

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

PROPOSED ALTERATIONS AND ADDITIONS AND A DOUBLE GARAGE  
TO AN EXISTING RESIDENCE

**9 EUNGAI PLACE, NORTH NARRABEEN, NSW 2101**

**LOT 218**

**DP 237442**

Prepared By *JJDrafting*

**January 2020**

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 721/19, drawing numbers DA.01 to DA.15 dated Aug 2019 to detail the proposed alterations and additions and a double garage to an existing residence at 9 Eungai Place, North Narrabeen.

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. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

*# The Environmental Planning and Assessment Act 1979 as amended*

*# The Environmental Planning and Assessment regulation 2000*

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

*# Pittwater Local Environmental Plan 2014*

*# Pittwater 21 Development Control Plan 2014*

## **2) Site characteristics and description**

The subject allotment is described as 9 Eungai Place North Narrabeen.

- Site area of 667.5sqm.
- Zoned E4 Environmental Living.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- Located in Class 5 Acid Sulfate Soil Area.
- The site is located in a landslip area - Geotechnical Hazard H1 – geo tech report attached with this DA
- The property addresses Eungai Place to the East.
- The site is currently developed with a split-level brick and weatherboard dwelling with a gabled tile roof with an attached covered carport to the north side of the dwelling.
- Driveway access is provided via an existing vehicle access off Eungai Place located to the East (front) boundary and runs along the southern side boundary, then curving through the middle of the site and into the carport.
- The site falls from the West (rear) boundary down towards the East (front) boundary - approx. 12.5m
- Vegetation consists of mixed endemic and introduced species with small to large trees and shrubs to the front and dense vegetation to the rear yard.
- The front yard comprises of rock outcrops and low vegetation whilst the rear yard is similar the vegetation is thicker towards the upper end of the site with some small rock outcrops and a sandstone retaining wall.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### **3) The Proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations and a new double garage and a driveway.

It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

#### **Site – refer to DA.1 and Proposed Garage & Lower Ground Floor Plan – refer to DA.03**

- # Remove existing driveway. Existing crossover and layback to remain.
- # New concrete driveway to comply with councils driveway profile levels
- # Removal of four trees.
- # New double garage with lightweight cladding. Garage slab level has been lowered than existing dwelling so that it is in keeping with natural topography of the land to minimize visual bulk. Roof pitch kept at a low at 2 degrees to allow natural light onto the adjacent deck and into the lower ground floor rooms.
- # New front timber deck, entry steps and solid balustrade is proposed to the front of the dwelling, located below an existing upper level balcony.
- # Existing side entry to the dwelling is to be relocated to the front to providing a safer and more direct pedestrian entry to the dwelling. (See photo 7 at end of report)
- # Remove existing supporting posts for existing first floor balcony and replace with new.
- # New privacy screen to the Southern end of front deck have been provided.
- # A new rear timber deck is proposed to provide a levelled area for outdoor entertainment.
- # Redirect existing stairs to provide a better flow between levels.
- # Remove walls to bed 3 and laundry to create a Rumpus room and a new entry area
- # Existing carport to the north side of the dwelling to be enclosed to form a bedroom, ensuite and a combined bathroom and laundry. New timber floor structure provided to match the floor level of the rumpus room.

#### **Proposed Ground & First Floor Plan – refer to DA.04**

- # Remove small rear deck and replace with a new timber deck, size to suit outdoor entertaining and provide a better link to the rear yard.
- # Existing Entry and Dining area to form a new kitchen.
- # Existing Entry alcove framed up and floor structure made good.
- # Existing kitchen to be relocated and area to form part of the dining area.
- # Sills lowered on existing openings (#08, #09) to accommodate new glazed, sliding doors.
- # Sill to opening 01 to be raised -relocated kitchen
- # Bed 1 layout altered.
- # Existing ensuite removed and area to form a walk-in robe. Ensuite to be relocated
- # Portion of existing first floor balcony to the north side of the dwelling to be enclosed to accommodate the new Ensuite and a new sunroom. The structure shall consist of Lightweight framed walls and cladding.
- # Existing roof covering portion of the balcony to the side to be removed and replaced with a new skillion roof which will cover the new enclosed addition and the remainder of the balcony.

# existing balustrade to be replaced with a solid balustrade.

# Sill raised to opening 11 -living room

#### **4) Zoning & Development Controls**

##### **4.1 Pittwater Local Environmental Plan 2014**

The site is zoned E4 Environmental Living under the provisions of the Pittwater LEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

##### **4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposal will require a BASIX certificate with this application.

##### **4.3) Height of Building (PLEP 4.3) - refer to DA.06, DA.07, DA.08**

Maximum building control is 8.5m

The proposed building height is 7.267m as shown on **DA.08**

The proposed additions and alterations **comply** with this control.

##### **4.4) Biodiversity Protection (PLEP 7.6)**

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and additions and the new double garage.

Four trees will need to be removed to accommodate the new double garage and new front timber deck. However these trees are not significant and will not result in any adverse affect upon the existing habitat of the fauna.

All other existing vegetation will be maintained. There will be no removal of any significant trees.

##### **4.5) North Narrabeen Locality (D11)**

###### **Desired future character**

It is proposed that the alterations and additions and a double garage to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

Given that majority of the proposed additions are within the building footprint, except the proposed new double garage, majority of the existing vegetation will remain untouched. The proposed new double garage will not affect or remove any substantial vegetation.

The proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation. The building will not dominate the streetscape as it is of 'human scale' and surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

#### **4.6) Development Standards and the Effects of the Proposal**

##### **a) View Sharing (C1.3)**

The proposed additions and alterations will not negatively affect adjoining dwellings.

##### **b) Solar Access (C1.4)**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

Adjoining properties will experience a max. of 3 hours of natural solar access and upon their rear outdoor areas.

##### **c) Visual Privacy (C1.5)**

The proposed additions and alterations will not negatively affect adjoining dwellings. With the provisions of privacy screens on the first floor balcony, privacy has been provided between neighbours.

##### **d) Character as view from a public place (D11.1)**

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

# The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape.

# Majority of the existing vegetation will be retained.

# The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

# The setbacks are compatible with the existing surrounding developments.

# Proposed new double garage will not be dominant when viewed from a public place. The proposed garage is located behind the front building setback. The width of the garage is less than 50% of the width of the street frontage. Vegetation to the front will remain, thus minimising views to the new garage.

It is proposed that the alterations and additions and a double garage are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The proposed alterations and additions are entirely within the footprint of the existing as shown on **DA.03 & DA.04**

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings or views from the street.

**e) Side and rear building line (D11.7)**

**Side setback**

The required side setback control is 1.0m to one side and 2.5m to the other.

Due to pre existing structures it is difficult to adhere to the side setback control for this property.

Existing South side setback to dwelling -----1.35m (EXISTING)

South side setback to new ground floor deck to match existing -----1.35m

Existing north side setback to carport and first floor balcony -----900mm (EXISTING)

The proposed ground floor addition which is enclosing the existing carport, will be within the existing building foot print. The new wall will match the existing side setback of the existing carport structure of -----900mm.

North side setback to first floor addition, which is enclosing portion of an existing balcony will have a setback of -----1.80m (PROPOSED)

North side setback to existing balcony -----900mm (EXISTING)

New garage- north side setback to match the existing dwelling -----900mm

It is requested that this slight non compliance be supported as it will not affect adjoining properties in the loss of privacy, solar access and or view sharing. It follows the existing established structures and is built within the building foot print.

**Rear setback**

The rear setback control for this parcel of land is a minimum of 6.5 m

Proposed rear setback to addition 17.80m - **Complies**

**f) Front building line (D11.6)**

Front setback control is a minimum of 6.5 m

Proposed front setback to garage addition -----9.092m - **Complies**

**g) Building envelope (D11.9) – refer DA.06**

The control is to maintain a building envelope that rises 3.5m from the side boundary and projects at an angle of 45 deg.

The proposed western side addition slightly contravenes the side building envelope. Due to the topography of the site it is difficult to adhere to this control. It is requested that this slight non compliance be supported as it will not affect adjoining properties in any solar loss, privacy loss and or view loss. Adjoining dwellings are similar in height and setbacks from boundaries.

#### **h) Landscaped area – Environmentally Sensitive Land (D11.10) – refer DA.11**

Site area is 667.5sqm

Minimum Landscape area requirement	60%	400.50sqm
Existing Landscape area	73.79%	492.61sqm
Proposed total landscape area	62.90%	418.22sqm – <b>COMPLIES</b>

Existing hard surface area -----174.89sqm

Hard surface to remain -----247.62sqm

There will be an increase in hard surface by 72.73sqm – OSD will be required, refer to DA 05 Stormwater concept plan

#### **i) Internal Driveways (B6.2) and Off-Street Parking (B6.3)**

Existing crossing and layback will remain. A new internal concrete driveway is proposed to connect the new double garage, which **complies** with the outcomes and controls of this standard.

2 Vehicle parking spaces have been provided to the new double garage.

### **5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979**

#### **5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

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

#### **5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

#### **5.3) Any development control plan**

The development has been designed to comply with the requirements of the North Narrabeen locality and the general principles of Development Control 21.

It is considered that the proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1<sup>st</sup> March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards .

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- \* giving effect to the aims of any applicable environmental planning instrument
- \* facilitating permissible development

- \* achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- \* prevents the consent authority requiring more onerous standards than a DCP provides
- \* Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- \* limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the side setback and building envelope requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

#### **5.4) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised regarding the proposed development.

#### **5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions and a double a garage to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

#### **5.6) The suitability of the site for the development**

The subject land is zoned E4 Environmental Living and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

#### **5.7) Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

#### **5.8) The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.



## 6) Conclusion

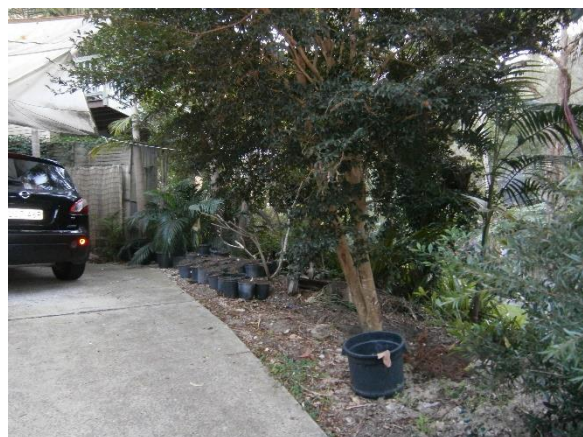
The proposed alterations and additions and a double garage will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



View looking up towards the attached carport within the dwelling from the driveway



Proposed new double garage located in this area.



**Photo 1**

View from Eungai Place  
Showing existing crossover  
and layback which is to  
remain.



**Photo 2**

Looking West to front of  
dwelling showing location of  
new deck, stairs and entry.



**Photo 3**

Looking West through existing  
carport showing location of  
new Bed 3, Ensuite and  
combine toilet and laundry.





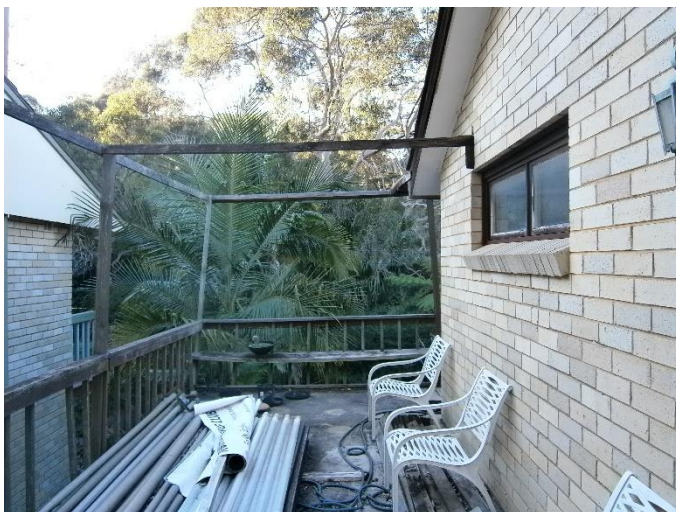
**Photo 4**

Existing carport to be enclosed. New deck to the front.



**Photo 5**

Existing stairs to be redirected and updated to comply with NCC.



**Photo 6**

Looking East on first floor existing balcony. Showing location of proposed sunroom and Ensuite (Bed 1). Balustrade to be replaced with solid balustrade.



**Photo 7**

Existing entry stairs and landing. Unused for safety reasons. Supporting the need for the entry relocation.



**Photo 8**

Looking South across rear yard showing existing rock retaining wall and location of proposed rear deck.



**Photo 9**

Looking south, proposed new timber deck. Balcony to the left to be enclosed



Photo 10

Portion of balcony to be enclosed

Portion of Carport to be enclosed

## SCHEDULE OF EXTERIOR FINISHES

### 9 Eungai Place North Narrabeen

<b>WALLS</b>	
Ground floor	Existing brick to remain
First Floor	New lightweight wall cladding – monument colour (Medium grey finish)
	Existing brick to remain
	New lightweight wall cladding – Monument colour (Medium grey finish)
<b>ROOF</b>	Selected colorbond sheeting (medium to dark grey)
<b>WINDOW &amp; DOOR FRAMES</b>	Powder-coated aluminium (medium/dark) -Black
<b>DECK</b>	Timber