

# Statement Of Environmental Effects

For Proposed Alterations  
and a First floor addition

Property: 15 Gondola Road, North Narrabeen

# *Statement of Environmental Effect*

## *15 Gondola Road, North Narrabeen*

### **Introduction:**

This Statement of Environmental Effects has been prepared to form part of a Development Application to Pittwater Council / Northern Beaches Council. Consent is sought for a First Floor Addition and Ground Floor Alterations to an existing dwelling at 15 Gondola Road, North Narrabeen. A Development Application is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 25. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

### **Existing Use:**

Single residential dwelling

### **Site Analysis:**

Legal description: Lot 194 DP 16719

The site is situated within a residential zone in the North Narrabeen Locality

The site is Rectangular in shape with a North / South orientation with the land been fairly flat in nature.

**Site area:** 580.6m<sup>2</sup>

The subject site is surrounded by 1 and 2 storey residential dwellings, Apartment buildings and commercial properties comprising of shops/Retail and warehouses.

### **Project aims and objectives**

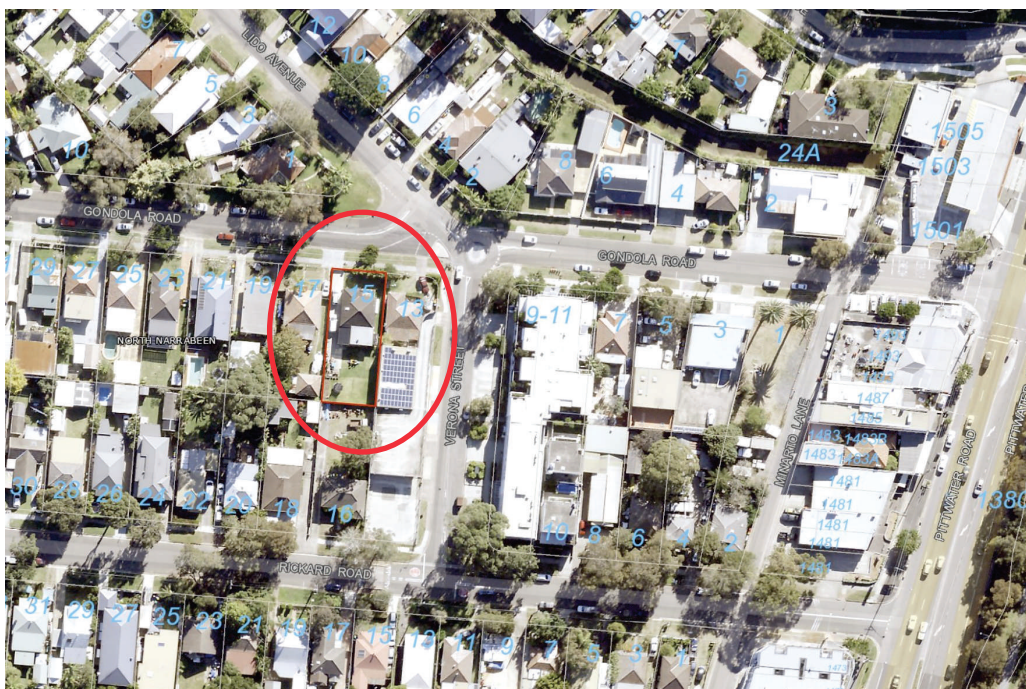
- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

### **Design/Streetscape Statement:**

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area. The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



## **PLEP 2014 (as relevant)**

### **Clause 4.3 Height Of Buildings (8.5m)**

(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,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,

#### **Comment:**

The first floor addition has been designed to fit under and comply with the objectives outlined in the PLEP controls whilst not affecting neighbouring properties. Proposed Max building height is 7.8m then further reduces along the fall of the roof line.

### **Clause 4.4 Floor space ratio**

#### **Comment:**

Not applicable to subject land

### **Clause 5.10 Heritage Conservation**

#### **Comment:**

Subject site is not located in or near a Heritage conservation area.

### **Clause 7.1 Acid Sulfate soils**

#### **Comment:**

Not applicable to subject land, No excavation required for the proposed First Floor Addition

### **Clause 7.2 Earthworks**

#### **Comment:**

Not applicable to subject land, No excavation or earthworks required for the proposed First Floor Addition

### **Clause 7.3 Flood planning**

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

- (a) to minimise the flood risk to life and property associated with the use of land,
  - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
  - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—
- (a) is compatible with the flood hazard of the land, and
  - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
  - (c) incorporates appropriate measures to manage risk to life from flood, and
  - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
  - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(5) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted floodplain risk management plan.

#### **Comment:**

The subject site is mapped as being partially located within "High Risk" and "Medium Risk" on Council's Flood Hazard Map. "Northern Beaches Consulting Engineers" has reviewed the proposal and advised that it is satisfactory. Refer accompanying report and Engineering.

#### **Clause 7.4 Floodplain risk management**

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

(a) in relation to development with particular evacuation or emergency response issues—to enable evacuation of land subject to flooding in events exceeding the flood planning level,

(b) to protect the operational capacity of emergency response facilities and critical infrastructure during extreme flood events.

(2) This clause applies to land between the flood planning level and the level of the probable maximum flood, but does not apply to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard, or other freeboard determined by an adopted floodplain risk management plan.

(3) Development consent must not be granted to development for the following purposes on land to which this clause applies unless the consent authority is satisfied that the development will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land—

(a) caravan parks, (b) centre-based child care facilities, (c) correctional centres, (d) educational establishments,

(e) emergency services facilities, (f) group homes, (g) hospitals, (h) residential care facilities, (i) respite day care centres,

(j) seniors housing, (k) tourist and visitor accommodation.

(4) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted floodplain risk management plan.

#### **Comment:**

“Northern Beaches Consulting Engineers” have reviewed the proposal and advised that the existing residence and proposal complies with the required Evacuation response and Shelter-in-place development controls.

#### **Clause 7.5 Coastal risk planning**

#### **Comment:**

Subject site is not located in a Coastal risk planning area.

#### **Clause 7.6 Biodiversity**

#### **Comment:**

Subject site is not located in a Coastal risk planning area.

#### **Clause 7.7 Geotechnical Hazards**

The objectives of this clause are to ensure that development on land subject to geotechnical hazards:

1. matches the underlying geotechnical conditions of the land, and

2. is restricted on unsuitable land, and

3. does not endanger life or property.

#### **Comment:**

Subject site is in stable and fairly flat area, No further report required.

#### **Clause 7.10 Essential Services**

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

1. the supply of water,

2. the supply of electricity,

3. the disposal and management of sewage,

4. stormwater drainage or on-site conservation,

5. suitable vehicular access.

#### **Comment:**

The proposal is only for a First Floor addition to an existing dwelling. Supply of water, electricity and disposal of sewerage and stormwater is currently active and will remain as existing. suitable vehicular access is available to the property via a shared concrete driveway and has an adequate manoeuvring area located onsite.

## **P21 DCP (as relevant)**

### **D11 North Narrabeen Locality**

The North Narrabeen locality will remain primarily a low-density residential area with houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.

### **B3 Hazard Control**

#### **Comment:**

**B3.1 Landslip** - Subject site is in stable and fairly flat area, No further Geo technical report required.

**B3.2 Bushfire** - Subject site is not located in a Bushfire Hazard zone.

**B3.13 Flood** - The Refer accompanying report prepared "Northern Beaches Consulting Engineers"

The Proposed Works are for a First Floor Addition on top of and existing dwelling and ground floor internal alterations.

### **Evacuation Response and Shelter-In-Place Development Controls**

The site lies within the floodplain on the western side of Narrabeen Lagoon, in an area designated high /medium hazard flood zone. The existing dwelling is a one storey residence with a ground floor level of RL 2.55m AHD. The first floor is located well above the PMF level of 4.9m AHD, providing a suitable option for residents to "shelter in place" during significant flood events. This provides a flood refuge area of over 90m<sup>2</sup>, including 4 bedrooms and bathrooms

#### **Land Use – Residential**

1. Floor Level - The Proposed First floor rooms are located above the predicted PMF level and provide an extensive shelter-in place for "refuge".
2. Floor Space Requirement - The First floor area is approximately 93m<sup>2</sup>, providing ample floor space per resident been a 4 bedroom plus bathrooms and WIR addition.
3. Building Stability – As provided Flood structural integrity compliance statement and Engineering plans prepared by Northern Beaches Consulting Engineers, the structure will be adequate to endure a flood level of RL4.9m AHD and debris caused by a water velocity of 0.5m/s
4. Serviceability - The shelter-in-place refuge shall be fitted with the following emergency items: sufficient clean water for all occupants, portable radio with spare batteries, torch with spare batteries and a first aid kit.

The proposed works are not expected to have an impact on upstream or downstream flood levels, flow velocities or distribution, flood response or the safe evacuation of the property or neighbourhood. The intent of most of the prescriptive controls of Northern Beaches (Pittwater) Council's shelter in place requirements can be satisfied by the proposal.

### **B5 Water management**

#### **Comment:**

-The proposed addition is over the existing dwelling / within the existing roofed area and will connect into the pre-existing stormwater services via the street gutter along Gondola Road. No additional load on the existing storm-water system will be created.

-Current onsite waste water management is to be retained, Proposal is for a first floor addition to and existing dwelling services will be connected directly into the existing service.

### **B6.5 Off-street Parking**

#### **Comment:**

Existing onsite parking is adequate (2 spaces provided)

### **B8.1 Construction and demolition - excavation and landfill**

#### **Comment:**

N/A

### **B8.2 Construction and demolition - Erosion and sediment control**

#### **Comment:**

Proposal is only for a First Floor Addition, No proposed ground works or excavation required. Sediment control fences will be installed if required.



### **B8.3 Construction and demolition - Waste minimisation**

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

#### **Comment:**

All waste is to be removed from site by builder and re-used or re-cycled by a recycle waste centre. This complies with the requirements of the DCP

### **C1.1 Landscaping**

#### **Comment:**

A first floor addition is proposed and will have no impact on the existing site vegetation or landscaping, located on the site is existing grassed areas.

-Site area = 580.6m<sup>2</sup>

-Landscaped open space = 317m<sup>2</sup> (54%) as shown on site plan.

This complies with the requirements of the DCP

### **C1.2 Safety and security**

#### **Comment:**

As per existing dwelling, Surveillance is maximised by orienting the outlook from the building up towards the street.

### **C1.3 View sharing**

#### **Comment:**

The subject site is not situated in a recognised view corridor. Views from adjoining sites which will not be effected by the proposal.

### **C1.4 Solar Access**

#### **Comment:**

Refer to submitted shadow diagrams. (No adverse effect).

### **C1.5 Visual Privacy**

#### **Comment:**

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

### **C1.6 Noise**

#### **Comment:**

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

### **C1.7 Private Open Space**

#### **Comment:**

Required private open space pre-exists and will remain in place.

### **C1.23 Eaves**

#### **Comment:**

Eaves have been incorporated into the design

### **D11.1 Character as Viewed from a public place**

To achieve the desired future character of the Locality. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment

#### **Comment:**

To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.

The proposed design reduces perceived bulk due to:

- increase front setback respective of height
- articulation and manipulation of the design, enhancing the existing facade.
- use of light-weight materials.

### **D11.3 Building colours and materials**

**Comment:**

The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building façade. External colours have been chosen in accordance with Requirements identified in DCP Controls.

### **D11.6 Front Building line**

**Comment:**

The proposal is only for a First floor Addition, The addition has been "set in" from the existing footprint and building line of the dwelling. (proposed Front setback 7.34m)

### **D11.7 Side and Rear Building line**

**Comment:**

The proposal is only for a First floor Addition, The Dwelling and First floor addition have been set in from the side Boundaries to create a sense of openness, reduce visual bulk and scale and limit Privacy issues and increase solar access.

(Side setback Eastern boundary = 2.8m, Side setback Western boundary 3.55m)

### **D11.9 Building Envelope**

**Comment:**

Side boundary envelope complies with council control, only eaves extend outside of the building envelope which is permitted by the DCP control

### **D11.10 Landscaped area- general**

**Comment:**

The Proposed First Floor Addition does not increase pre existing site coverage. Refer to Site plan for site coverage calculations.

-Site area = 580.6m<sup>2</sup>

-Landscaped open space = 317m<sup>2</sup> (54%) as shown on site plan.

### **Summary**

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 25, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

**Your Style Designer Home additions**

