



**32A NAREEN PARADE  
NORTH NARRABEEN**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO AN EXISTING DWELLING**



Report prepared for  
**Peta & Dave Parker**  
August 2022

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## **1. Introduction**

**1.1** This is a statement of environmental effects for alterations and additions to the existing dwelling at 32A Nareen Parade, North Narrabeen.

**1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

**1.3** This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Survey prepared by Detailed Surveys
- Architectural drawings prepared by Paul Birmingham
- BASIX Certificate
- Geotechnical Report prepared by Ascent Geotechnical Consulting

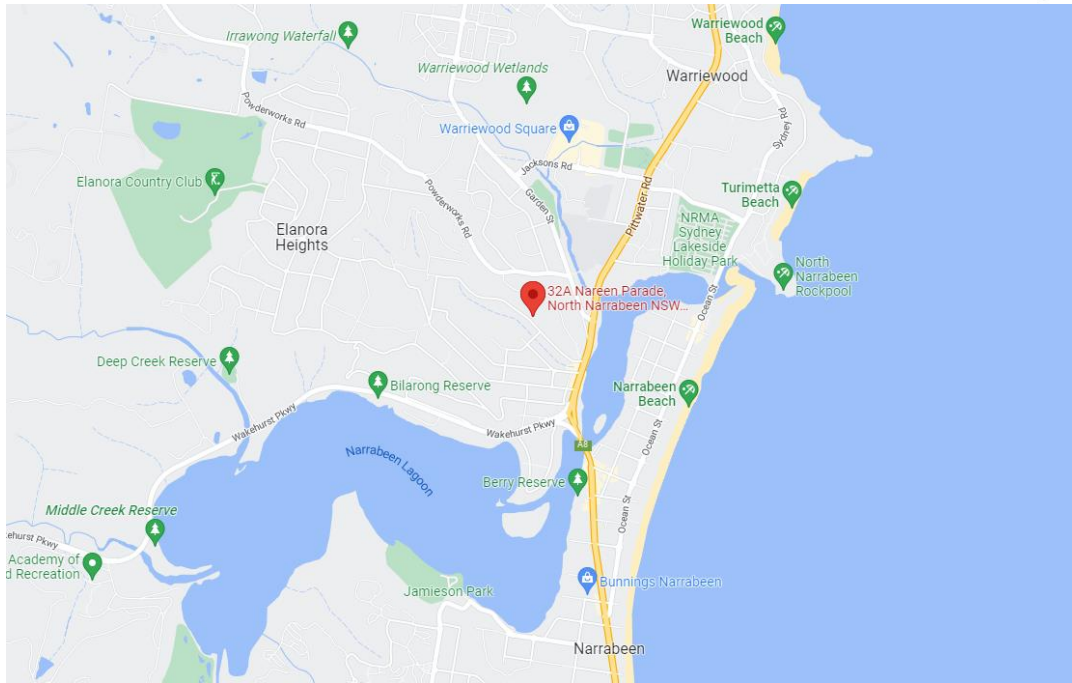
**1.4** The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1** The subject site is located on the north-eastern side of Nareen Parade in North Narrabeen, approximately 380 metres north-west of its intersection with Pittwater Road. The site is legally described as Lot 421 DP 1004511.
- 2.2** It is an irregularly shaped lot with a front boundary of 15.245 metres, a variable rear boundary and side boundaries of 39.005 metres (east) and 26.24 metres (west). The lot has an area of 558.3m<sup>2</sup> and slopes substantially down to Nareen Parade to the front (south).
- 2.3** The site is currently occupied by a two storey weatherboard residence with a metal roof. It has vehicular access from Nareen Parade to a single carport and single garage. Being elevated the site benefits from views to the water to the east.
- 2.4** The site is surrounded by detached residential dwellings to the north, east and west. Immediately opposite is a nature reserve. The subject site is serviced by retail premises and transport services on Pittwater Road and is in close proximity to South Creek, Narrabeen Lagoon and Narrabeen Beach.



**Figure 1. Aerial Image of the subject site.**



**Figure 2. The site within the locality.**



**Figure 3. Aerial Image of the site within the locality.**

3. Site Photos



Figure 4: Access to the site



Figure 5: Stairs to the front of the dwelling and front of the existing dwelling



**Figure 6: Access to the site from the top of the shared driveway**



**Figure 7: The rear of the existing dwelling & garage, looking east**



**Figure 8: Rear of the existing dwelling**



**Figure 9: The front of the existing dwelling**



## 4. Proposed Development

4.1 The proposed development is for alterations to the existing dwelling and increase living space.

The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for surrounding properties and the subject site.

4.2 The alterations are proposed be made up as follows:

### **Lower ground**

- Construct new rumpus room and deck within the existing undercroft space
- New external staircase to the upper level deck

### **Ground Floor**

- Demolish external stairs
- Increase casual living area to include new internal staircase to the upper level

### **First Floor**

- Increase dining area to include new internal staircase to the ground floor level
- New lightweight roof over existing balcony

### **Site works**

- New retaining wall to the rear boundary

4.3 The total additional gross floor area of the new works is 30m<sup>2</sup>.

## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Biodiversity & Conservation) 2021**

##### Chapter 2 Vegetation in Non-Rural Areas

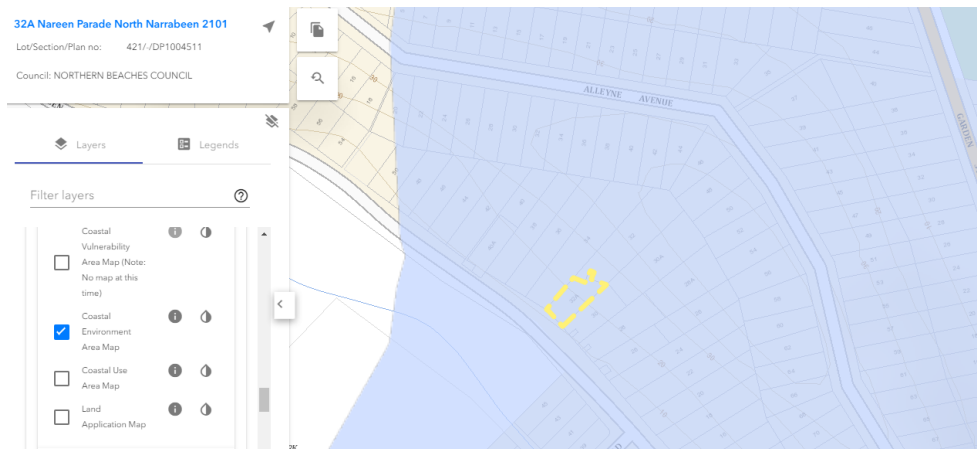
Chapter 2 of the SEPP aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The proposed development does not result in the removal of any significant vegetation and remains consistent with the SEPP.

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

##### Chapter 2 Coastal Management

The site is mapped as 'Coastal Environment Area' and is located in the buffer of the Coastal wetland by the SEPP.

Accordingly, the consent authority must consider clause 2.10 of the SEPP.



**Figure 11: Extract – Coastal Management**

## **2.10. Development on land within the coastal environment area**

*(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*

*(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*

The proposed development is located on a disturbed portion of the site. It will not impact upon the biophysical, hydrological or and ecological environments.

*(b) coastal environmental values and natural coastal processes,*

There will be no impact on environmental values or natural coastal processes.

*(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*

The proposal will not result in a decrease to water quality leaving the site.

*(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

There will be no impact on vegetation, habitats, headlands or rock platforms.

*(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

*(f) Aboriginal cultural heritage, practices and places,*

The location of the proposed addition is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

*(g) the use of the surf zone.*

There will be no impact on the surf zone.

#### Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

## 6.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

### Zoning

The site is zoned E4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to the existing dwelling house. Dwelling houses are permitted with consent in the E4 Environmental Living zone.

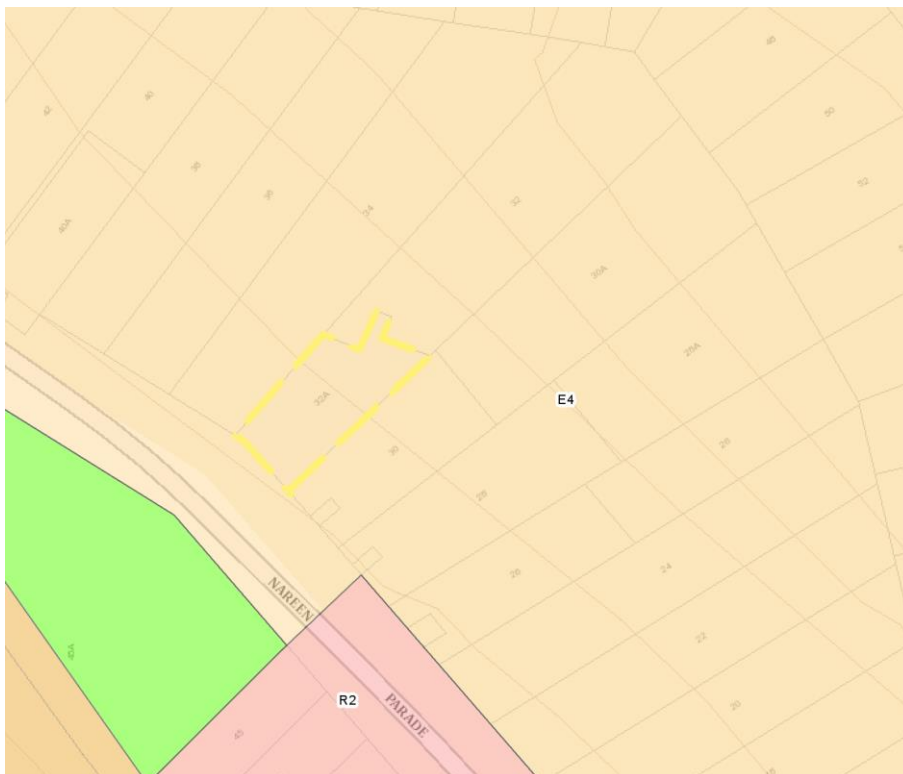


Figure 12: Extract from Pittwater LEP 2014 Zoning Map

### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

### **Minimum Lot Size**

The site is mapped with a minimum subdivision lot size of 550m<sup>2</sup>. The subject site comprises a compliant area of 558.3m<sup>2</sup> and no subdivision is proposed.

### **Height of Buildings**

The subject site is mapped with a maximum building height of 8.5 metres, however as the site satisfies the requirements of Cl. 4.3 (2D), a maximum height of 10 metres is permitted. The building footprint is situated on a slope that is in excess of 16.7 degrees and therefore Council can consider a height up to 10 metres.

The development proposes a maximum height of 10 metres.

Compliance with Cl 4.3 (2D) is assessed below.

*(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if—*

- (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and***

### Comment

The development proposes a maximum height of 10 metres. The maximum height applies to a small section of the first-floor addition (lightweight roof over the existing balcony) and is largely the result of the slope of the site.

A variation of 10% is generally accepted by the Land and Environment Court in relation to a negligible/minor non-compliance and the proposal is consistent with this definition, with the vast majority of the dwelling compliant with the 8.5 / 10 metre control.

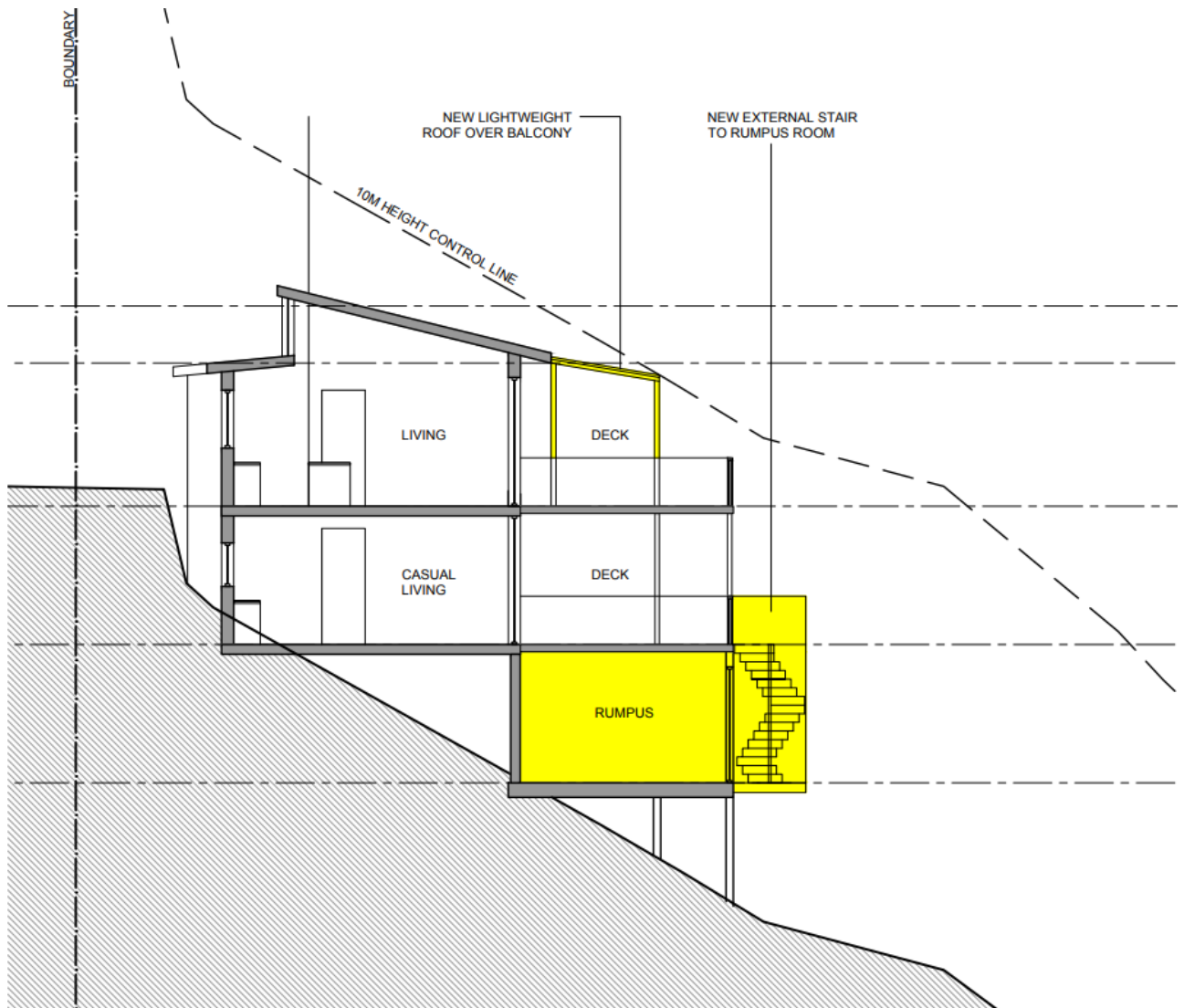


Figure 13: Plan Extract – Horizontal Section update image to show full compliance

***(b) the objectives of this clause are achieved, and***

Comment

*(1) The objectives of this clause are as follows—*

*(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*

The proposed variation is very minor, and the resulting dwelling will be of a similar scale to neighbouring dwellings. It will present with a compliant height to Nareen Parade, as the variation is largely the result of the slope of the site, which falls to the front, allowing for the retention of the existing streetscape character.

- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*

Surrounding development is characterised by two and three storey dwellings, stepped to accommodate the steeply sloping landscape. Dwellings enjoy views and are set within landscaped surrounds.

It is considered the proposed alterations and additions remain compatible with the height and scale of surrounding development as it will present with a compliant height to Nareen Parade and is of a lesser scale than surrounding dwellings.

- (c) to minimise any overshadowing of neighbouring properties,*

The proposed variation to height will not result in any unreasonable solar access impacts to neighbouring properties. The shadow diagrams provided with this application demonstrate a minor increase which is compliant despite the proposed height.

- (d) to allow for the reasonable sharing of views,*

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts due to the topography and siting of dwellings.

- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*

The alterations and additions proposed have been designed to site primarily within the existing building footprint.

- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*



The works remain consistent with surrounding dwellings and will not create any visual impacts when viewed from the public realm. The site is not a heritage item or located within a heritage conservation area.

- (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and***

Comment

The subject site has a slope of 39% (RL 24.27 – RL 4.64 = 19.63m / run 24.27m).

- (d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.***

Comment

The proposed works are located generally within the existing building footprint and do not propose any new cut or fill where the height variation sits.

As such it is concluded that Cl 4.3 (2D) is satisfied, and a 10-metre maximum building height is permitted on the site by the LEP.

### **Heritage Conservation**

The site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

### **Acid Sulfate soils**

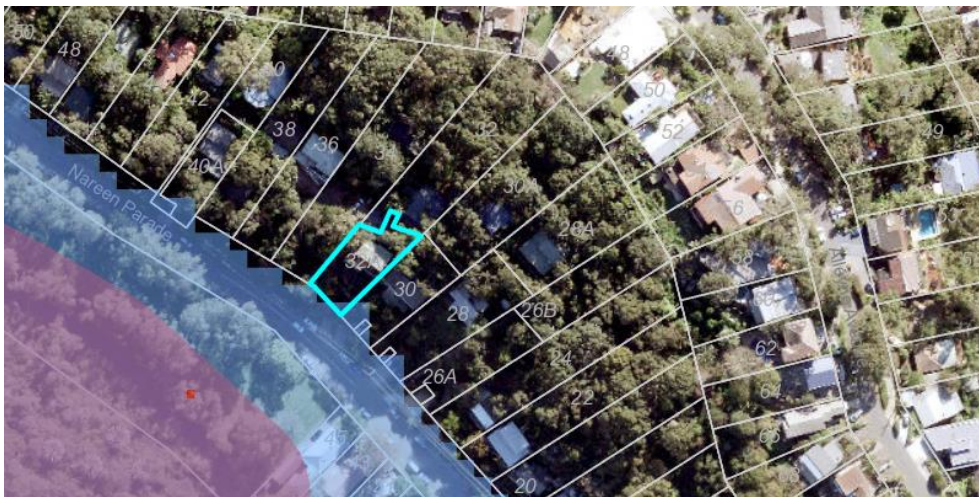
The site is nominated as Class 5 Acid Sulphate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

## Earthworks

Minor earthworks are proposed to prepare the site for the construction of the alterations and additions. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

## Flood Planning

The subject site is identified as being affected by flood to the front of the site.



**Figure 14: Extract NBC Flood Hazard Map**

The proposed alterations are generally within the building footprint to the rear of the site meaning there is no increase to the risk to life from flooding within this proposal, and therefore the development is appropriate for this site.

## Biodiversity

The site is identified on the biodiversity map within the LEP. Accordingly, the following must be considered with regard to the site:

(a) *whether the development is likely to have:*

*(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*

The proposed development will have a limited and appropriate impact on the existing environment, being constructed in a portion of the site which is already disturbed.

*(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*

No significant vegetation will be impacted by the proposed development on the already developed site.

*(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*

Biodiversity will be unaffected by the proposed development which is within a cleared portion of the site.

*(iv) any adverse impact on the habitat elements providing connectivity on the land, and*

No adverse impact on habitat will result from the proposed development.

*(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

With no adverse impact resulting from the proposal, there is no requirement for any measures to mitigate impacts. The development is appropriate as proposed.

Council must also consider and be satisfied of the following:

*(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*

The design of the proposal is appropriate and well designed for the site. It will not be to the detriment of the environmental qualities of the location.

*(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*

There are no detrimental impacts as a result of the proposed development.

*(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

There are no detrimental impacts.

### **Geotechnical Hazard**

The site is identified on the Geotechnical Hazard Map within the LEP. Accordingly, the following must be considered with regard to the site:

*(i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*

The proposed development will have a limited impact on the geotechnical risk and land surrounding the development, being constructed in a portion of the site which is already disturbed. A geotechnical report has been provided with this application.

The professional consultants assessment supports the proposal in its current form subject to recommendations in the report.

*(ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*

There are no detrimental risks or impacts as a result of the proposed development.

*(iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

There are no detrimental risks or impacts as a result of the proposed development.

### **Essential services**

All essential services are existing on the site.

## 6.4 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

### Part A Localities

#### North Narrabeen Locality

The site is located within the North Narrabeen locality. The desired character statement for the North Narrabeen locality is:

*The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.*

*Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.*

*Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment.*

*Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

*The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.*

*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.*

*Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.*

*Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.*

The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide an enhanced dwelling, whilst being mindful of the setting of Nareen Parade.

## **Part B General Controls**

### **B1 Heritage Controls**

As described above the site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

## **B2 Density Controls**

No change is proposed to the existing density on the site which comprises of a single residential dwelling.

## **B3 Hazard Controls**

### **Landslip Hazard**

As described above the subject site is mapped as Geotechnical Hazard H1. As such a geotechnical report has been provided prepared by Ascent geotechnical engineers.

The professional consultants assessment supports the proposal in its current form subject to recommendations within the report.

## **Contaminated and potentially contaminated lands**

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

## **Flood prone land**

The subject site is identified as being affected by flood to the front of the site.

The proposed alterations are generally within the building footprint to the rear of the site meaning there is no major increase to the risk to life from flooding within this proposal, and therefore the development is appropriate for this site.

## **B4. Control Relating to the Natural Environment**

### **Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor**

It is considered that the proposed alterations and additions will have no impact on the natural environment in the locality, as the development is located primarily within a disturbed portion of the site. The proposal will have no impact on the flora and fauna of the locality, with no significant vegetation to be removed.

#### **B5. Water management**

The site is connected to the reticulated stormwater system. The new roof to the existing balcony will be connected to the existing stormwater infrastructure.

#### **B6. Access and Parking**

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. The development maintains the existing driveway and parking with no changes proposed.

#### **B7. Site works and Management**

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

### **Section C Design Criteria for Residential**

#### **C1. Design Criteria for Residential Development**

##### **Landscaping – Environmentally Sensitive Land**

The development generally maintains the landscaping on the site consisting of rocky terraces and large trees. The development includes a landscape area of 57%, which is minimally below the required 60%. The small variation is considered reasonable in this



instance with a large portion of the rear of the site dedicated to existing and shared parking.

The site meets the objectives with high amenity, adequate drainage, ample planting and the bushland character retained.

### **Safety and Security**

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

### **View Sharing**

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

### **Solar Access**

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in no change.

**12pm** – The development will result in an increase in shadowing to the front yard of the subject site only.

**3pm** – The development will result in a small increase in shadowing to the front yard of the subject site and a small section of the front yard of 30 Nareen Parade

It is concluded that the subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm with the shadow moving across neighbouring properties and no one site having a loss which results in less than 3 hours being achieved particularly when the location of open space on neighbouring loss are considered.

### **Visual Privacy**

Privacy will be retained for neighbours with no direct overlooking into any key living areas.

The proposed alterations are to the western elevation that will incorporate a single window screened by vegetation and otherwise overlooking the front of the neighbouring dwelling.

### **Acoustic Privacy**

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

### **Private Open Space**

Private open space will be unchanged as a report of the proposed development.

### **Waste and Recycling Facilities**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the alterations and additions proposed.

### **Part D – North Narrabeen Locality**

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

### **Character**

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and are consistent with the site and surrounding development.

The view from the street will be generally maintained being screened by large vegetation and the alterations consistent with a residential dwelling.

**Scenic Protection**

The proposed alterations and additions are consistent with this clause, in that there will be no negative visual impacts from a waterway, road or public reserve, as a result of the development.

**Building colours, materials and construction**

The proposed building materials include metal roofing and timber framed construction in colours consistent with the existing dwelling and residential environment.

**Front Building Line**

The DCP requires a front building line setback of 6.5 metres or the established building line on the site.

The alterations and additions to the front of the site propose a setback of more than 10 metres which is easily compliant.

**Side and Rear setbacks**

**Side**

Building line side setbacks of 2.5 metres on 1 side and 1 m for the other side and 6.5 metres to the rear boundary are required by the DCP.

The development proposes the following setbacks.

	Sides	Rear
Lower Ground	North: 4.135 (rumpus) South: 1.4 (deck)	N/A
Ground	North: 1.855m (stair) South: (unchanged)	Variable (unchanged)

First	North: 1.7455m (stair) South: unchanged	Variable (unchanged)
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A variation to the side setback is considered appropriate, in this case, as the proposal remains consistent with the outcomes of the control, despite the variation, as assessed below.

*To achieve the desired future character of the Locality.*

Comment

Consistent. The proposed dwelling remains compatible with the North Narrabeen locality description and consistent with other dwellings in the area.

*The bulk and scale of the built form is minimised.*

Comment

Consistent. The development presents as an attractive, two / three storey dwelling. The bulk and scale is consistent with the locality and the design incorporates articulation and a variety of building materials. The minor variation will not impact on adjoining properties.

*Equitable preservation of views and vistas to and/or from public/private places.*

Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

*To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

Comment

Consistent. The minor side setback variation will not result in any privacy impacts between properties, due to the location on the site and the relative location of the adjoining dwelling, the proposed distance to the adjoining site and the window being relative to the rooms use (stairs).

The minor variation will not result in any unreasonable overshadowing to adjoining lots.

*Substantial landscaping, a mature tree canopy and an attractive streetscape.*

#### Comment

Consistent. The development does not require the removal of vegetation from the site. The alterations and additions are screened from the adjoining dwellings. The dwelling will maintain its presence along the streetscape as a two / three storey dwelling.

*Flexibility in the siting of buildings and access.*

#### Comment

Consistent. The development is for alterations and additions within the disturbed portion of the site. No change is proposed to the access on the site.

*Vegetation is retained and enhanced to visually reduce the built form.*

#### Comment

Consistent. The development does not require the removal of vegetation from the site. The alterations and additions are screened from the adjoining dwellings.

*To ensure a landscaped buffer between commercial and residential zones is established.*

#### Comment

The site does not adjoin a commercial zone.

### **Building envelope**

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The development generally complies with the building envelope control with intrusions at the upper level elevation balcony roof given the fall of the land.

A variation to the building envelope is considered appropriate, in this case, as the proposal remains consistent with the outcomes of the control, despite the variation, as assessed below.

*To achieve the desired future character of the Locality.*

Comment

Consistent. The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

*To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

Comment

Consistent. The development is for alterations and additions within the disturbed portion of the site and generally within the existing dwelling. No trees are to be removed as part of the development.

*To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

Comment

Consistent. The dwelling will maintain its presence along the streetscape as a two / three storey dwelling. The alterations do not affect flooding, biodiversity or geotechnical instability on the site.

*The bulk and scale of the built form is minimised.*

Comment

Consistent. The proposed alterations and additions remain compatible with the desired future character of the area and consistent with other dwellings in the locality.

*Equitable preservation of views and vistas to and/or from public/private places.*

#### Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts to or from public or private places.

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

#### Comment

Consistent. The minor variation will not result in any privacy impacts between properties, due to the location on the site and the relative location of the adjoining dwelling, the proposed distance to the adjoining site and the window being relative to the rooms use (stairs).

*Vegetation is retained and enhanced to visually reduce the built form.*

#### Comment

Consistent. The development does not remove any areas of significant vegetation.

### **Landscaped Area – General**

The DCP requires a minimum landscaped area of 60% for the subject site, which is equivalent to 334.98m<sup>2</sup> for the site area of 558.3m<sup>2</sup>. The development proposes a landscaped area of 319m<sup>2</sup> or 57%.

The minor breach to the landscape provision is considered reasonable for the subject site. The streetscape will be unaffected. The site is steep and much of the existing landscape area is not usable. A large portion of the rear of the site dedicated to existing and shared parking.

The site meets the objectives with high amenity, adequate drainage, ample planting and the bushland character retained.

### **Fences – General**

No changes are proposed to the existing fencing on the site.

### **Construction, Retaining walls, terracing and undercroft areas**

The alterations and additions will be overseen by a structural engineer. A geotechnical report has been provided prepared by Ascent geotechnical engineers.

The alterations and additions include a rumpus room at lower ground level in an existing undercroft area which will be screened by existing vegetation to the front of the site.



## 7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the E4 zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### ***Context and Setting***

*What is the relationship to the region and local context in terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*

- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

### ***Access, transport and traffic***

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

### ***Public domain***

There will be no impact.

### ***Utilities***

There will be no impact on the site, which is already serviced.

### ***Flora and fauna***

There will be no impact.

### ***Waste***

There will be no impact.

### ***Natural hazards***

The site is mapped as slip prone land. The specialist report provided with this application, supports the development in its current form.

### ***Economic impact in the locality***

There will be no impact, other than the possibility of a small amount of employment during construction.

### ***Site design and internal design***

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

### **Construction**

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

### **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed development.

### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1** The proposed development for alterations and additions to the existing dwelling at 32A Nareen Parade, North Narrabeen, is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.