

# SECTION 96 APPLICATION STATEMENT OF ENVIRONMENTAL EFFECT

## SECTION 96 APPLICATION ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

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74 Narrabeen Park Parade, Warriewood



Prepared for the Harley Family



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**PROJECT NO:** 1437  
**DATE:** AUG 2018

## SECTION 96

This statement of environmental effect is for a Section 96 Application to DA No: N0465/14 for alterations and additions to an existing house and new pool. The changes are required due to the high construction cost of the approved DA. The approved changes in the basement of the house will not be constructed. The approved pool is to be reduced in size and a home office is proposed to be built to the rear of the house.

The report below is an amended version of the original Statement of Environment Effects from the approved DA.

### DESIGN PROPOSAL:

The Section 96 amendments are to the basement level of the dwelling. The extra living spaces for the cinema and games room will not be built. The approved pool is to be reduced in size and a home office is proposed to be built to the rear of the house.

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This section of the report addresses the relevant LEP considerations

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**Part 4 Principal Development Standards**

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Zoning

Map	The site is located within the E4 zone on council maps. This zone is Environmental Living
Compliance	The proposed use of the site for single dwellings is permissible within the zone. The development is consistent with the zone objectives

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4.1 Minimum Subdivision Lot Size

Map	The site is located within the classification 'K' on maps. This zone provides a minimum Lot size of 550m <sup>2</sup> .
Compliance	The existing site is 746.9m <sup>2</sup> and complies

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4.3 Height of Buildings

Map	The site is located within the classification 'I' on maps. This zone provides a maximum height of 8.5m.
Compliance	Both the proposed additions to the house and the garage-studio are below the 8.5m maximum height and comply with this control.

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## PITTWATER COUNCIL DEVELOPMENT CONTROL PLAN

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This section of the report addresses the relevant DCP considerations

### PART B: BUILT FORM CONTROLS

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#### B3.1 Landslip Hazard

Outcomes	Protection of people. Protection of the natural environment. Protection of private and public infrastructure and assets.
Controls	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5). Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development. The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.

A Geotechnical Report has been undertaken by Crozier Geotechnical and forms part of this submission.  
*The geotechnical report has been updated to reflect the Section 96 Amendments*

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#### B3.2 Bushfire Hazard

Outcomes	Protection of people. Protection of the natural environment. Protection of private and public infrastructure and assets.
Controls	All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development. Development land to which this control applies must comply with the requirements of: <a href="#">Planning for Bushfire Protection (2006)</a> Australian Standard AS 3959:2009 <i>Construction of a building in a bushfire prone area</i>

A Bushfire Report has been undertaken by Bushfire Planning Services and forms part of this submission.  
*The bushfire report has been updated to reflect the Section 96 Amendments*

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#### B5.2 Wastewater Disposal

Outcomes	The conservation and recycling of water.
Controls	<i>Barrenjoey Consulting Engineers has prepared Hydraulic Documentation, please see attached.</i>

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#### B5.7 Stormwater Management - On-Site Detention

Outcomes	Reduction in rate of stormwater discharge into the public drainage system.
Controls	<i>Barrenjoey Consulting Engineers has prepared Hydraulic Documentation, please see attached.</i>

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## PART C: SITING FACTORS

### C1.1 Landscaping

**Outcomes** A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development.

**Controls** *Section 96 Proposal provides 60.12% landscaping. The proposal complies*

### C1.3 View Sharing

**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.

**Controls** The proposal has no impact on adjoining buildings. No views will be adversely affected from the neighbouring dwellings.

The proposal complies.

### C1.4 Solar Access

**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.

**Controls** The proposal is has minimal impact to the solar access to adjoining properties. Shadow diagrams demonstrating existing and proposed solar access has been submitted as part of this submission.

### C1.5 Visual Privacy

**Outcomes** Habitable rooms and outdoor areas shall achieve and maintain visual privacy.

**Controls** The proposal is has minimal impact on visual privacy with habitable rooms and decks facing into the rear garden.

The proposal complies.

## PART D: DESIGN

### D14.1 Character As Viewed From A Public Place

**Outcomes** The proposal satisfies all outcomes of D14.1

**Controls** The proposal satisfies all controls of D14.1 by maintaining the existing built form and natural environment and adding modern roof lines that are complimentary to the existing dwellings. The bulk and scale of the proposed dwelling remains comparable to the existing dwelling. Significantly the character as viewed from Kanimbla Crescent will be improved as the proposal will modernise the dwelling. The proposal will also present a much more open and welcoming feel by providing a distinct entry and more glass with increased modulation to the facade.

This proposal complies.

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#### D14.2 Scenic Protection

<b>Outcomes</b>	The proposal satisfies all outcomes of D14.2
<b>Controls</b>	The proposal satisfies all controls of D14.2 by maintaining the existing built form within the context of the existing landscaping.
	This proposal complies.

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#### D14.3 Building Colours, Materials and Construction

<b>Outcomes</b>	The proposal satisfies all outcomes of D14.3
<b>Controls</b>	The proposal satisfies all controls of D14.3. A schedule of colours and finishes is attached at the end of this report to demonstrate compliance.

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#### D14.7 Front Building Line – N/A

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#### D14.8 Side and Rear Building Line

<b>Outcomes</b>	<p>The proposal satisfies all outcomes of D14.8</p> <p><b><i>Achieve the desired future character of the Locality.</i></b> The proposal achieves the desired future character of Warriewood</p> <p><b><i>The bulk and scale of the built form is minimized.</i></b> The proposal maintains the form of the existing dwelling.</p> <p><b><i>Equitable preservation of views and vistas to and from public/private places.</i></b> There is no change to the existing view sharing and landscaping elements.</p> <p><b><i>To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.</i></b> There is no change to the existing view sharing and landscaping elements.</p> <p><b><i>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.</i></b> The alterations to the existing dwelling will not adversely affect the existing privacy, amenity and solar access within the development or to neighboring properties.</p> <p><b><i>Substantial landscaping, a mature tree canopy and an attractive streetscape.</i></b> The alterations to the existing dwelling maintain the building footprint and landscaped areas.</p> <p><b><i>Flexibility in the siting of buildings and access.</i></b> The proposal will not alter the access into and around the site.</p> <p><b><i>Vegetation is retained and enhanced to visually reduce the built form.</i></b> The proposed alteration will not alter the landscaping.</p>
<b>Controls</b>	<p><i>The controls require that 'The minimum side building lines shall be 2.5m to one side and 1.0m to the other, and 6.5m to the rear.</i></p> <p><i>The proposal for the home office has been located 4m off the rear boundary. Whilst this does not comply with the numeric code, the building is low in scale and provides no adverse impacts to the neighbouring properties.</i></p>

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*It is also in keeping with recent structures approved and built in neighbouring dwellings such as 68 Narrabeen Park Parade which has recently had a secondary dwelling structure located with a rear setback of 3m. Consideration is sought for this minor non compliance.*

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#### **D14.11 Building Envelope**

Outcomes      The proposal satisfies all outcomes of D14.11

Controls        *The proposal complies.*

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#### **D14.13 Site Coverage – Environmentally Sensitive Land**

Outcomes

Controls        The control requires a maximum of 40% site coverage and 60% landscape area. The variations allow an additional 6% site coverage for impervious landscape treatments.

*The proposal provides a site coverage of 39.88%*

*This proposal complies.*

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### **WASTE MANAGEMENT**

The proposal for alterations and additions to an existing dwelling will produce waste materials. The majority of the materials to be demolished or are anticipated be disposed of at the 'Kimbriki tip'. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste.

### **CONCLUSION**

In conclusion, we believe that the proposal has been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies, and warrants development consent.

### **PROPOSED COLOURS & FINISHES – 74 NARRABEEN PARK PARADE, WARRIEWOOD**

#### **WALLS - RENDER AND LIGHTWEIGHT**



DULUX 'RAKU'



DULUX 'SHALE GREY'

**TRIMS**



SANDTOEN WALLS



COLOURBOND 'BASALT'

**ROOF**

## **WINDOWS AND DOORS**



TIMBER – DULUX ' SHALE GREY '