



**Statement of
Environmental
Effects
1289 Pittwater Road Narrabeen
NSW
For
RICHARD WOOD**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 1289 Pittwater Road Narrabeen .

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the West side of 1289 Pittwater Road Narrabeen .
Site Address: No 1289 Pittwater Road Narrabeen

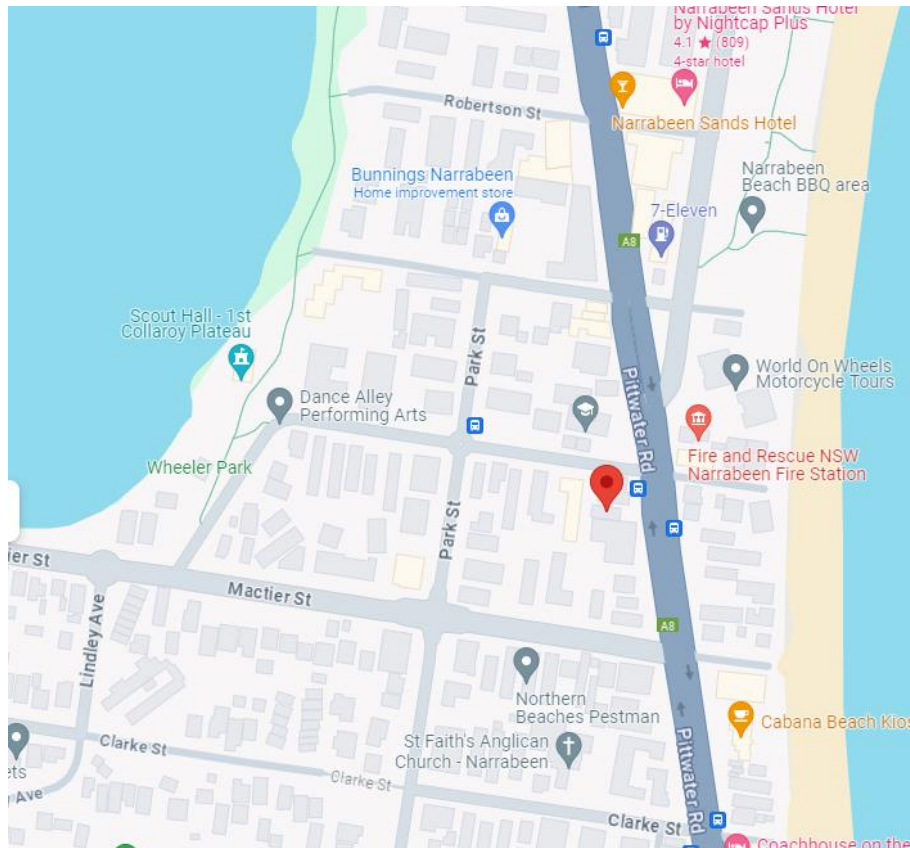


FIGURE 1: LOCATION PLAN 1289 Pittwater Road Narrabeen . ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 1 DP.951859 known as 1289 Pittwater Road Narrabeen , has a Zoning of R3 Medium Density Residential. This property does not fall within a Conservation Area.

⁴ Location Map; <<https://www.google.com/maps/place/1289+Pittwater+Rd,+Narrabeen+NSW+2101/@-33.7212644,151.2978527,17z/data=!3m1!1e3!3m2!1s0x6b0d5516b47d8115:0x28815d14a84ec134!8m2!3d-33.7212644!4d151.2978527!16s%2Fg%2F11crs86z4s?entry=tu>>.

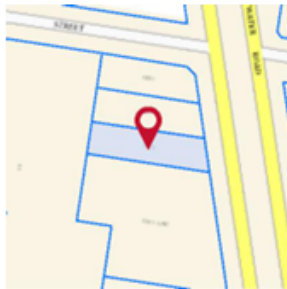
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



Property Report

1289 PITTWATER ROAD NARRABEEN 2101



Property Details

Address: 1289 PITTWATER ROAD NARRABEEN
2101
Lot/Section /Plan No: 1/-/DP951859
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|------------------------------|--|
| Local Environmental Plans | Warringah Local Environmental Plan 2011 (pub. 14-2-2014) |
| Land Zoning | R3 - Medium Density Residential: (pub. 21-4-2023) |
| Height Of Building | 11 m |
| Floor Space Ratio | NA |
| Minimum Lot Size | NA |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |
| Acid Sulfate Soils | Class 5 |
| Landslide Risk Land | Area A - Slope <5 |

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 1289 Pittwater Road Narrabeen ,⁵ Source Spatial Viewer DoIPE.

⁵ DoPIE, Planning Portal <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The house is situated in a street that is characterized by trees and period homes and medium rise multi-unit developments. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the road and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey comprising of 2 separate units within the dwelling with housing directly opposite. The property is located on the west side of Pittwater Road with views to the north-east over the area of Narrabeen. The existing façade is somewhat outdated and scarcely vegetated front garden.

Houses in the area are mainly low to medium rise units blocks with the inclusion of single and double storey homes of varying periods with a mix of older homes & new modern architectural style housing. The locality is considered a medium-density R3 area. An important characteristic and element of Narrabeen significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 1289 Pittwater Road Narrabeen . Source Realestate.com.⁶

⁶ Realestate.com <<https://www.realestate.com.au/property/1289-pittwater-rd-narrabeen-nsw-2101/>>.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via a driveway and pathway to the front of the dwelling.

2.7 Existing off-street parking

There is parking available for 4 cars on the existing parking area.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear there is an existing flat grassed area to the rear yard. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View, 1289 Pittwater Road Narrabeen . Source Northern Beaches Council.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a two-storey building incorporating 3 residential units, with new proposed upper floor addition and alterations to the existing ground floor areas. The existing driveway will remain for compliant access and will provide for parking amenity and is in keeping with the neighbouring properties. The appearance of the building is to be improved throughout the development with the dated appearance to be modernised and additions proposed to provide increased amenity and project longevity.

Ground floor alterations will include a new kitchen, bathroom and laundry with the existing parking providing for four vehicles off street. Upper floor additions will incorporate a new master bedroom, wardrobe, ensuite, new bedroom and study, new bathroom, kitchen, lounge, dining and stair well, a new front deck will complete the upper floor works.

The new proposed works will provide visual relief from the public domain and neighbouring properties. The proposed works also provide increased articulation to the dwelling through its modest additions and new roof lines, this increases visual interest and improves the built form of the existing dwelling from the public domain and neighbouring properties, helping to maintain the bulk and scale. This is considered in sympathy with the prevailing streetscape.

A new roof is proposed to the upper and ground floor areas encompassing the new additions, with the existing ground floor roof maintained where possible.

This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New upper floor addition
- New sheet metal roofs
- New Upper floor deck

Internally the proposal encompasses:

- New upper floor additions; new master bedroom, new ensuite, robe and living area. Bedrooms x3, Living Dining, Kitchen and Stairs
- New Lower floor alterations; New lounge area, stairs, kitchen, bathroom and laundry

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The proposed development project aims to enhance the existing dwelling while maintaining existing aspects that ensure both safety and convenience. A significant aspect of this proposal is the preservation of the current parking provision for a minimum of four vehicles, which includes the existing access and egress points to the entry of the dwelling. This consideration ensures that safety is not compromised, while the overall amenity of the dwelling is enhanced in a manner that is harmonious with the character of the Narrabeen area.

The owner also seeks to modernize the aesthetic appeal of the house, focusing on an updated and contemporary look. This modernization effort will be achieved through alterations to the existing internal areas on the ground floor and constructing a new upper floor addition to create unit 3. The aim is to blend modern community requirements for affordable housing with the design elements and key components of the existing dwelling that contribute to form its charm and functionality.

Key infrastructure elements, such as the existing driveway and crossover, will remain unchanged. This includes maintaining the current parking area, ensuring that the convenience and functionality of these essential features are preserved. The proposed additions to the dwelling involve the construction of a new upper floor specifically for Unit 3. This addition is complemented by the refurbishment of the lower ground floor unit. Together, these improvements will significantly enhance the performance, usability, and comfort of the existing spaces.

The scope of the proposed works largely respects the existing footprint of the dwelling. By utilizing the available areas on the property, the design aims to maximize the use of the existing structure and land. This approach not only

enhances the living spaces but also ensures that the development is in keeping with the spatial dynamics of the property.

One of the primary design considerations is the maintenance of the existing aspect of the dwelling. This includes ensuring access to natural light and ventilation, particularly on the northern façade. By doing so, the development promotes a better lifestyle for the residents. The enhanced access to solar exposure and natural ventilation will make the residence more energy-efficient and environmentally friendly, aligning with sustainable living principles.

In summary, this proposal represents a thoughtful and comprehensive approach to modernizing and expanding the existing dwelling. By maintaining key structural elements and enhancing the internal spaces, the development will provide a significant uplift in amenity and functionality. The project respects the existing footprint and spatial characteristics of the property while promoting energy efficiency and sustainability. This ensures that the dwelling will continue to provide a high quality of life for its residents, now and in the future.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered masonry walls.

Cladded timber frame walls to the upper floor additions.

Alloy windows & doors to all elevations

Roofing in colour bond medium to medium to dark colour.

3.5 Height

The height of the new development is 7.107m and will not exceed the 8.5m height limit.

3.6 Site Controls

| Proposed Development | Proposed | Allowable |
|----------------------------|-------------|-------------|
| Site Area | 478.9 sq m | - |
| GFA (Gross Floor Area New) | 303.04sq m | - |
| GFA (Gross Floor Existing) | 165.68 sq m | - |
| Height | 7.107m | 8.5m |
| Existing Impervious area | 422.21 sq m | 287.34 sq m |
| Proposed Impervious area | 357.71 sq m | 287.34 sq m |

The proposal enhances the amenity of the site by providing safe access while maintaining the off-street parking and improved garden areas. The new upper floor additions provide articulation and visual relief of the front of the property under this proposal. The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.

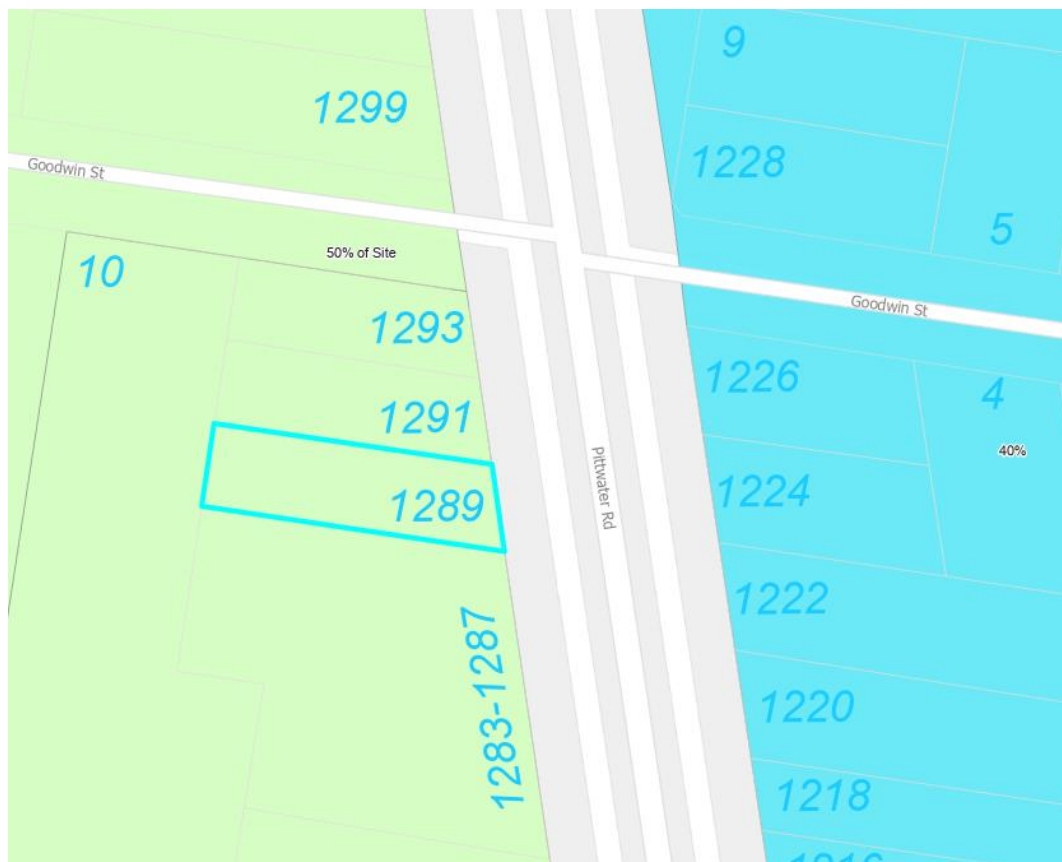


FIGURE 5: Landscape Open Space map, 1289 Pittwater Road Narrabeen . Source Northern Beaches Council.

The proposed works to the existing ground and upper floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new upper floor additions are reasonable, considering the location of the existing parking and built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁷

3.7 Setbacks and Siting

| Proposed Development | Proposed | Allowable |
|-----------------------------|-----------------|------------------|
| Front Set Back | 16.409m | 6.5m |
| Rear Set Back | 3.330m | 6.0m |
| Side Set Back Sth | 1.012m | 0.9m |
| Side Set Back Nth | 2.779m | 0.9m |

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Pittwater Road.

The pattern of development along Pittwater Road shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a east west direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.



FIGURE 6: Aerial View, 1289 Pittwater Road Narrabeen . Source Northern Beaches Council.⁸

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary, the access maintains existing garden areas, this allows for a sense of openness to the front setback area. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently compliant existing off-street parking to 1289 Pittwater Road. The proposal will maintain the parking and the existing driveway and crossover. This will provide for a minimum of 4 off street parking spaces maintaining the available parking. The driveway and landscaped area is to be maintained, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 1289 Pittwater Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁹

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development.

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly-easterly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹⁰ to the exterior walls and where necessary to the existing walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard.

¹⁰ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

Household effluent will be disposed of to Sydney Water requirements.¹¹ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 1289 Pittwater Road is a good example of this in that it has its car parking in the existing driveway. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the front & upper floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

No. 1289 Pittwater Road Narrabeen is shown in Landslip Category A (Figure 7) on Northern Beaches Council Landslip map¹². There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

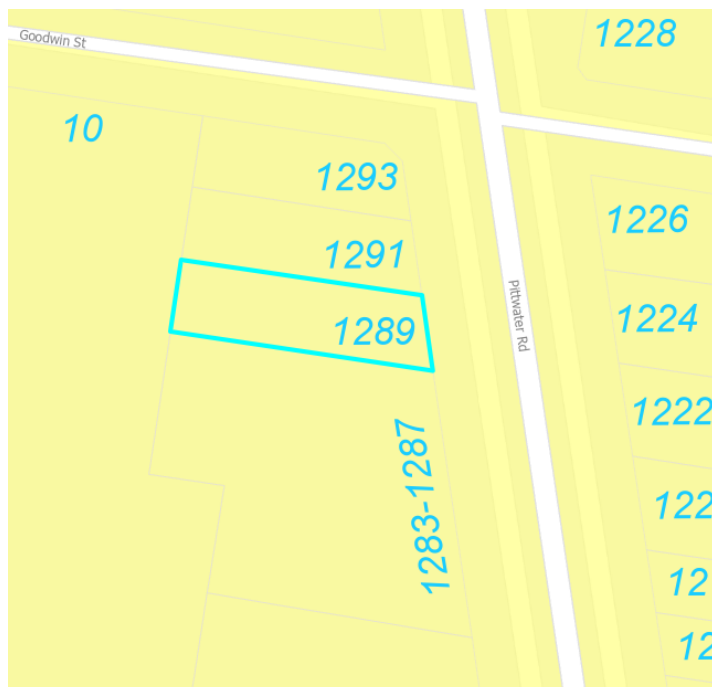


FIGURE 7: Landslip Maps, 1289 Pittwater Road Narrabeen . Source NB Council.

¹¹ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

¹² Northern Beaches Council, Landslip map; <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

4.9 SEPP Resilience and hazards (Coastal Management)



FIGURE 8: NB Council, Coastal Management SEPP Map, 1289 Pittwater Road Narrabeen . NSW Dept. of Planning.¹³

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions

¹³ NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

4.10 Bush Fire Prone land

1289 Pittwater Road Narrabeen is not located within a Bushfire Zone area of the Northern Beaches Bush Fire Prone Land Map. (Figure 9).

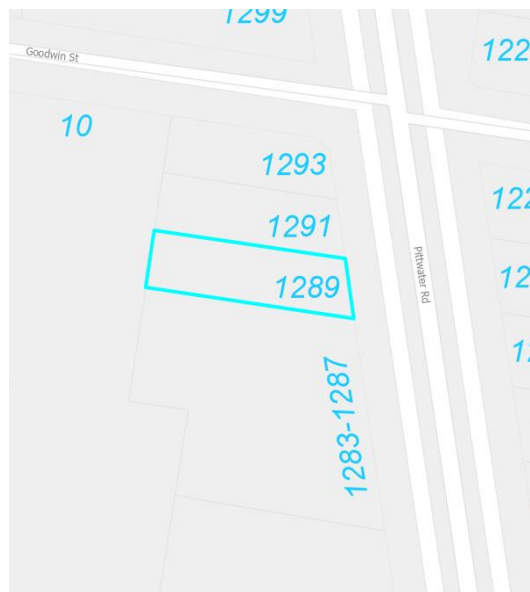


FIGURE 9: Bushfire Zone Map – 1289 Pittwater Road Narrabeen .¹⁴

4.11 Building Form

Residential buildings in Narrabeen are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.12 Roof Form

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with sheet metal roofing under this proposal.

4.13 Walls

A distinctive feature of the Narrabeen house is that the walls are constructed from

¹⁴ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use clad timber frame for a lightweight construction option to create a seamless modern finish to the property.

4.14 Windows and Doors

A variety of window shapes and sizes can be found in the Narrabeen area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 1289 Pittwater Road Narrabeen are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.15 Garages and Carports

The freestanding houses in Narrabeen allowed for the cars to drive to the front or down the side of the house. This development maintains the existing parking and existing concrete drive and crossover.

4.16 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.17 Fences and Gates

Side & rear fences are to be maintained for this development.

4.18 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

The proposal for 1289 Pittwater Road, Narrabeen, represents a well-considered and balanced approach to development on this site. By prioritizing low-density living and community amenities, the project aligns perfectly with the needs and expectations of the local residents. This development not only fits seamlessly into the existing neighbourhood but also enhances its overall character and appeal.

The proposed changes are crafted to be sympathetic to the existing character of the surrounding streetscape and the residential density of Narrabeen. By carefully considering the architectural style and scale of nearby properties, the design ensures consistency and harmony with the surrounding environment. This thoughtful approach preserves the unique charm of the neighbourhood while introducing a residence that complements its aesthetic and functional aspects.

The design solution for this development goes beyond basic architectural considerations, aiming to create a residence that is both architecturally innovative and environmentally responsive. The use of masonry, timber-framed and clad walls, and timber floors provides a solid, sustainable, and visually appealing structure. Strategic window orientation, along with the maximization of natural daylight and ventilation, enhances the living experience by improving indoor air quality and reducing energy consumption. These elements collectively ensure that the residence meets the highest standards of modern living while being environmentally conscious.

This proposal has been meticulously planned to ensure it enhances the amenity of the surrounding area while minimizing its impact on adjoining properties. The thoughtful design features work together to preserve the privacy of neighbouring homes. By prioritising natural elements and sustainable building practices, the development contributes positively to the community's overall well-being. The enhancements brought by this project will be felt immediately and will continue to benefit the area in the long term.

In conclusion, the proposal for 1289 Pittwater Road, Narrabeen, represents a significant positive addition to the community. It is a well-balanced development that respects the existing character of the area while introducing a high-quality, environmentally responsive residence. The careful consideration given to

architectural design, environmental impact, and community integration ensures that this development will be a valuable asset to Narrabeen.

We are confident that this proposal imposes minimal impact on the surrounding properties and significantly enhances the amenity of the area. Therefore, we respectfully request the council's support for this Development Application. Your approval will enable us to contribute positively to the Narrabeen community, ensuring a sustainable and harmonious living environment for current and future residents. Thank you for your consideration.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

| EXTERIOR ELEMENT | MATERIAL | FINISH | AS 100 1996 COLOUR |
|------------------|-----------------------------|----------------|--------------------|
| Wall | Timber frame & cladded stud | Paint | By Owner |
| Gutter | Colorbond | Medium to Dark | By Owner |
| Deck Posts | Alloy/Steel | Paint | By Owner |
| Door frame | Alloy-Timber | Paint | By Owner |
| Door | Timber & glass | Paint | By Owner |
| Window | Alloy/Timber & glass | Paint | By Owner |
| Roofing | Colour Bond | Medium to Dark | By Owner |