

## **Modified Statement of Environmental Effects**

Alterations and Additions to an Existing Dwelling House

95 Wimbledon Avenue North Narrabeen 2101

Prepared by

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## **A INTRODUCTION AND SUMMARY**

This statement has been prepared in support of a modification to a development approval for alterations and additions to an existing dwelling at 95 Wimbledon Avenue North Narrabeen.

The subject site is located on the western side of Wimbledon Avenue. It has a frontage to Narrabeen Lagoon at the rear. This locality is characterised by dwellings of varying architectural styles and scale, generally 1-2 storeys.

The existing dwelling on the site is single storey with a pitched tile roof. It has a single garage at the side and a rear workshop,

A DA (DA2020/0155) was lodged 21 February 2020 with Northern Beaches Council.

A L + E Court appeal (2020/166784) was lodged in 2020 and orders were issued on 8 February 2021 approving the application following a conciliation hearing held on 18 January 2021,

## **B SITE AND CONTEXT**

### **B.1 Locality Description**

The subject site is located at the western side of Wimbledon Avenue North Narrabeen. It has a rear frontage to Narrabeen Lagoon.

The site is relatively flat where the house sits, and is elevated slightly above the level of the lagoon.

The locality is one of 1-2 storey detached dwellings with street level garages or parking.

Wimbledon Avenue is part of a peninsula located off Wakehurst Parkway adjoining Narrabeen Lagoon.

### **B.2 Site Description**

The real property description is Lot 7 in DP 17768 known as 95 Wimbledon Avenue North Narrabeen. The subject site is a regular shaped site orientated east/west with a 15.14m front boundary to Wimbledon Avenue and a site area of 645m<sup>2</sup>.

The subject site is located adjacent to Narrabeen Lagoon. There is access to a single garage and workshop directly off the street.

The site has some minor natural vegetation and features and the established dwelling sits as one of a grouping in this locality.

The site is generally level with an embankment at the rear on the edge of the Lagoon.

The site is zoned E4 Environmental Living under Pittwater LEP 2014.

It is subject to a Foreshore Building Line.

It is located on Class 3 Acid Sulphate Soils.

It is located in a Biodiversity Area.

It is not a heritage item or located in a Conservation Area.

It is not in a Geotechnical Hazard Area.

It doesn't have a maximum Floor Space Ratio.

It is not subject to a Coastal Risk.

It has a maximum building height of 8.5m. This will not be affected.

It is not part of an Urban Release Area.

It is located in a High Risk Flood Zone

## **C PROPOSAL**

The proposal is as per drawings HM1478/CC100 - 102, 200 – 201 + 300.

The proposal is to amend the roofing from selected roof tiles to corrugated iron roof sheeting with a Colorbond finish to the existing dwelling and a new carport at the front.

## **D PLANNING CONTROLS**

### **D.1 State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)**

The BASIX certificate indicates the dwelling is capable of meeting the energy targets.

### **D.2 Pittwater Local Environmental Plan 2014**

Zoning. The site is zoned E4 Environmental Living. Dwelling houses are permitted in the zone with consent.

### **D.3 Pittwater 21 Development Control Plan**

## **Section A4 Localities**

### **A4.11 North Narrabeen Locality**

The site is located in the above locality.

The proposal will not alter the low density character of the locality.

The approved building height and scale will be maintained.

All services are available to the site.

## **Section B General Controls**

### **B1 Heritage Controls**

Not applicable.

### **B2 Density Controls**

No changes are proposed.

### B3 Hazard Controls

The site is not considered to be subject to any hazard controls.

### B4 Controls Relating to the Natural Environment

There don't appear to be any controls relating to the Natural Environment applicable to the site.

### B5 Water Management

The change to the roofing is not expected to impact on the existing stormwater discharge into the lagoon.

### B8 Site Works Management

#### B8.3 Construction and Demolition-Waste Minimisation.

No changes

## **Section C Development Type Controls**

### C1 Design Criteria for Residential Development

No change

C1.23 Eaves. The existing eaves will be retained.

## **Section D Locality Specific Development Controls**

### D11 North Narrabeen Locality

D11.1 Character as viewed from a public place. The existing building façade will not be changed. The change in roofing is not out of character with other dwellings in the locality.

D11.2 Scenic Protection – General. The proposal is not expected to have any visual impact on the natural environment when viewed from the lagoon. There is no definitive bushland landscape.

D11.3 Building colours and materials. Refer to elevations. The building colours will be in the range of acceptable colours. The roof will be corrugated iron roofing at the same pitch.

The proposed colour is Colorbond Mid Grey matt finish

## **E Conclusion**

In conclusion it is considered that the proposed modification of the roofing addressed in this statement is acceptable under the considerations of S.79C of the EP& A Act 1979. The following conclusions are made in relation to the development proposal:

- *The development proposal is permissible with the consent of Council pursuant to Pittwater LEP 2014 and Pittwater 21 DCP;*
- *The proposed alterations and additions are compatible with the scale of housing and development in the locality.*
- *The development proposal does not result in overshadowing or privacy impacts to the adjoining properties;*
- *The proposed works meet Council's environmental sustainability measures;*
- *It is not considered the proposal will have any adverse environmental effects.*