

Statement of Environmental Effects

for Alterations and Additions to

28 Lido Ave, North Narrabeen

Prepared by Harrison Architecture 06/07/22

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a Development Application to Northern Beaches Council for alterations and additions to an existing house, including a secondary dwelling at 28 Lido Ave North Narrabeen.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties. This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Architectural Plans	Harrison Architecture	July 2022
Survey	H Ramsay & Co	July 2021
Flood Information Report	Northern Beaches Council	March 2022
Flood Risk Management Plan	Taylor Consulting	July 2022

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 28 Lido Ave, North Narrabeen and is legally described as Lot 320 in Deposited Plan 16719. The site is located on the north eastern side of Lido Ave, between Narroy Rd and Pittwater Rd.

The site is rectangular with a total area of 464.5m², with a 12.19m street frontage to Lido Ave. The side boundaries measure 38.1m. The site is mostly flat at about RL 2.0m. The site currently contains a single storey weatherboard house with a tiled roof and a weatherboard garage. To the rear of the house is a covered timber deck. A paved driveway is located to the front of the site, leading to the garage. The rest of the site is landscaped with lawn and small shrubs. Vehicular access is available from Lido Ave.

The land is zoned R2 Low density residential under the provisions of Pittwater Local Environmental Plan 2014. The site is not located within a Heritage Conservation Area, nor is it identified as a Heritage Item.

2.2 The Locality

The site is located within the primarily residential area of North Narrabeen. The locality comprises largely residential development with building heights typically of one to two storeys.

The site adjoins two similar single storey weatherboard dwellings at 26 & 30 Lido Ave.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the following:

- Demolition of the existing garage.
- Construction of new secondary dwelling in partially the same footprint as the demolished garage.
- First floor addition to the existing dwelling including 2 bedrooms and a bathroom.
- Alterations to the existing ground floor including new kitchen, laundry and stairs.
- New rear covered deck and landscaping
- New integrated side carport to the east of the main dwelling.
- New front fence and entry path.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. The two storey development will be commensurate in height with neighbouring properties along Lido Ave.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan 21

4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination. The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

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

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

This policy applies to the subject development as a secondary dwelling (as defined under clause 19 below) is being proposed in an R2 zone. The proposal is compliant with the relevant controls discussed below.

Clause 19. Definition:

In this Division development for the purposes of a secondary dwelling includes the following:

- (a) the erection of, or alterations or additions to, a secondary dwelling,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

Note:

The standard instrument defines secondary dwelling as follows:

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Clause 20. Land to which Division applies:

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but only if development for the purposes of a dwelling house is permissible on the land:

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone R5 Large Lot Residential.

Clause 21. N/A

Clause 22. Development may be carried out with consent

- (2) The development will result in one (1) primary dwelling and one (1) secondary dwelling only.
- (3a) Pittwater Local Environmental Plan 2014 stipulates no maximum Floor Space Ratio for this lot.
- (3b) The secondary dwelling is less than 60 square metres.

4.1.4 Pittwater Local Environmental Plan 2014

The development complies with the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014).

Zoning and permissibility

The site is located in Zone R2 - Low Density Residential

The development is identified to be residential which is permitted with consent in the R2 zone.

The objectives of the zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed development will provide a dwelling house and secondary dwelling capable of a range of suitable residential uses that will complement the existing uses within the local area of North Narrabeen.

Clause 4.3 Height of buildings

The Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is 8.5 metres.

Clause 4.4 Floor space ratio

The Floor Space Ratio Map does not designate a specific floor space ratio figure for the subject site.

Clause 5.10 Heritage Conservation

The site does not contain any heritage items and it is not located within any Heritage Conservation Area, nor is the site in the vicinity of either.

Clause 5.21 Flood planning

Refer to Flood Risk Management Plan by Taylor Consulting.

Clause 7.1 Acid Sulfate Soils

The site falls under Class 3 of Acid Sulfate Soils. In accordance with subclause (6), development consent can be granted despite no preparation of an Acid Sulfate Soils Management Plan required by subclause (3), as no works are likely to lower the watertable and the works involve the disturbance of less than 1 tonne of soil. The development will not disturb, expose or drain acid sulfate soils or cause environmental damage.

Clause 7.6 Biodiversity

The site is not identified as a biodiversity area on the The PLEP 2014 Biodiversity Map.

Clause 7.7 Geotechnical Hazards

The site is not identified as a geotechnical Hazard area on the The PLEP 2014 Geotechnical Hazard Map.

4.1.5 Pittwater Development Control Plan 21

The development achieves a high level of compliance with the provisions of Pittwater Development Control Plan 21.

Section B - General Controls
B3.7 Estuarine Hazard - Low Density Residential
Refer to Flood Risk Management Plan by Taylor Consulting.
B3.11 Flood Prone Land
Refer to Flood Risk Management Plan by Taylor Consulting.
B6.1&2 Access Driveways
The existing single driveway is to be retained.
B6.3 Off street vehicle parking requirements

The driveway allows carparking for at least 3 cars.
B8.1 Construction & Demolition - Excavation and Landfill
No excavation or landfill is proposed.
B8.3 Construction and Demolition - Waste Minimisation
Refer to Waste Management Plan.
B8.4 - Construction and demolition - site fencing and security
The site will be protected by site fencing for the duration of the works.
Section C - Development Type Controls
C1.1 Landscaping
<p>All canopy trees, and a majority of other vegetation are native species.</p> <p>A range of low lying shrubs, medium high shrubs and canopy trees have been provided to soften the built form.</p> <p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard have been provided on site.</p> <p>The front of the building is landscaped to screen it from the street.</p> <p>The landscaping does not unreasonably obstruct driver and pedestrian visibility.</p>
C1.2 Safety and security
<p>1. Surveillance</p> <p>Visitors who approach the front door can be seen without the need to open the door.</p> <p>The front porch allows occupants to overlook the street.</p> <p>There are minimal opportunities for concealment in the front yard.</p> <p>2. Access Control</p> <p>Lighting is used to illuminate the front entry.</p> <p>The street number is clearly identifiable.</p>
C1.3 View Sharing
The proposed additions do not unreasonably obstruct views from neighbouring properties or the public domain.
C1.4 Solar Access
<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st</p> <p>The developments maximises sunshine to the clothes drying areas of the proposed development and adjoining dwellings.</p>
C1.5 Visual Privacy
The development achieves a good level of visual privacy between the subject site and neighbouring properties. Balconies and decks are designed to primarily face the rear of the property. The rear deck of the secondary dwelling is screened to avoid overlooking the neighbouring property at 26 Lido Ave.
C1.6 Acoustic Privacy

Bedrooms are located away from noise sources, such as main roads, parking areas, living areas and private open spaces.
C1.7 Private Open Space
<p>A minimum of 80m² private open space is provided at ground level in the back yard with a minimum dimension of no less than 3 metres.</p> <p>Within this area, a flat minimum principal area of 16m² with a minimum dimension of 4m is provided.</p> <p>The private open space is directly accessible from the living areas.</p> <p>The private open space has good solar orientation, facing north east to north west.</p> <p>The private open space includes a clothes drying area and a composting area.</p>
C1.11 Secondary dwellings and rural worker's cottages
<p>The addition of the secondary dwelling results in only 2 dwellings on the site.</p> <p>The secondary dwelling contains 1 bedroom and 1 bathroom.</p> <p>The existing landscaping strip adjacent to the existing driveway is to be retained. This is 1.1m wide.</p> <p>The secondary dwelling is one storey.</p>
C1.12 Waste & Recycling Facilities
<p>The development will comply with the Waste Management Guidelines and is accompanied by a Waste Management Plan.</p> <p>Refer to floor plans for the location and dimension of waste and recycling storage facilities proposed on the site.</p>
C1.23 Eaves
The dwellings incorporate minimum 450mm wide eaves on all elevations, except for the south east elevation of the secondary dwelling, which is designed to reduce overshadowing to the neighbours at 26 Lido Ave.
Section D Locality Specific Development Controls
D11.1 Character as viewed from a public place
<p>The proposed development complements the desired future character of North Narrabeen by:</p> <ul style="list-style-type: none"> - Providing a 2 storey house in a landscaped setting. - Providing a secondary dwelling in conjunction with the main dwelling to encourage additional opportunities for more compact and affordable housing - Integrating canopy trees - Utilising facade modulation and shade elements such as the front and rear verandahs. - Utilising a neutral colour palette to harmonise with the natural environment. - Integrates the car parking structure within the main building form.
D11.2 Scenic protection - general
The proposal has a negligible visual impact on the natural environment when viewed from waterways, roads and public reserves.
D11.3 Building Colours and Materials
<p>The exterior of the proposed dwelling uses light grey weatherboard cladding, and dark grey roofing.</p> <p>This neutral colour palette suits the coastal style of the home and is consistent with the style of the surrounding houses in the area.</p>
D11.6 Front building line
The existing front building line of 7.5m is to be retained.

D11.7 Side and rear building line
<p>The existing side setbacks of the main dwelling are retained. These are 1.1m to the north west side boundary and 3.35 to the south east side boundary.</p> <p>The existing rear setback of the main dwelling of 16.6m is retained.</p> <p>The proposed secondary dwelling is partially within the same footprint as the demolished garage. It achieves side setbacks of 1m to the south west boundary (an increased setback compared with the demolished garage) and 6.85m to the north east boundary.</p> <p>The proposed rear setback of the secondary dwelling is 6.5m.</p>
D11.9 Building Envelope
<p>The proposed dwellings are within the building envelope. There is a slight non-compliance at the north west side of the first floor addition, however this results in no adverse overshadowing or privacy effects to the neighbours. Refer to Elevations.</p>
D11.10 Landscaped Area - General
<p>The site area is 464.5m².</p> <p>Minimum total landscaped area = 50% = 232.3m².</p> <p>Total landscaped area = 247m².</p>
D11.12 Fences - General
<p>The proposed front picket fence is 0.9m high. The picket style compliments the visual character of the street and neighbourhood.</p> <p>The fence is open and provides casual surveillance of the street. It achieves safe sight distances for motorists and pedestrians.</p> <p>The existing rear and side boundary fences are to be retained.</p>

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment.

The views, privacy and solar access of neighbouring properties is retained and does not impact the residential amenity of the immediate surrounding locality. The scenic, micro-climate, water and air quality impact is nominal.

Social and Economic Impacts

The development increases the amenity of the property with the contemporary two storey dwelling and supplementary works. The development will also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape as high quality materials and design will be implemented. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the residential development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The on-site parking provided complies with the maximum on-site parking requirements as prescribed by PDCP 21.

4.4 The Public Interest

The proposal is not considered to be against the public interest due to its positive visual outcome on the streetscape, and nominal negative environmental, social and economic impacts.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a modern residential development that makes efficient use of space on the site in a prime location that is in high demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the proposed two storey dwelling at 28 Lido Ave, North Narrabeen. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 28 Lido Ave, North Narrabeen as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.