

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**48 GONDALA ROAD, NORTH NARRABEEN**

**PROPOSED ALTERATIONS AND ADDITIONS TO AN  
EXISTING DWELLING AND NEW SWIMMING POOL**

**PREPARED ON BEHALF OF  
Mr Tom Anderson**

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## **TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.</b>	<b>SITE DESCRIPTION AND LOCALITY</b>	<b>4</b>
<b>3.</b>	<b>THE DEVELOPMENT PROPOSAL</b>	<b>7</b>
<b>4.</b>	<b>ZONING &amp; DEVELOPMENT CONTROLS</b>	<b>8</b>
<b>5.</b>	<b>EP&amp;A ACT – SECTION 4.15</b>	<b>19</b>
<b>6.</b>	<b>CONCLUSION</b>	<b>20</b>

## 1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling and construction of a new swimming pool upon land at Lot 259 in DP 16719 which is known as **48 Gondola Road, North Narrabeen**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Altitude Surveys, Ref No. 24203 and dated 12/12/2024.
- Architectural Plans prepared by Interlock, Drawing No: DA01 and dated 30/04/2025.
- Arboricultural Impact Assessment prepared by Tree Management Strategies and dated 7 May 2025.
- Flood Risk Management Report prepared by Stellan Civil Engineering and dated 4/04/2025.
- BASIX Certificate No. A1790630 and issued 7 April 2025.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 259 in DP 16719 which is known as 48 Gondola Road, North Narrabeen. The site has an area of 461.6m<sup>2</sup> and is a rectangular shaped allotment located on the northern side of Gondola Road. The site has a frontage of 12.19m to Gondola Road with a depth of 38.1m. The locality is depicted in the following map:



Site Location Map

The site is relatively with a slight slope from the street frontage (RL4.06) towards the rear northeast boundary (RL2.84). The site currently comprises a two storey clad dwelling with metal roof and detached fibro garage. The dwelling is located towards the front portion of the site. The detached garage is located towards the rear northern corner of the site. A concrete driveway located adjacent to the western boundary provides vehicular access to the site and garage.

The site is depicted in the following photographs:



View of Site from Street

The existing surrounding development comprises a mix of single and two storey dwellings on similar sized allotments. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



**Aerial Photograph of the Subject Site**

### **3. THE DEVELOPMENT PROPOSAL**

This proposal seeks approval for the construction of alterations and additions to an existing dwelling and construction of a new swimming pool.

#### **Demolition**

It is proposed to demolish the rear detached shed.

#### **Dwelling Alterations and Additions**

The proposed additions/alterations are to be constructed of external cladding with a pitched metal roof. The additions are as described below:

##### Ground Floor

- There are no changes proposed to this level.

##### First Floor

- Addition to rear of existing first floor to provide for a master bedroom with walk in robe and ensuite.

#### **Swimming Pool**

The proposal provides for the construction of a new swimming pool in the rear yard. The pool will be setback 900mm to the western side boundary and 1.608m to the rear northern boundary. The pool coping is located at ground level.

The proposal results in the following development indices

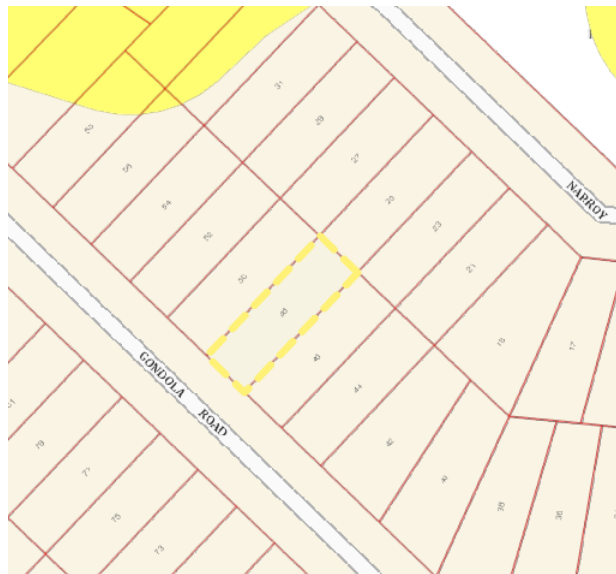
**Site Area:** 461.6m<sup>2</sup>  
**Proposed Landscaped Area:** 232m<sup>2</sup> or 50.25%

## **4. ZONING & DEVELOPMENT CONTROLS**

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

### **4.1 Planning for Bushfire Protection**

The subject site is not identified as bushfire prone land and therefore the provisions of Planning for Bushfire Protection does not apply.



**Extract of Bushfire Map**

### **4.2 Pittwater Local Environmental Plan 2014**

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to an existing dwelling house and ancillary works are permissible with the consent of Council within the R2 zone.





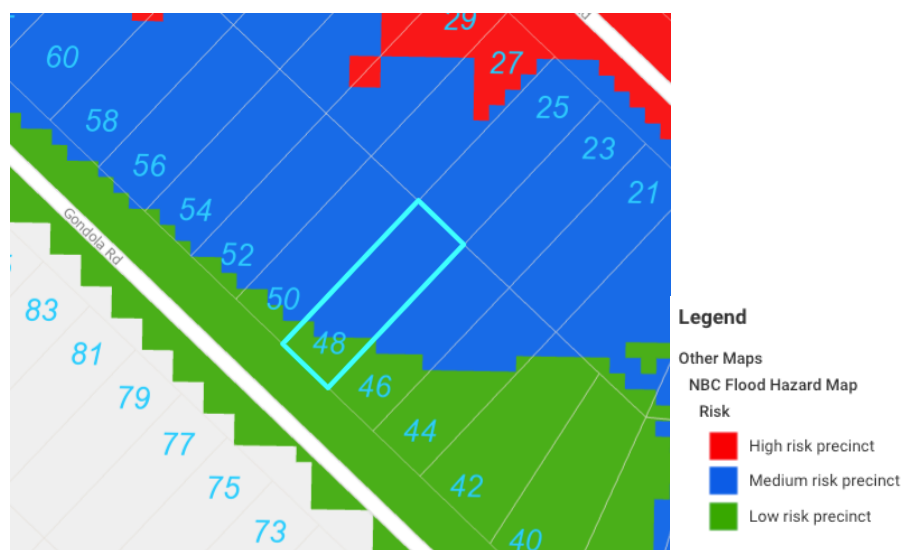
**Extract of Zoning Map**

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	Refer to plans – work do not exceed 8.5m	Yes

The following clause also applies:

### **Clause 5.21 Flood Planning**



The site is identified on Council's Flood Hazard Map. A Flood Risk Management Report has been prepared by Stellen Civil Engineering which in conclusions provides:

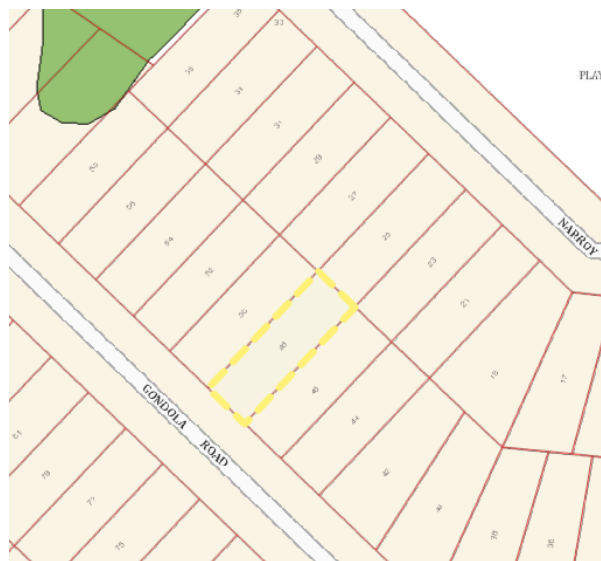


*The proposed alterations and additions at 48 Gondola Road, North Narrabeen, maintain the existing site footprint and do not introduce any significant changes to flood risk or drainage conditions. The development is compliant with Council's flood-related development requirements and is unlikely to have any adverse impact on surrounding properties.*

### **Clause 7.1 Acid Sulfate Soils**

The site is identified as 5 on Council's Acid Sulfate Soil map. The proposal does not result in any significant excavation. No further information is required in this regard.

### **Clause 7.6 Biodiversity**



The site is not identified on the NSW BDAR map (purple), nor is it located within an area identified terrestrial biodiversity on Council's Biodiversity Map (green). Further, the proposal does not require the removal of any protected trees. There is no further information required in this regard.

## Clause 7.7 Geotechnical Hazards



**Extract of Geotechnical Hazards Map**

The site is not identified on Council's Geotechnical Hazards map. There is no further information required in this regard.

There are no specific other provisions of the LEP that apply to the proposed development.

## 4.2 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D11 North Narrabeen Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

### 4.2.1 Section A Introduction

#### A4.11 North Narrabeen Locality

*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.*

It is considered that the proposal is consistent with the desired character of the locality. The proposal provides for alterations and additions to the rear of the existing dwelling and which have been designed to complement the character of the existing dwelling on site. The proposed additions are located over the existing footprint and maintain sufficient setbacks from all boundaries. The proposed pool is located in the rear yard and is not visible from the public domain. The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

#### **4.2.2 Part B General Controls**

The General Controls applicable to the proposed dwelling are summarised as:

##### **B3.11 Flood Prone Land**

The site is identified on Council's Flood Hazard Map. A Flood Risk Management Report has been prepared by Stellen Civil Engineering which in conclusions provides:

*The proposed alterations and additions at 48 Gondola Road, North Narrabeen, maintain the existing site footprint and do not introduce any significant changes to flood risk or drainage conditions. The development is compliant with Council's flood-related development requirements and is unlikely to have any adverse impact on surrounding properties.*

The proposal complies with this clause.

##### **B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land**

The proposed pool requires the removal of three (3) trees, all of which are exempt species and do not require approval for their removal. An Arborist report has been submitted in relation to the trees on the adjoining properties. The proposed works will not impact on the health of these trees.

##### **B5.15 Stormwater**

All collected stormwater will continue to drain to the existing stormwater system. The proposal can comply with the controls of this clause.

### **B6.3 Off-Street Vehicle Parking Requirements**

This clause requires that 2 parking spaces be provided on site. The proposal seeks demolition of the existing detached garage which provided parking for a single car. There is sufficient parking on site, at grade, behind the front building line. The proposal will not reduce the existing parking availability on site and will comply with this clause.

### **B8.1 Construction & demolition – excavation and landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised.*

*Excavation and construction not to have an adverse impact.*

*Excavation operations not to cause damage on the development or adjoining property.*

The proposal does not result in any significant excavation or fill. Appropriate sedimentation and erosion measures will be implemented prior to works commencing on site.

### **B8.2 Construction & Demolition – Erosion and Sediment Management**

The controls seek to achieve the outcomes:

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)*

*Reduction of waste throughout all phases of development. (En)*

*Public safety is ensured. (S)*

*Protection of the public domain. (S, En)*

Erosion and Sediment controls, as depicted in the architectural plans, will be implemented prior to works commencing on site.

## **4.2.3 Part C Design Criteria**

The Design Criteria applicable to the proposed development and are summarised over as:

### **C1.1 Landscaping**

The controls seek to achieve the outcome:

*A built form dominated and complemented by landscaping.*

*Landscaping that reflects the scale and form of development.*

*Retention of canopy trees by encouraging the use of pier and beam footings.*

*Development does not result in significant loss of the urban forest.*

*Reduced risk of landslip.*

The proposal requires the removal of three (3) trees on site, all of which are 'exempt species' and not requiring approval for their removal. There is ample area on site available for additional planting if considered necessary. The proposal complies with this clause.

### **C1.2 Safety and Security**

The controls seek to achieve the outcomes:

*On-going safety and security of the Pittwater community.  
Opportunities for vandalism are minimised.*

The resultant dwelling will continue to provide good surveillance of the site and the dwelling approach. The existing entry porch and windows to habitable areas located on the front elevation which provide good visual surveillance are being retained. The proposal complies with this clause.

### **C1.3 View Sharing**

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings.  
Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.  
Canopy trees take priority over views.*

The proposed dwelling complies with the maximum building height. The subject and adjoining properties don not enjoy any significant views. The proposal does not result in any view loss.

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

The controls seek to achieve the outcomes:

*Residential development is sited and designed to maximise solar access during mid-winter.  
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.  
Minimal need for artificial lighting.*

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

Shadow diagrams have been provided depicting both existing and proposed shadows. The proposal results in only minimal additional overshadowing at 9am and 3pm. The shadow does not extend to the private open space or habitable windows of the adjoining property. The proposal complies with this clause.

The proposal complies with the requirements of this clause.

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

The controls seek to achieve the outcomes:

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.*

*A sense of territory and safety is provided for residents.*

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposed additions provide for additional floor area to the first floor. The additions provide for a master bedroom with walk in robe and ensuite. These are not high use living areas. Further the proposed additions do not provide for any windows on the side elevations. The additions also comply with the required side boundary setbacks. The proposed additions to the dwelling do not reduce privacy to the adjoining properties.

The proposed pool is located in the rear yard and is appropriately separated from the adjoining private open space. The pool is located at ground level and will not allow for direct views into the adjoining properties.

The proposal complies with this clause.

### **C1.6 Acoustic Privacy**

The controls seek to achieve the outcomes:

*Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.*

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The proposed development will not have any impact on existing acoustic privacy to surrounding properties.

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

The controls seek to achieve the outcomes:

*Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.*

*Private open space is integrated with, and directly accessible from, the living areas of dwellings.*

*Private open space receives sufficient solar access and privacy.*

The required controls to achieve the outcomes are to ensure that dwellings are provided with suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

The proposal improves useability of the existing rear private open space through the demolition of the existing garage and provision of a new swimming pool. The proposal complies with this clause.

### **C1.9 Adaptable Housing and Accessibility**

The controls seek to achieve the outcomes:

*The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.*

*All members of the community enjoy equitable access to buildings to which the general public have access.*

*Housing for older people and people with a disability are accessible, adaptable and safe. (S)*

*Equitable access in the public domain.*

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

## **4.2.4 Part D Design Criteria**

A summary of the DCP controls for the **D11 North Narrabeen Locality** is provided below:

### **D11.1 Character as Viewed from a Public Place**

The additions to the dwelling are at the rear of the dwelling and have been designed to complement the existing dwelling on site. The proposed additions maintain appropriate setbacks to all boundaries and does not require the removal of any significant vegetation. The resultant dwelling is of a compatible bulk and scale with the existing surrounding development and desired future character of the locality. The pool is located in the rear yard and is not visible from the public domain. The proposal complies with this clause.

### **D11.1 Scenic Protection**

The proposed additions and swimming pool are located at the rear of the site and do not require the removal of any significant vegetation. The proposal maintains appropriate setbacks to all boundaries of the site. The proposal complies with this clause.



### **D11.3 Building Colours and Materials**

The proposal incorporates natural tones which are recessive and will harmonise with the existing dwelling the natural environment and complement the surrounding development.

### **D11.6 Front Building Lines**

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality.  
The amenity of residential development adjoining a main road is maintained.  
Vegetation is retained and enhanced to visually reduce the built form.  
Vehicle manoeuvring in a forward direction is facilitated.  
To encourage attractive street frontages and improve pedestrian amenity.  
To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

This clause requires a minimum setback of 6.5m or the established building to the primary street frontage.

The proposed additions are confined to the rear of the existing dwelling which complies with the numerical requirements and achieve the objectives of this clause.

The proposal provides for demolition of the existing garage with a new at grade parking space located behind the established front building line.

The proposal complies with this clause.

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

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.  
The bulk and scale of the built form is minimised.  
Equitable preservation of views and vistas to and/or from public/private places.  
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.  
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.  
Substantial landscaping, a mature tree canopy and an attractive streetscape.  
Flexibility in the siting of buildings and access.  
Vegetation is retained and enhanced to visually reduce the built form.  
A landscaped buffer between commercial and residential zones is achieved.*

The numerical requirements of this clause require a setback of 2.5m to one boundary and 1.0m to the other boundary. A rear setback of 6.5m applies to the site.

The proposed additions to the dwelling comply with the required side and rear boundary setbacks.

This clause also specifies that swimming pools may be considered with a setback of 1.0m to the boundaries of the site. The proposed pool provides for a setback of 0.9m from the coping to the northwest side boundary and 1.608m to the rear boundary. The pool as located is considered appropriate in this instance for the following reasons:

- The pool coping is located at or near ground level and does not permit overlooking into the adjoining properties.
- The pool is well setback from the habitable areas of the adjoining properties.
- The setback to the northwest side boundary is similar to the setback provided to the pool on the adjoining property.
- The proposal seeks the demolition of the existing garage structure with a similar setback.
- There is no detrimental impact on the amenity or outlook from the adjoining properties.

The proposal complies with the objectives of this clause.

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

The controls seek to achieve the outcomes:

*To achieve the desired future character of 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.*

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

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

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

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposal results in a minor non-compliance with this control, when viewed from the rear. This is a result of the slope of the site. The proposed works are considered to achieve the objectives of this clause for the following reasons:

- The first floor addition is provided with ample setback (approx. 17m) to the street frontage and will not be dominant in the streetscape.
- The first floor addition provides for side boundary setbacks which comply with the DCP. The setbacks proposed (1.326m and 2.524m) ensures appropriate visual separation to the adjoining built form.
- Bulk and scale are minimised through the reduced pitching plate, which reduces the overall wall height.
- The proposed additions are located over the existing footprint and do not impact on the landscaped character of the locality.
- The proposal does not obstruct any views from the adjoining properties.

- The proposal does not result in any significant overshadowing to the adjoining properties.

#### **D11.10      Landscaped Area – General**

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.*

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

*A reasonable level of amenity and solar access is provided and maintained.*

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

*Conservation of natural vegetation and biodiversity.*

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

*To preserve and enhance the rural and bushland character of the area.*

This clause requires a landscaped area of 50% of the site. The proposal provides for a landscaped area of 232m<sup>2</sup> or 50.25%, which complies with this clause.

There are no other provisions of the DCP that are relevant to the proposed development.

## **5. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development provides for the construction of alterations and additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal has been designed to retain privacy and amenity to the adjoining properties through considered orientation and location of windows. The proposal does not result unreasonable overshadowing. The proposal does not require the removal of any significant trees.

### **The Suitability of the Site for the Development**

The subject site is zoned R2 Low Density Residential and the construction of alterations and additions to an existing dwelling and associated works in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide for the construction of alterations and additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## 6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling and associated work as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction alterations and additions to an existing dwelling and associated works upon land at **No. 48 Gondola Road, North Narrabeen** is worthy of the consent of Council.

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