



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING
@
46 Narrabeen Park Parade, Warriewood



Prepared for the Steele Family

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PROJECT NO: 2229
DATE: Nov 2022

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for development consent submitted to the Northern Beaches Council for: -

- New detached carport
- Alterations to an existing single storey dwelling
- 2 storey addition to the rear of the dwelling

The location of the proposal is 46 Narrabeen Park Parade, Warriewood which contains a single dwelling on Lot 2, DP 23008. The site is located on the western side of Narrabeen Park Pde, it is rectangular shaped block of land that is very steep and drops away from the street. The site is 794.4 sqm in size.



2.0 SITE CONTEXT + ANALYSIS

The proposal seeks to carry out alterations and additions to the existing single storey house at 46 Narrabeen Park Parade at Warriewood. The proposal includes the addition of a new carport and new 2 storey rear addition with internal modifications to the existing dwelling.

- The site has a frontage to Narrabeen Park Parade
- The site is steeply sloping from the road frontage to the rear boundary

This report refers to the following accompanying documents: -

- Architectural Drawings **DA01-DA11 issue A**, Project No.2229
- Survey
- Arborist Report
- Bushfire Report
- BASIX certificate
- Stormwater Design
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Street view looking north west.



Looking East from the back garden

DESIGN PROPOSAL:

The proposal retains a significant amount of the existing dwelling. A major part of the existing ground floor of the house remain. In most part, the north, south and eastern external walls and floors of the ground floor has been retained.

As the slope of the land falls from front to back it is proposed to add a rear storey addition to the existing dwelling. The upper floor extension consists of an open plan kitchen/living/dining pace that opens onto a covered rear terrace. The lower floor consist of an additional bedroom, laundry, bathroom and rumpus room.

The current house does not have any covered parking, it is proposed to add an open carport on the eastern end of the site adjacent the street where currently a concrete driveway is located.

The combination of materials of rendered and painted masonry, weatherboards and stone cladding, provide a sophisticated beach character, resulting in an attractive presentation and improvement to the street presence to the surrounding neighbourhood.

3.0 PLANNING CONTROLS & COMPLIANCE – PITTWATER LEP2014

This section of the report addresses the relevant LEP considerations

Part 4 Principal Development Standards

Zoning

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| Map | The site is located within the C4 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 |

4.1 Minimum Subdivision Lot Size

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| Map | The site is located within the classification 'K' on maps. This zone provides a minimum Lot size of 550m ² . |
| Compliance | The existing site is 746.4m ² and complies |

4.3 Height of Buildings

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| 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 carport are below the 8.5m maximum height and comply with this control. |

PITTWATER COUNCIL DEVELOPMENT CONTROL PLAN

This section of the report addresses the relevant DCP considerations

PART B: BUILT FORM CONTROLS

B3.2 Bushfire Hazard

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| 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: Planning for Bushfire Protection (2006) 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. |

B5.15 Stormwater Management - On-Site Detention

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| Outcomes | <i>Rates of stormwater discharged into receiving environment maintained or reduced.</i> |
| Controls | A stormwater design has been undertaken by Barrenjoey Consulting Engineers and forms part of this submission. The proposal complies. |

PART C: SITING FACTORS

C1.1 Landscaping

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| Outcomes | A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development. |
| Controls | Minimal impact to the landscape will result from the proposal as the footprint slightly increases, with no proposed changes to the landscape. |

C1.3 View Sharing

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| 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 Narrabeen Park Parade is enhanced by the addition of the carport.
- This proposal complies.

D14.2 Scenic Protection

- Outcomes** The proposal satisfies all outcomes of D14.2
- Controls** The proposal satisfies all controls of D14.2 by maintaining the existing built form within the context of the existing landscaping.
- This proposal complies.

D14.3 Building Colours, Materials and Construction

- Outcomes** The proposal satisfies all outcomes of D14.3
- Controls** The proposal satisfies all controls of D4.3 with the colours and materials as presented in the colour and finishes schedule at the end of this report.

D14.7 Front Building Line

- Outcomes** *Achieve the desired future character of the Locality.*
The proposal achieves the desired future character of the Warriewood

The bulk and scale of the built form is minimized.

The proposal maintains the form of the existing dwelling.

Equitable preservation of views and vistas to and/or from public/private places.

There is no change to the existing view sharing and landscaping elements.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

There is no change to the existing view sharing and landscaping elements.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

The alterations to the existing dwelling will not adversely affect the existing privacy, amenity and solar access within the development or to neighboring properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

The alterations to the existing dwelling maintain the building footprint and landscaped areas.

Flexibility in the siting of buildings and access.

The proposal will not alter the access into and around the site.

Vegetation is retained and enhanced to visually reduce the built form.

The proposed alteration will not alter the landscaping.

Controls

The controls require that *'The minimum front building line shall be 6.5m*

The proposal maintains the existing front building line of the house to Narrabeen Park Parade. The proposed new open carport is located within the front building line due to the difficult nature of the site. The carport is consistent with many other carports and garages within the street and has been placed in the location of an existing hard stand parking area.

D14.8 Side and Rear Building Line

Outcomes

The proposal satisfies all outcomes of D14.8

Achieve the desired future character of the Locality.

The proposal achieves the desired future character of Warriewood

The bulk and scale of the built form is minimized.

The proposal maintains the form of the existing dwelling.

Equitable preservation of views and vistas to and from public/private places.

There is no change to the existing view sharing and landscaping elements.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

There is no change to the existing view sharing and landscaping elements.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

The alterations to the existing dwelling will not adversely affect the existing privacy, amenity and solar access within the development or to neighboring properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

The alterations to the existing dwelling maintain the building footprint and landscaped areas.

Flexibility in the siting of buildings and access.

The proposal will not alter the access into and around the site.

Vegetation is retained and enhanced to visually reduce the built form.

The proposed alteration will not alter the landscaping.

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| Controls | <p>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.</p> <p>The proposal is for alterations to the existing dwelling. The existing side boundaries setbacks have been maintained for the existing dwelling. The new work provides setback to the north-east boundary at 2.5m and 1.97 to the South West Boundary</p> <p>Rear setback is 9.5m</p> <p>This proposal complies.</p> |
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D14.11 Building Envelope

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| Outcomes | <p>The proposal satisfies all outcomes of D14.11</p> |
| Controls | <p><i>The controls require that 'Buildings are to be sited within an envelope projected at 45 degrees from a height of 3.5m above natural ground level at the side boundaries....'.</i></p> <p>The proposal is for alterations to the existing dwelling. This site is very steep where the building footprint is situated on a slope of 16 degrees. There is minor non compliances with building envelope on the south facades.</p> <p>The proposal maintains the existing footprint of the house with new low pitched skillion roof proposed over the upper floor addition that lowers the overall bulk and scale of the dwelling.</p> <p>These minor non compliances have minimal impact on the neighbouring properties in terms of solar access, and do not impact view loss or privacy.</p> |

D14.13 Landscaped Area – Environmentally Sensitive Land

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| Outcomes | |
| Controls | <p>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.</p> <p>The proposal provides a landscaped area of 61% refer DA -09.</p> <p>This proposal complies.</p> |

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

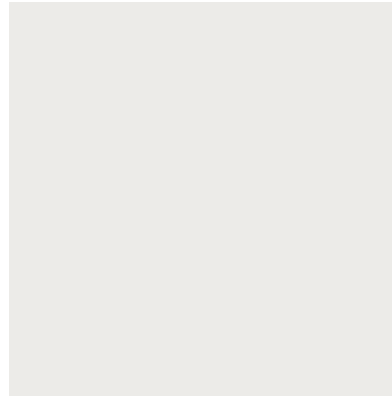
In conclusion, we believe that the proposal has been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies, and warrants development consent.

PROPOSED COLOURS & FINISHES – 46 NARRABEEN PARK PARADE, WARRIEWOOD

WALLS - RENDER AND LIGHTWEIGHT



DULUX 'RAKU'



DULUX 'SHALE'

TRIMS



SANDTOEN WALLS



COLOURBOND 'BASALT'

ROOF

WINDOWS AND DOORS



TIMBER – DULUX 'SHALE GREY'