



## **10 The Crescent, North Narrabeen**

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

Report prepared for  
**Mr & Mrs Gough**



April 2019

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## 1. Introduction

- 1.1. This is a statement of environmental effects for alterations and additions to an existing two storey dwelling.
- 1.2. The report describes how the application addresses and satisfies the objectives and standards of Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 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
  - Architectural drawings prepared by The Rubix Collective
  - Survey plan prepared by CMS Surveyors
  - Geotechnical Report
  - Flooding report prepared by Waddington Consulting
- 1.4. The proposed development is compliant with the objectives of Council controls, considerate of neighbouring residents, the topography of the site and streetscape and results 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 site is located on the southern side of The Crescent approximately 110 metres west of its intersection with Warraba Road in North Narrabeen.
- 2.2. The lot is irregular in shape with a front boundary of 15.534 metres and rear boundary of 21.919 metres and side boundaries of 40.196 metres and 39.244 metres. The site area is 733m<sup>2</sup>.
- 2.3. No 10 The Crescent is currently occupied by a two storey brick and panel dwelling with a tiled roof. Onsite parking is provided with a single garage within the ground floor area of the dwelling.
- 2.4. The site is surrounded by detached residential dwellings to the north, south, and west, with light industrial/commercial to the east between Garden Street and Warraba Road. The subject site is in close proximity to Mullet Creek and Narrabeen Sports High School.

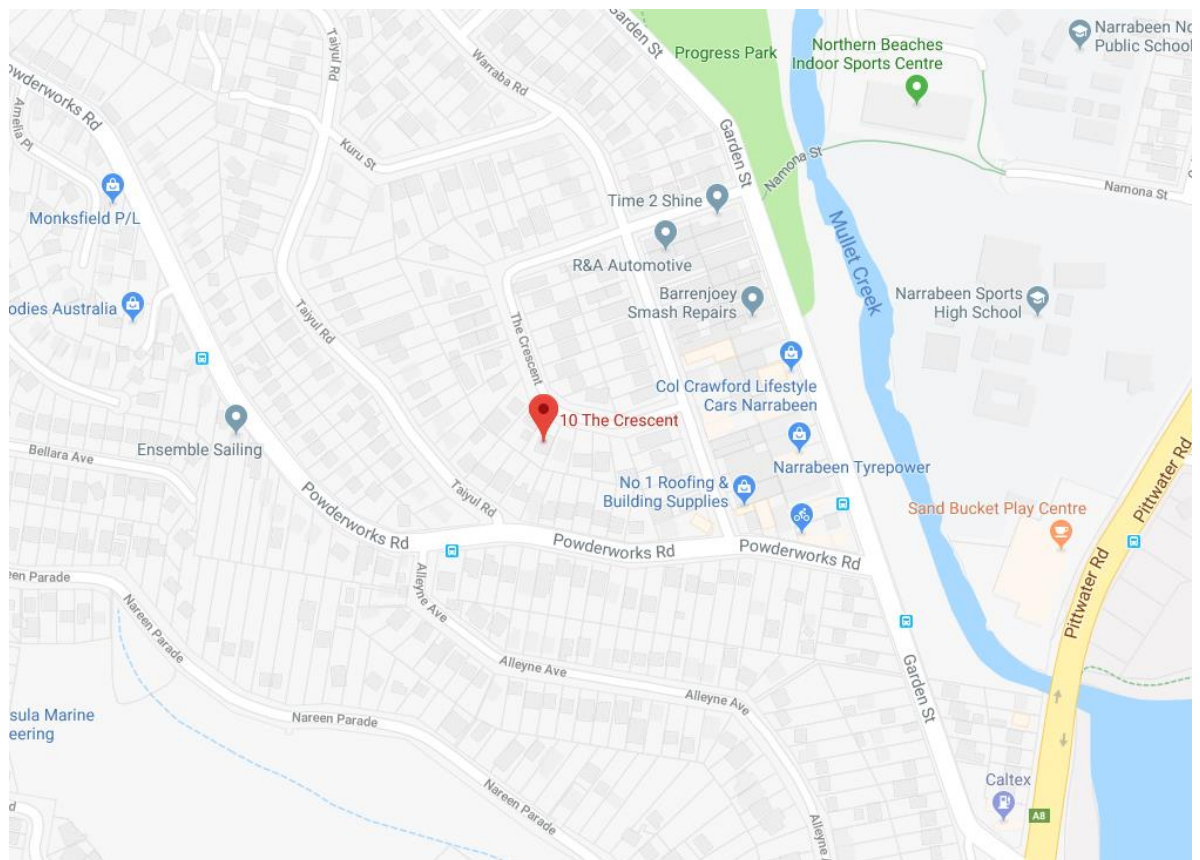


Figure 1 - The site and its immediate surrounds





Figure 2 - The site within the locality

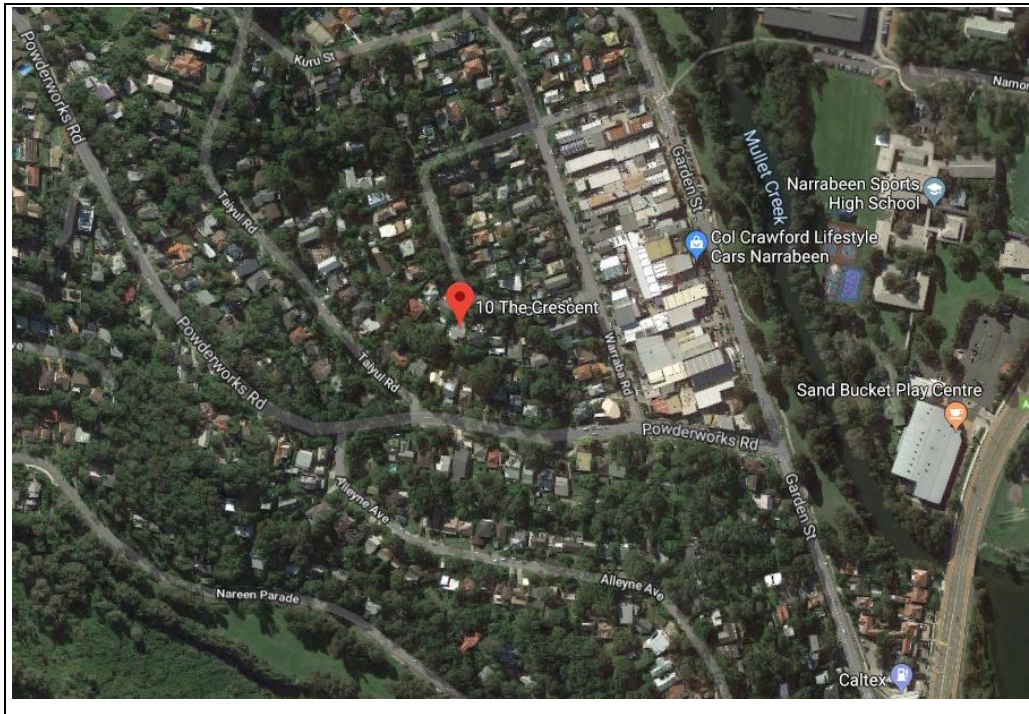


Figure 3. Aerial photograph of the site and its immediate surrounds

### 3. Proposed Development

3.1. The proposed development includes alterations and additions to the existing dwelling,. The details of the proposal are provided below.

#### 1. Ground Floor

- Internal alterations to create a new front entrance and move the staircase to the front/western side of the dwelling.
- Modification of internal doorways and bathroom fittings and windows
- Removal of part of the front driveway area

#### 2. First Floor

- Extending the kitchen/ living area to the western side to create a new kitchen/living/dining area
- Creating a new master suite with walk in robe and ensuite
- Adding a new Bathroom and Laundry
- Converting the Dining to Bedroom 3
- Pergola over rear deck

3.2 The existing garden area will be retained and enhanced as a part of the proposed development.





Figure 4. Front of the existing dwelling

## 4. Statutory Framework

### 4.1. Pittwater Local Environmental Plan 2014

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

| Standard            | Requirements               | Proposed                           | Compliance/Comment |
|---------------------|----------------------------|------------------------------------|--------------------|
| Zoning              | R2 Low Density Residential | Single dwelling                    | Compliant          |
| Minimum lot size    | 550m <sup>2</sup>          | 733m <sup>2</sup>                  | N/A                |
| Height of buildings | 8.5m                       | Existing 5.23m<br>Proposed – 5.23m | Yes                |

#### Zoning

The site is zoned R2 Low Density Residential pursuant to the provision of the Pittwater Local Environmental Plan 2014.

The proposed development is permissible use in the R2 zone with dwelling houses a permissible use with consent.

The objectives of the R2 zone are achieve as demonstrated below.

- 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 proposal is consistent with the streetscape and local amenity. The proposal has been appropriately designed to ensure the development is of appropriate scale and is compatible with the desired future character of the area.

#### Height

A height of 8.5 metres is provided on the LEP map for the subject site. The existing dwelling is above 5.23 metres in height. The height of the proposed alterations and additions will not be above 8.5 metres as demonstrated in the attached drawings, with the dwelling addition reaching 5.23 metres.

**Floor Space Ratio**

The floor space ratio control has not been adopted for the subject site.

**Heritage**

The site is not listed as a Heritage Item.

**Acid Sulphate soils**

The site is located in an area nominated as Acid Sulphate soils Class 5. While it is located within 500 metres of adjacent class 2 land, the works will not likely lower the water table and no additional information is required for the proposed development.

**Flood Planning**

A report has been provided by a flooding engineer under separate cover in support of the development. The report concludes that 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 dwelling is considerable suitable to act as a flood refuge to accommodate residents during extreme flood events.

**Earthworks**

No significant excavation is proposed as part of the development.

**Geotechnical Hazard**

A report under separate cover is provided in support of the proposal with regard to the geotechnical classification of the site.

**Biodiversity**

The site is not identified on the biodiversity maps.

**4.2. Pittwater Development Control Plan 2014**

The relevant sections of the DCP are addressed below.

**Objectives**

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

**Part A Localities****A4.11 North Narrabeen Locality**

The site is located within the North Narrabeen Locality. The proposed development has been designed taking into consideration the desired character of the location. The



proposal is well designed to ensure the retention of the character sought by Council and enhance amenity for the site.

#### Part B General Controls

##### *B1. Heritage Conservation*

#### **B1.1 Heritage Conservation**

The site is not located in a heritage conservation area or immediately adjacent to any heritage items.

#### **B1.2 Aboriginal Heritage Significance**

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

##### *B3 Hazard Controls*

#### **B3.1 Landslip Hazard**

The site is located in a geotechnical hazard zone and a report in support of the proposal has been provided by a qualified expert.

#### **Acid Sulphate Soils**

The site is located in an area nominated as Acid Sulphate soils Class 5. No additional information is required for the proposed development.

#### **B3.6 Contaminated and potentially contaminated lands**

The site is not known to be contaminated to our best knowledge as has only ever been developed for low density residential uses.

#### **B3.11 Flood Hazard**

A report under separate cover addresses the neighbouring flood zone. The development as proposed is appropriate with all habitable areas located out of the flood zone and appropriate measures incorporated in the design to ensure safety is maximised.

##### *B4 Controls Relating to the Natural Environment*

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

The proposal results in no loss of any trees. The development is not to the detriment of any existing flora and fauna in the local area and is consistent with the provisions of Council's DCP.

##### *B5 Water Management*

The site is already developed and is connected to the sewer system. The proposed development results in a compliant landscaped area. The proposal results a small reduction in site coverage. Drainage will be compliant and has been designed to connect to the existing drainage system.

#### *B6 Access and Parking*

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

The development retains the existing garage with additional spaces available in the driveway. This is ample for the existing use.

#### *B8 Site Works Management*

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

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

#### Part C Development Type Controls

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

###### **C1.1 Landscaping**

No canopy trees are removed as a result of the proposed development. The area of landscaping within the front setback is increased, with the driveway width reduced as a result of the proposed development.

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

The construction of the new front entrance will provide improved surveillance and security.

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

No views will be impacted by the proposed development.

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

The proposal has been designed to maximise solar access with minimal works having an appropriate impact on neighbours.

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

The proposal will have appropriate impact for neighbour's visual privacy. All window placement has taken the neighbours visual privacy into consideration.

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

The proposal will have an appropriate impact for neighbour's acoustics privacy, with all works typical of an urban environment.

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

Private open space will remain appropriate. The proposal will retain an accessible which is directly for the dwelling. This is compliant and provides appropriate open space zones for the dwelling.

###### **C.12 Waste and Recycling Facilities**

Waste and recycling facilities will remain as required by Council.

## Section D Locality Specific Development Controls

The site is located in the North Narrabeen locality and will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP.

### *C11 North Narrabeen Locality*

#### **C11.1 Character as viewed from a public place**

The alterations and additions will be appropriate when considered with regard to site layout and characteristics of the local area. The additions have been designed to ensure the dwelling continues to integrate with the streetscape. Due to the fall of the site, the wide site and inclusion of landscaping, the structure will continue to be attractive and minimal, and will blend well with the mix of development scale along The Crescent.

#### **C11.3 Building colours and materials**

The proposed colours and finishes enhance the visual quality of the streetscape and harmonise with the natural environment.

#### **C11.6 Front building line**

The control requires a front setback of 6.5 metres. The existing dwelling is setback 9m. This will be unchanged by the proposed works.

#### **C11.7 Side and Rear building line**

Side setbacks of 2.5m on one side and 1m for the other side are required.

The existing side setback to the south is 1.661m at its closest point. The new works on the southern side are on the first floor and have a compliant setback of 4.325 metres.

The existing northern setback is 1.928 metres. The additions on the first floor have a proposed setback of 2.277 metres which is compliant.

A rear setback of 6.5 metres is required. An existing rear setback of 8 metres is retained by the proposed development.

#### **C.11.9 Building envelope**

A building envelope of 45° and 3.5 metres applies to the site. A small extension on the northern elevation results for the eaves. The variation is minor and will not be to the detriment of the neighbours or the bulk of the dwelling. The DCP specifically states that *Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope*. Accordingly, we believe the proposed additions are as proposed.

An existing breach exists on the southern elevation will be unaffected by the proposed development. For the greatest extent, the development is substantially within the envelope.

**C11.10 Landscape Area –General**

A landscape area of 50% is required for a new development in this area. The proposal has a landscape area of 393.07m<sup>2</sup> which is 54% and easily compliant.

**C11.14 Construction, Retaining walls, terracing and undercroft areas**

The proposal building design responds to the sites natural topography and uses natural material.



## 5. 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:

### 5.1. 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 landuse is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the R2 zone.

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

#### 5.2.1. 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.

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 alterations are appropriate and will have negligible impacts for adjacent properties.

#### 5.2.2. 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?

The proposed development will be suitable for the site, meet the demands of the dwelling and provides adequate parking.

#### 5.2.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with character and streetscape of the area.

#### 5.2.4. Utilities

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

#### 5.2.5. Flora and fauna

There will be no impact.

#### 5.2.6. Waste

There will be no impact.

#### 5.2.7. Natural hazards

The site is affected by flooding. A flooding engineer has provided a report in support of the proposed development.

#### 5.2.8. Economic impact in the locality

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

#### 5.2.9. 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 alterations and additions are highly appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the buildings on the site will remain of minimal scale and well suited to its 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. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

#### 5.2.10. 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.

### 5.3. 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 development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for proposed development.

### 5.4. 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.

### 5.5. The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing 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.



## 6. Conclusions

- 6.1. The proposed development application for the alterations and additions to an existing dwelling at 10 The Crescent, North Narrabeen is appropriate considering all State and Council controls.
- 6.2. 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.
- 6.3. Considering all the issues, the development is considered worthy of Council's consent.

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