

# **Statement of Environmental Effects**

151 Alfred Street, Narraweena NSW 2099, Australia  
Proposed Carport

## OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed carport located at 151 Alfred Street, Narrabeena NSW 2099, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Warringah Local Environmental Plan 2011*, and the *Warringah Development Control Plan 2011*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

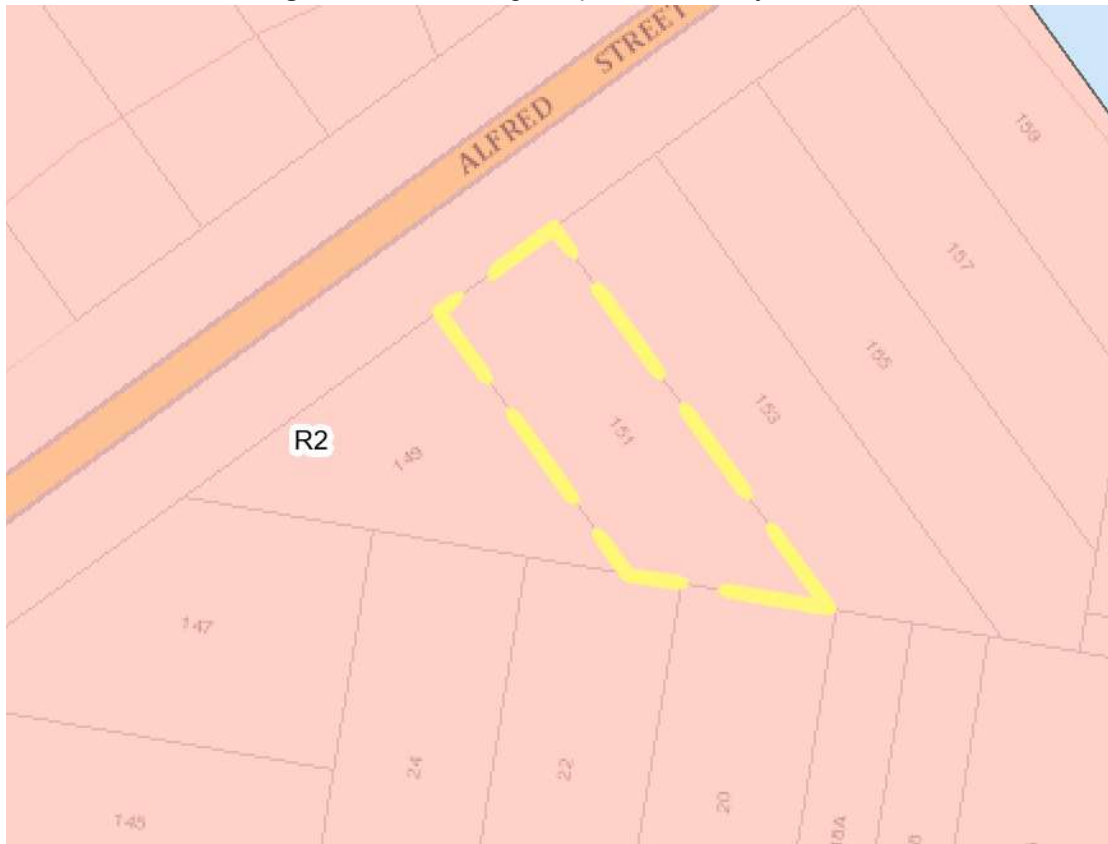
- the environmental impacts of the development
- how the environmental impacts of the development have been identified
- the steps to be taken to protect the environment or to lessen the expected harm to the environment
- any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Carport
PROPERTY	151 Alfred Street, Narrabeena NSW 2099, Australia
	Lot/Section/Plan no: 2/-/DP15111
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Tim Woods
DATE	January 20, 2025
Project Number	001

## SITE ANALYSIS

**Figure 1:** The existing site plan of the Subject Site.



The site located at 151 Alfred Street, Narrabeena NSW 2099 is situated in a suburban environment characterised by low-density residential development. The area is well-established, with a mix of single-family homes and associated amenities nearby, providing a tranquil setting suitable for family living.

**Zoning:** The property falls under the R2 Low Density Residential zone, which aims to cater to the housing needs of the community within a low-density residential setting while preserving the area's residential character.

**Physical Characteristics:** The property features a typical suburban lot with dimensions conducive to residential development. The terrain is relatively level, with landscaping elements including trees and shrubs that contribute to the green canopy of the area.

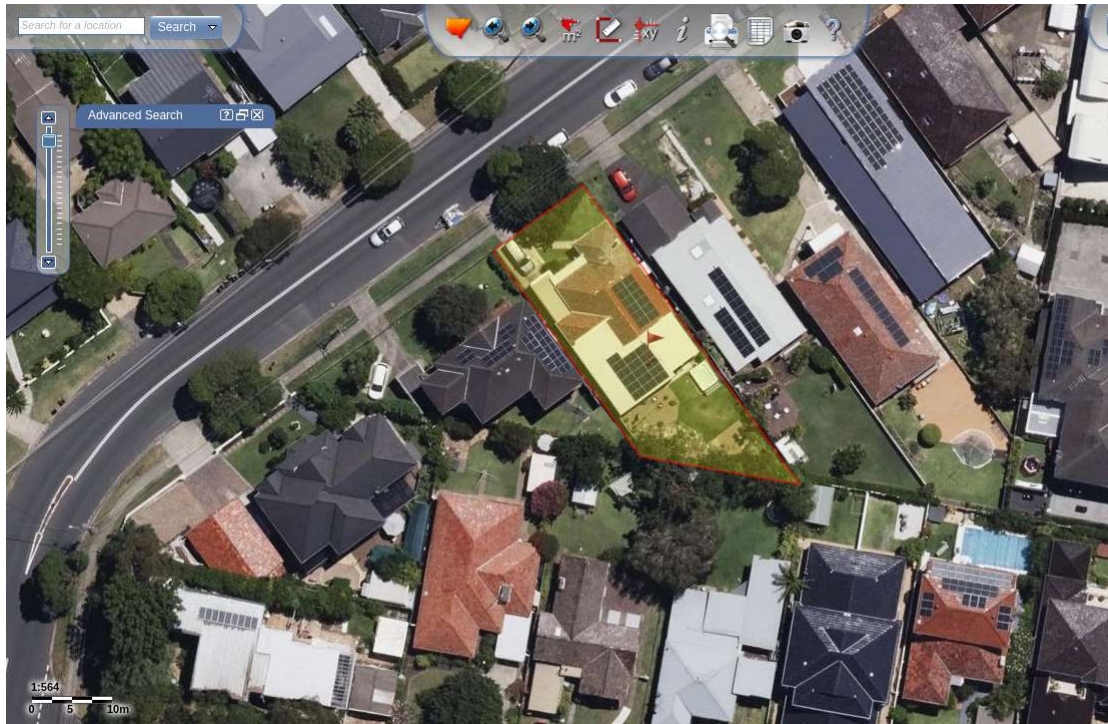
**Environmental Considerations:** Environmental considerations include the management of stormwater runoff, ensuring minimal impact on local biodiversity, and maintaining existing vegetation where possible. Additionally, the proposal for a carport should consider potential views and neighbour privacy.

**Existing Structures:** The current structure on the property is a single-family dwelling typical of the post-World War II era, with a simple design that conforms to the suburban character of Narraweena. The existing driveway provides access for vehicles, and there is sufficient space at the front of the property for the proposed carport without impacting the broader streetscape.

Overall, the site is well-suited for the proposed carport, aligning with both zoning regulations and the established residential character of the area. Careful consideration should be given to the environmental factors and existing structures to ensure a harmonious development.

## SITE IMAGE

**Figure 2:** Six Map image of the Subject Site reflecting broader location



## LOCALITY ANALYSIS

151 Alfred Street, Narraweena NSW 2099 is situated in a tranquil suburb of northern Sydney, characterised by a close-knit community and a pleasant residential environment. The area is part of the Northern Beaches Council and is approximately 18 kilometres from the Sydney central business district.

**Surrounding Environment:** The surrounding environment is predominantly residential, featuring single-family homes and well-maintained gardens. The suburb is known for its hilly terrain and natural beauty, with nearby parks and green spaces contributing to its appeal as a family-friendly area.

**Accessibility:** Narraweena is served by multiple bus routes operated by Keolis Downer Northern Beaches and CDC NSW, providing convenient access to key destinations such as Dee Why, Chatswood, and Warringah Mall. This public transport connectivity ensures that residents have easy travel options for commuting and leisure activities.

**Amenities:** Local amenities include two primary schools—Narraweena Public School and St John the Apostle Narraweena Catholic School—making it attractive for families with children. Additional amenities such as cafes, shops, and recreational facilities are readily available within a short distance, enhancing the lifestyle of residents.

**Community Features:** The suburb hosts community events including the annual Santo Salvatore's fiesta, reflecting its vibrant community spirit and cultural heritage. Local parks and playgrounds support recreational activities, fostering a sense of community among residents.

**Future Development Potential:** Given the suburb's established residential status and existing zoning, future development potential may be limited to enhancing and modernising existing properties rather than significant new residential projects. However, there is scope for small-scale developments that can contribute to the community while adhering to local planning regulations.

Overall, 151 Alfred Street is well-positioned within a charming and accessible suburb that offers a range of amenities and community engagement opportunities, making it a desirable location for residential development.

## DEVELOPMENT PROPOSAL

The proposed development at 151 Alfred Street, Narrabeena NSW 2099 involves the construction of a carport at the front of the existing dwelling. This proposal aims to enhance the property's functionality while maintaining the character of the surrounding residential area.

**Site Description:** The site is a typical residential lot in a well-established neighbourhood characterised by low-density residential homes. The property features level terrain and existing landscaping, which contributes to the aesthetic appeal of the area. The carport will be integrated into the existing landscape without significant alteration to the natural setting.

**Proposed Alterations and Additions:** The proposed carport will be a single-storey structure designed to complement the existing dwelling. It will provide covered space for vehicles, reducing exposure to the elements. The design will include materials and colours consistent with the existing home to ensure visual cohesion with the neighbourhood.

**Compliance with Planning Controls:** The proposal is in compliance with the planning controls associated with the R2 Low Density Residential zone. The carport will adhere to the minimum setback requirements, height restrictions, and other relevant guidelines set forth by the Northern Beaches Council, ensuring that the development remains within the established planning framework.

**Impact on Streetscape and Neighbourhood Character:** The design of the carport will be sensitive to the existing streetscape and the character of the neighbourhood. By utilising compatible materials and maintaining visual openness, the carport will not detract from the aesthetic qualities of the area, ensuring a harmonious continuation of the residential character.

**Environment and Heritage Considerations:** In considering environmental and heritage factors, the proposal ensures minimal disruption to existing landscaping and vegetation. The design will respect the heritage significance of surrounding buildings, if applicable, and will avoid impacting any heritage-listed elements in the vicinity.

In conclusion, the proposed carport at 151 Alfred Street aligns with the planning objectives of the area, enhances the functionality of the property, and respects the existing character of the neighbourhood. This development will contribute positively to the residential context of Narrabeena, providing practical benefits for the residents while adhering to the required planning controls.

## PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS
<ul style="list-style-type: none"><li>• Environmental Planning &amp; Assessment Act (1979)</li><li>• Environmental Planning &amp; Assessment Regulations (2021)</li><li>• Warringah Local Environmental Plan 2011</li></ul>

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ul style="list-style-type: none"><li>• Warringah Development Control Plan 2011</li></ul>

## **ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)**

### **Section 25 - Concurrences and/or Approvals**

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed carport at 151 Alfred Street, Narrabeena NSW 2099, Australia, aside from the standard local council approval.

### **Section 27 - BASIX**

In accordance with Section 27 of the **Environmental Planning & Assessment Regulations (2021)**, the proposed development at 151 Alfred Street, Narrabeena NSW 2099, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.





## SUITABILITY OF THE SITE

### Warringah Local Environmental Plan 2011

#### PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

In accordance with the Warringah Local Environmental Plan 2011, the subject site at 151 Alfred Street, Narraweena NSW 2099, Australia, is **zoned R2 Low Density Residential**. This zoning designation aims to cater to the housing needs of the community within a low-density residential setting while preserving the area's residential character.

The proposed carport falls under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the R2 zoning while adhering to local planning controls.

## PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3	Height of Building
	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> <li>(a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</li> <li>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</li> <li>(c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</li> <li>(d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</li> </ul>
	<p>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>(2A) If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the specified Reduced Level.</p>

The proposed carport at 151 Alfred Street complies with the height of buildings objectives outlined in the Warringah Local Environmental Plan 2011. The height of the carport will be designed to be compatible with the scale of surrounding residential developments, ensuring adherence to Objective (a). By maintaining a modest height, the carport will minimise visual impact, disruption of views, loss of privacy, and solar access for neighbouring properties, aligning with Objective (b). Additionally, the proposed height is consistent with the maximum height limits specified on the Height of Buildings Map, thus ensuring compliance with the general requirements outlined in clause 2, including any Reduced Level specifications. Overall, the design carefully considers the surrounding context, aiming to have minimal adverse effects on the scenic quality of the locality.

4.4	Floor Space Ratio (FSR)
	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> <li>(a) to limit the intensity of development and associated traffic generation so that they are commensurate with the capacity of existing and planned infrastructure, including transport infrastructure,</li> <li>(b) to provide sufficient floor space to meet anticipated development needs for the foreseeable future,</li> <li>(c) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,</li> <li>(d) to manage the visual impact of development when viewed from public spaces,</li> <li>(e) to maximise solar access and amenity for public areas.</li> </ul>
	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>cl 4.4: Subst 2020 (74), Sch 1[1].</p>

The proposed carport at 151 Alfred Street complies with the floor space ratio objectives of the Warringah Local Environmental Plan 2011. The carport's design is modest in scale and does not contribute significantly to the overall floor space of the property, thereby limiting the intensity of development and ensuring that traffic generation remains manageable in accordance with Objective (a). Additionally, the proposed development falls within the permissible limits set by the Floor Space Ratio Map, ensuring adherence to the maximum ratio requirements and helping maintain the desired character of the locality as outlined in Objective (c). The minimal footprint of the carport further supports the objective of managing visual impacts when viewed from public spaces, complying with Objective (d). Overall, the carport aligns well with the planned infrastructure capacities while addressing anticipated development needs without compromising the amenity of the area.