concrete piers. These, and the undercroft of the pool are to be screened by the existing planting. No further physical screening will be required. The retaining walls are directly adjacent to the pool and similarly screened. However, we do note that the entire development is isolated to the upper slope of the site and is not readily visible from the public domain.	Yes

#### **4.3 EXCEPTIONS TO DEVELOPMENT STANDARDS**

No exceptions to LEP development standards are requested in relation to the proposed development.

#### **4.4 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

##### **79C CONSIDERATIONS**

*In determining a development 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) the provisions of:*

*(i) any environmental planning instrument, and*

*(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*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(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 considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing statement of environmental effects.**

*(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,*

**These considerations are addressed in the foregoing statement of environmental effects. The social and economic impacts will be positive in improving the residential accommodation and amenity of the property at 42 Tatiara Crescent, North Narrabeen and provide employment and revenue opportunities for local businesses during the construction period. Retaining structures are considered to have beneficial impact on the site and ensure the longevity of the dwelling.**

*(c) the suitability of the site for the development,*

**The proposed alterations and additions are consistent with the zoning of the land, conservative in scale and result in minimal adverse environmental or amenity impacts and is therefore considered suitable.**

*(d) any submissions made in accordance with this Act or the regulations,*

**The applicant is available to consult with the immediate neighbours at any stage during the notification period.**

*(e) the public interest,*

**The proposed development will provide for low density residential housing stock that will provide for the housing needs of the local community and will provide for employment and contribute to the local economy through the construction phase.**

#### **4.5 BASIX**

A BASIX Certificate (A1784395) has been acquired and forms part of this Development Application.

## **5.0 CONCLUSION**

The proposed development at 42 Tatiara Crescent, North Narrabeen is considered modest in scope but will enhance the living standards for the occupants. Careful attention has been given to achieving compliance with the relevant provisions of Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Section 79C of the NSW Environmental Planning and Assessment Act. A thorough site analysis has informed the design to ensure that there will be minimal adverse impacts on the occupants of neighbouring properties, the local natural environment or to members of the public.

The design outcome shows respect for the limitations of the site and the amenity of the adjoining properties, and it is our opinion that the proposal is suitable for the site and local environment. We believe Northern Beaches Council will find the proposed alterations and additions satisfy the objectives required and find the Development Application fit for approval.





Figure 3. The view towards the dwelling from Tatiara Cres. We note that the proposed pool location is at the left-hand rear of the site. The existing upper deck (location of the proposal) is not visible.



Figure 4. View to the proposed location of swimming pool & pergola from the mid-landing dwelling entry. We note the planting significantly obscures the proposed pool (upper deck balustrade just visible).





Figure 5. View to proposed location of pool (right) and tree #33 proposed for removal.



Figure 6. View up slope to the proposed pool, noting the existing vegetation to remain.





Figure 7. View of the existing upper deck and position of the proposed pool (left) and pergola (right)



Figure 8. View looking towards the dwelling on the upper deck.





Figure 9. View towards the adjacent neighbour (#40), noting zero windows and limited opportunity for overlooking. The side setback adjacent to #40 is proposed to be screen planted.



Figure 10. View from the upper deck looking towards the street, through the side setback.





Figure 11. View towards the rear retaining wall, screen planting and the elevated carport structure, noting full privacy and limited opportunity for overlooking from the rear right of carriageway



Figure 12. View from the rear pathway to the upper deck





Figure 13. View towards the upper living doors which will be modified so as to comply with pool barrier requirements.