

**STATEMENT OF ENVIROMNETAL EFFECTS**  
**OUTBUILDING DEMOLITION & CONSTRUCTION OF**  
**A SECONDARY DWELLING AND AN ATTACHED OUTBUILDING**

15 Lido Avenue, North Narrabeen NSW 2101

June 2024  
Prepared by  
Click In Design



## Contents

1.	Summary of Site.....	2
2.	The Proposed Development .....	4
3.	The Development Application .....	5
4.	State Environmental Policies 2022 (BASIX) .....	6
5.	Local Council Planning Instrument .....	6
	5.1 Pittwater Local Environmental Plan 2014 .....	6
	5.2 Pittwater 21 Development Control Plan – Section C1 & Section D11.....	6
	5.3 Discussion.....	8
5	Conclusion .....	9

## 1. Summary of Site

The subject site is located at 15 Lido Avenue, North Narrabeen NSW being Lot 286 in D.P. 16719, with an overall site area of 463 m<sup>2</sup>.

This application seeks approval for:

- Demolition of cladding shed and cubby house at the back yard and parts of concrete footpath.
- Construction of a proposed brick veneer, tiled roof secondary dwelling with an attached alfresco and a toilet at the rear of existing dwelling.



Figure 1: Site Location (Source: NSW SIX)

15 Lido Avenue, North Narrabeen  
(Lot 286 in D.P. 16719)

The site of 15 Lido Avenue, North Narrabeen is in an almost rectangular shape located 0.5km west to Pittwater Road and South Creek with up to 12.192m frontage from the streetscape. The existing single storey brick house with tiled roof stands in the middle of the site, facing towards northeast direction. There is a slight topography change from northeast boundary to southwest boundary.



Figure 2: Street view of site form Lido Avenue

The adjacent buildings are more in the form of stand – alone single storey clad, rendered and brick structure with pitched roof. The proposed development is located behind the building line which will induce minimal impact to streetscape of Lido Avenue.



11 Lido Avenue



13 Lido Avenue



17 Lido Avenue



19 Lido Avenue

## 2. The Proposed Development

The proposed development is a detached single storey secondary dwelling with an attached alfresco and a toilet. The proposed secondary dwelling contains 1 living/ dining area, 1 kitchen, 2 bedrooms, 1 bathroom and 1 laundry.

An above ground rainwater tank is proposed at appropriate location. Stormwater discharge is proposed to be connected to existing pipe and drained to public stormwater system.

The following table summarizes the feature of the site at the end of development:

Feature	Proposed Development
Site Area	463 m <sup>2</sup>
No. of Bedrooms -Primary Dwelling (65) -Proposed Dwelling (65A)	2(existing, not part of this DA) 2
No. of Car Parking	2(existing, not part of this DA)
GFA (Total) -Primary Dwelling - Proposed Secondary Dwelling - Proposed Outbuilding	124.26 m <sup>2</sup> 65.27 m <sup>2</sup> (existing, not part of this DA) 55.93 m <sup>2</sup> 3.06 m <sup>2</sup>
FSR	Not Assessed
Site Coverage	Primary dwelling = 74.23 m <sup>2</sup> Garage = 18.77m <sup>2</sup> Porch, pergola, pavement & carport=66.68m <sup>2</sup> Proposed dwelling & porch =61.89m <sup>2</sup> Proposed alfresco with toilet =29.07m <sup>2</sup> Proposed services and steps =6.21m <sup>2</sup> Total = 256.85m <sup>2</sup> Site coverage = 55.5% (256.85/463)
Landscape Area	207.83 m <sup>2</sup>
Landscape Area Ratio	43.7% (202.19/463)

### 3. The Development Application

This application is subtitled with the architectural drawings and associated documentation, the details below illustrate details of actual submission.

<b>Drawings</b>	<b>Dwg No.</b>	<b>Revision</b>	<b>Date</b>
Site Analysis Plan	DA 0400	1	12/06/2024
Sediment Control Plan	DA 0401	1	12/06/2024
Landscape Plan	DA 0402	1	12/06/2024
Demolition Plan	DA 0403	1	12/06/2024
Shadow Diagrams	DA 0404	1	12/06/2024
Internal Layout Plan	DA 1000	1	12/06/2024
Window Schedule	DA 1010	1	12/06/2024
Elevations	DA2100	1	12/06/2024
Sections	DA3100	1	12/06/2024

This statement shall be read with the following reports and other supplementary materials:

<u>Documentation</u>	<u>Prepared By</u>
Stormwater Management Plan	Exact Engineers
Surveyor	ATK Surveying
BASIX	Click In Design
Waste Management Plan	Click In Design

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.2, the Environmental Planning & Assessment Act 1979 No 203 and the relevant State and environmental planning instruments below:

- SEPP 2022 (BASIX)
- SEPP 2021 Housing SEPP
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Overall, the development proposal is found to be in full compliance with all the relevant planning instrument and the Building Code or other regulatory requirements.

## 4. State Environmental Policies 2022 (BASIX)

A BASIX certificate measures have been taken on board to ensure the development minimized energy and water consumption.

## 5. Local Council Planning Instrument

### 5.1 Pittwater Local Environmental Plan 2014

The subject land is located in R2 – Low Density Residential zoned land. Under Part 2 Land Use Table, secondary dwelling is permitted with consent in R2 zoned area.

Clause 5.4 (9) allows secondary dwelling to be built with the greater of 60m<sup>2</sup> or 10% of the total floor area of primary dwelling. The proposed GFA of secondary dwelling is 55.93m<sup>2</sup> which complies plan controlling criteria.

#### Building Height

Max. building height allowed under LEP is 8.5m. Proposed secondary dwelling height is 5.755m compliance.

### 5.2 Pittwater 21 Development Control Plan – Section C1 & Section D11

The following table provides a review of compliance in relation to the planning code described in Section C1 & Section D11. Where non- compliance is discovered, justification is provided in section 5.3.

#### C1 Design Criteria for Residential Development

Clause	Control	Comments	Complies?
C1.4 Solar Access	The main P.O.S. of each dwelling and any adjoining dwellings are to receive a min. of 3 hours of sunlight between 9am and 3pm on June 21st.	Complies – Refer to DA0404 Shadow Diagrams	Y
	Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a min. of 3 hours of	Complies – Refer to DA0404 Shadow Diagrams	Y

	sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).		
C1.7 Private Open Space	Min. 80m <sup>2</sup> of private open space per dwelling at ground level with min. dimension 3m.  Within the private open space area, a min. principal area of 16m <sup>2</sup> with a min. dimension of 4m and grade no steeper than 1 in 20 (5%).	Refer to DA 0402 Landscape Plan. 158.34m <sup>2</sup> P.O.S. is proposed < 160m <sup>2</sup> required (80x2) Complies – Refer to DA 0402 Landscape Plan.	N <sup>1</sup>  Y
C1.11 Secondary Dwellings and Rural Worker's Dwellings	not more than two (2) dwellings on an allotment of land.  A secondary dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.  A landscaping strip of min. 1.5m width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.  A secondary dwelling should separate from the principal dwelling, only one storey will be allowed.  A secondary dwelling above a detached garage is not supported.	Complies – refer to Site Plan.  Complies – refer to DA1000 Internal Layout Plan. only 2 bedrooms and 1 bathroom proposed.  N/A, no proposals for the existing dwelling  Complies – The detached secondary dwelling is proposed with one storey referring to DA 0400.  N/A, no proposed dwelling above detached garage.	Y  Y  N/A  Y  N/A

#### D11 North Narrabeen Locality

Clause	Control	Comments	Complies?
D11.3 Building colours and materials	External colours and materials shall be dark and earthy tones as shown below:  White, light coloured, red or orange roofs and walls are not	Complies -	Y  Y



	permitted:		
D11.6 Front building line	Min. front building line 10m	Complies – refer to DA 00400 Site Plan. 25.970m front setback to proposed dwelling and outbuilding.	Y
D11.7 Side and rear building line	Min. side and rear building line for secondary dwelling: 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	1.3m & 1.002m side setback 2.5m rear setback proposed	N <sup>2</sup>
D11.9 Building envelope	at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the maximum building height	Complies – refer to DA 2100 Elevations	Y
D11.10 Landscaped Area - General	The total landscaped area on land zoned R2 shall be 50% of the site area.	Proposed 43.7% (202.19/463) < 50%	N <sup>3</sup>

### 5.3 Discussion

On part 5.2, where non-compliance is discovered, comments have been made to justify design intent. These is expended in the following discussion.

1. The min. 80m<sup>2</sup> of private open space per dwelling.

**Discussion:** The proposed P.O.S. is 158.34m<sup>2</sup> which is less than 160m<sup>2</sup> (80m<sup>2</sup> x2) required in DCP. It would not have any adverse impacts for the subject lot and adjoining properties as there is a small variation of 1.66m<sup>2</sup>. Thus, we wish gain the support from council for this minor variation of P.O.S. (1.19%).

2. The min. Min. side and rear building line for secondary dwelling: 2.5m to at least one side; 1.0m for other side; 6.5m rear

**Discussion:** The proposed side setbacks are 1.3m & 1.002m and 2.5m rear setback. There are many adjoining properties with a secondary dwelling positioned close to rear and side boundaries throughout the area that are subject to the Pittwater LEP & DCP. Furthermore, a drainage channel adjoins the property from the southeast side boundary to the rear and provides increased separation to the adjoining properties and minimize the sunlight impacts for the south dwellings. It would not have any adverse impacts for the subject lot and adjoining properties. Thus, we wish gain the support from council and wish determination to be made with merit.

3. The total landscaped area on land zoned R2 shall be 50% of the site area.

**Discussion:** The proposed landscape area is 43.7% (202.19/463). There are some demolition

works to be proposed and minimize the increased coverage. Although the proposed landscape area is less than 50% of the site area (231.5m<sup>2</sup> required), the small variation of 29.31m<sup>2</sup> would have any adverse impacts for the adjoining properties and the subject lot. Thus, we wish gain the support from council.

We believe the impact of this non-compliance to the environmental is minimal and wish determination to be made with merit.

## **5 Conclusion**

The proposed development is consistent with the aims and objectives of the relevant planning instruments. We believe the proposed development applications is capable with the requirement of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan issued by Northern Beaches Council and will not create any adverse impact to the adjoining property.