

*21 Lindley Avenue,
Narrabeen*

Statement of Environmental Effects

Report Prepared for Julien Roy 2024

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1. SUMMARY

This report has been prepared to accompany the development application for a new double lock up garage, living and bedroom addition, concrete swimming pool associated landscape works at 21 Lindley Avenue Narrabeen.

The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies:

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011
- Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The report has been prepared based on the following information and documentation:

- Survey prepared by Stutchbery Jaques Land Surveying Consultants
- Architectural / Landscape drawings prepared by Hugo Haskard Drafting Services
- Geo-technical Report prepared by Ascent Geo
- Hydraulic Engineer Drawings prepared by itm design

The proposed development is in accordance and conforms to the outcomes as outlined in the above documents. In particular the proposal and drawings have been prepared with reference to Northern Beaches Councils Development Control Plan, which sets out the guidelines for this specific type of devel-

2. SITE DESCRIPTION

The site address is 21 Lindley Avenue, Narrabeen, NSW

The block is registered as LOT 8 Sec E DP 7090

The site is situated approx 180m from the intersection of Clarke Street

The site has an area of 1072m²

The frontage adjoining Lindley Avenue is 15 meters

The property has an existing 2 story home of Besser brick and timber construction.

The property is located in R2 Low Density Residential

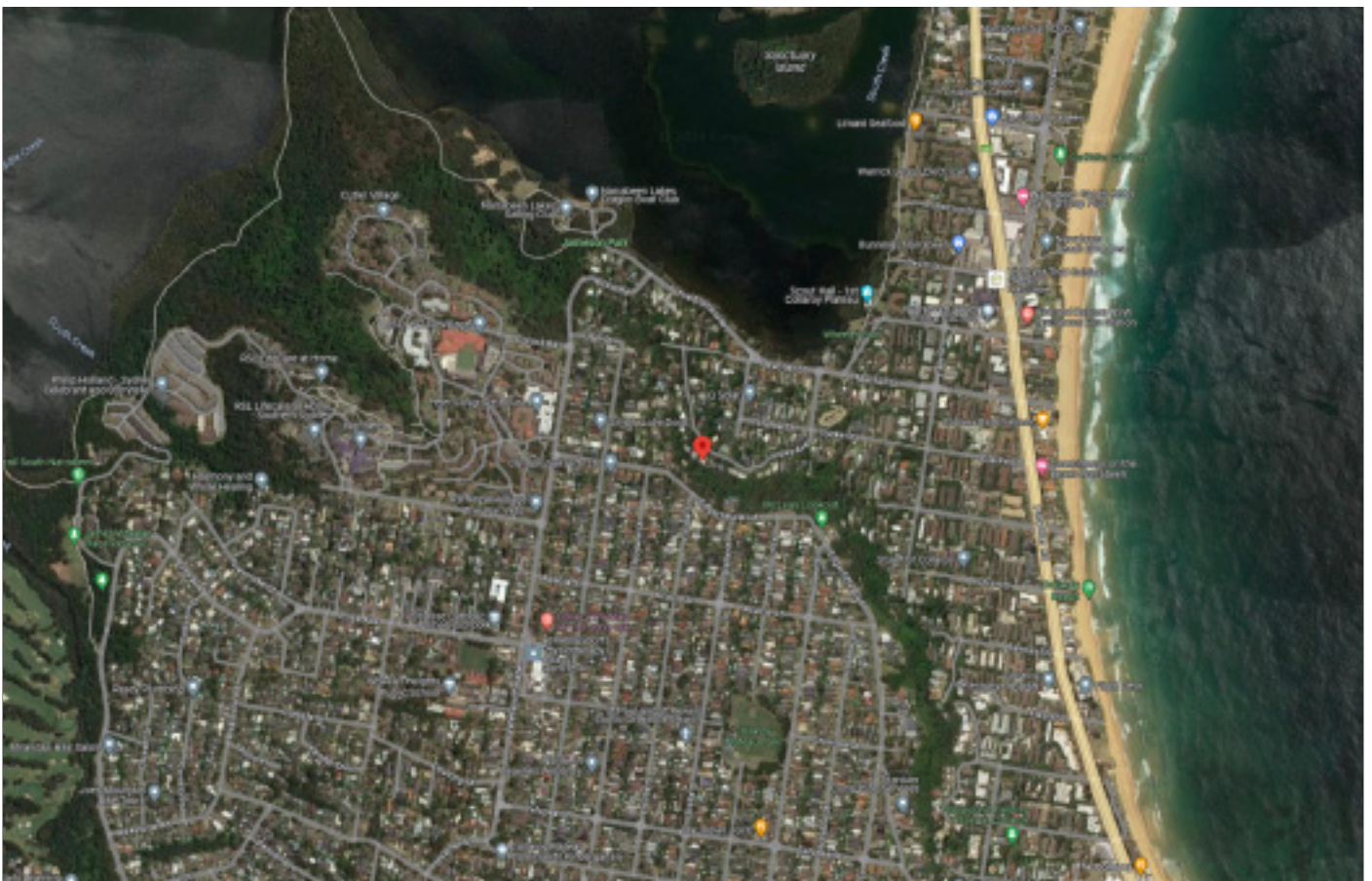
The site has a persistent sloping grade to the North East with Lindley Avenue sloping East.

There is a bush reserve at the rear of the lot with some remnant vegetation and various introduced plant species.

3. LOCATION AND SITE PICTURES



Aerial of Site and surrounds



Aerial photo of site ward - images from Google Earth 16.01.24

Site photos showing new garage location



Site photos showing extension location



Site photos showing new pool and lawn location



4. PROPOSED DEVELOPMENT

The proposed development is a new living room and bedroom addition to the existing dwelling, A new double garage, a concrete swimming pool, an inclinator and associated landscape works.

The proposed development is consistent with the existing streetscape and the locality. The proposal is compliant with Council controls, ensures privacy, solar access and views are maintained for both neighbours and the subject site.

The proposed works involve:

Demolition and excavation - Removal of existing retaining walls, removal of concrete driveway, excavation to provide terracing and garage construction

Addition - A new 2-story addition to the existing dwelling. Comprising a living area downstairs, with a single bedroom and bathroom upstairs.

Garage - a new 8 x 6.5m garage. Concrete construction with green rooftop garden. Timber batten screening and garage door.

Swimming pool - New concrete semi in-ground swimming pool irregular shape approx 8m x 8m.

Landscaping - New retaining wall to rear yard, New deck to rear yard, Removal of steep driveway at front and replacing with landscape gardens, green roof to garage and part of new addition.

Inclinor lift - this is proposed along the North western Boundary with number 19 Lindley Ave. The inclinor is proposed to provide safe access to the living areas.

The Garage setbacks are in keeping with the two adjoining properties. The proposed garage has the same setback as Number 23 Lindley Ave to the West. Number 19 Lindley Ave has a garage aligned with the front boundary. All along the high side of Lindley Ave garages have been built towards the front boundary line to mitigate against the steepness of the site. The current driveway is too steep to safely traverse and park cars. For this reason the new garage has been proposed to provide parking amenity and safer access to the dwelling. The terraced green roof with planter beds has been proposed to minimise the visual bulk of the built form. The proposed garage will improve the amenity of the streetscape, and does not impact on neighbours views of solar access.

The proposed Living room and bedroom addition has been located to the rear of the site. It is partially excavated into the slope to be in keeping with the slope of the site. The building has been positioned so not to impact privacy of the neighbouring dwellings.

Swimming Pool and Landscaping - The swimming pool has been proposed in the rear of the block. There is a retaining wall proposed to create a level terrace at the rear of the dwelling. This level lawn and pool area has been located here to mitigate against potential future land-slip and/or rock-fall. The level lawn area and pool zone would protect the house by slowing a rock fall in event of a landslip from further up the embankment. .

5. ENVIRONMENTAL IMPACTS OF DEVELOPMENT

LANDSCAPE AREA

All additions reduce the sites soft surface area by approx 225m². Although the remaining site calculations all remain under the guidelines of the Warringah Development Control Plan 2011.

The proposed landscape area for the site is 580m².

The proposed Landscape area is 54% of the total site area complies with SEPP clause 1.3 requirements minimum 40%.

Although the Landscape area is being reduced by the proposed development the development will still be within the guidelines. The impact of this reduction in permeability will be minimal, and the pool would have a gravity fed over flow into the sewer so to avert any risk of ground water to neighboring dwellings.

HABITAT / VEGETATION REMOVAL

The proposed area of development behind the house currently has Cocos Palms, Privets and other invasive species that do not attribute to local biodiversity.

The exiting established trees on the site will all be retained and the under-story planting will be enhanced with additional species that should provide habitat to native fauna. There are also 8 new medium to large trees in the planting proposal to boost the sites canopy habitat.

Given the grade and access of the site, steps will be taken to retain existing soils and improve them for reuse or use as backfill. Minimising new soils being brought to site. This site has many insects and reptiles, this habitat is proposed to be preserved and enhanced with introduction of additional garden areas and removal of the driveway to replace with vegetation. Having garage green roof at ground level and accessible for animals expands their habitat outward and improves their access to sunlight. All plants will be native endemic species from the local ecological community. The habitat and native vegetation community will be improved by the proposed landscape treatments.

6. RELEVANT PLANNING INSTRUMENTS

LOCAL ENVIRONMENTAL PLAN - WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zoning

- The site is zoned R2 Low Density Residential. All proposed additions are permitted on this land with consent.

Minimum Lot Size

The site is mapped with a minimum lot size of 600m².

The subject site comprises an area of 1070m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. No change is proposed to the existing dwelling height.

The proposed garage to the front of the dwelling has a height of 5.5 metres. The proposed addition to the back has a height of 6.7m. The proposed Pool protrudes from existing ground level at a height no taller than 450mm. It will sit under the existing ground plane mostly.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate Soils

The site is identified as having Class 5 Acid Sulfate soils. The proposed development is not impacted by this category.

Earthworks

Excavation works are proposed works at depths of 4m (garage), 3.8m (pool), 3.3m (house addition). All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions. A geotechnical report in support of the proposal is provided in DA documents.

Development on Sloping Land

The site is located in the area nominated the LEP maps as Area D – Flanking Slopes 5 to 15 and Area E – >15. Accordingly, a geotechnical report is provided in support of the development. The overflow from the proposed swimming pool will be connected to the stormwater provisions on the site. Details will be provided in the Complying Development for the pool.

Part A Introduction

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfillment of these objectives as essential criteria.

Part B General Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP. No changes are proposed to the existing approved dwelling. The wall height of south east addition is 6.7m, The wall height of the Garage is 5.6m.

Side Building Envelope

The site requires a side boundary envelope of 4m/45 degrees. No changes are proposed to the existing approved dwelling. All new works are within this envelope.

Side and Back Boundary Setbacks

Objectives

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from private and public properties.

Side setbacks of 1m are permitted on the subject site.

Proposed setbacks are:

Garage West Boundary - 2m

Pool Waterline to West Boundary - 2m

House addition East Boundary - 1.2m

House addition South Bound. - 5m

The proposed garage is cut into the hill to minimise the visual impact of the structure and allow for more usable driveway grade. Sections of the garage wall on all sides will have permanent openings that will have wires running vertically to accompany climbers which should green up the building and allow greater solar access through the building, around the site and to neighboring properties. The roof of the garage will house a terraced green roof which will have endemic spillover plants and climbers also.

The proposed pool will be cut into the hill as well and be well hidden from any neighboring properties with some native planting along the western boundary in a 2 meter garden. Carefully placed trees will screen neighboring windows at key lines of site down to the pool without blocking the neighbors view from these windows.

The proposed house addition will have a 1.2m setback to the East. It will have a green roof also and fixed long skinny windows above internal eye level to allow light into the building while maintaining privacy for residents of number 19. This addition will be well clear of the south boundary where site gets really steep and existing forest trees and rock outcrops will be preserved.

Front Setbacks

Objectives

- To create a sense of openness.
- To maintain the visual continuity and pattern of buildings and landscape elements.
- To protect and enhance the visual quality of street-scapes and public spaces.
- To achieve reasonable view sharing.

A front setback of 6.5 metres to the primary road frontage is required on the site. The proposed garage will have a 3m setback to Boundary. Although this setback is not compliant, it is in keeping with other properties on the high side of Lindley Ave, many of which have garages constructed all the way to the front boundary.

There is a road reserve with dense vegetation between the boundary and the street, so the visual bulk of the garage will be softened by this planted road side reserve garden.

The roof of the garage will have 2 stepped layers of garden facing the street for spillover and climbers. From the bottom of garage door to the first garden bed will be 4m, followed by an opening across the whole front and then the main green roof above that at ground level. No trees will be removed from between the new garage and the street frontage. We have lined up the garage with the neighbors garage to the west and the carport.

As stated throughout the setback section the proposed structures comply with the setback objectives listed and has a landscape based focus to the built form.

Rear Setback

The DCP requires a rear setback of 6 metres on the subject site.

The proposed back addition will have a setback of 6m. The pool will have a back setback of 13m.

Part C Siting Factors

Traffic Access and safety

The existing driveway from Lindley Avenue will be upgraded as detailed in the architectural and structural engineering plans accompanying the application.

Parking

The development proposes a 2 door garage to the front of the site. The garage is 8 x 7m, open style. A new driveway from Lindley Avenue is proposed to access the new garage.

Stormwater

A stormwater drainage plan accompanies the application, designed to comply with Northern Beaches Council requirements. Please refer to the engineering plans.

Demolition and Construction

Moderate demolition works are proposed as detailed on the DA master plans set. Waste Management

Appropriate waste management will be undertaken during the excavation and construction process. All waste materials will be recycled where possible which is detailed in the accompanying Waste Management Plan. The existing dwelling has appropriate waste storage areas, with waste to be collected by Council.

Part D Design

Landscaping and Open space and bush land setting

The DCP requires 40% landscaping on the site which is equivalent to 428.8m² for the site area of 1072m². The development proposes a compliant landscaped area of 579.2 or 54.07%.

Private open space

The DCP requires a minimum 60m² private open space (with minimum dimensions of 5 metres). This area of private open space is provided and improved in the backyard.

Noise

The development will not result in noise levels inappropriate to the residential area. The location of the pool pump (within a sound proof box) has been selected to ensure no adverse impacts to neighbors. The site is not located in close proximity to a noise generating activity.

Access to sunlight

All works are of any notable roof height are to the south of the lot and behind most neighboring properties living areas and gardens and will not result in notable shadowing either side. The northern aspect makes for a sun filled row of houses. Structures are cut into the hill to improve these factors.

Views

The proposed developments will not impact existing views on site or of neighbors. The Levels of developments were carefully considered to create more viewing platforms not impeding on existing site lines.

Privacy

Ample setbacks and any new glazing as apart of structures are placed in a manner to not be looking down onto neighboring properties especially the back of number 19. The Pool and surrounding landscape will be concealed in the backyard area by the terrain and by appropriate planting surrounding the open area. New treadable platform on top of garage is restricted by location of railing being setback 1.2m from the front edge of roof garden. Again screening plants will be placed between the garage and number 23.

Building Bulk

The garage, house and landscape works are considered to sit comfortably within the front and rear yard, and the changes to levels will complement the siting of the existing dwelling and surrounds. Green roofs will also assist in the softening so there is no excessive bulkiness.

Building Colours and Materials

The proposed building materials include natural colours materials as shown on the master plans. This is in keeping with the building surrounds and materiality of existing house.

Roofs

No modifications are proposed for the existing dwelling. The new addition and garage will have green roofs with a soil depth of 380mm and a 200mm concrete slab to support with surrounding hob walls. A small Colourbond cover will protect garage roof opening from rain. This will be just below the height of the existing balcony.

Glare & Reflection

Materials have been chosen to ensure no glare or reflection issues.

Side and Rear Fences

No changes are proposed to the existing boundary fencing. New steel and concrete fencing is proposed to ensure compliance with AS1926.1

Excavation and Landfill

Earthworks are proposed in the rear yard to create a more level and usable space for the pool and house addition. Also, in front of the house to accommodate the garage. Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed and all works will be undertaken in accordance with engineering details.

Site Facilities

No changes are proposed to the existing site facilities.

Swimming Pools

As described above, the proposed swimming pool location complies with all setbacks. It is part out of ground at a height difference of 700mm to the adjacent lawn separated by a sloping garden and pond.

Safety and Security

An ability to view the street is unchanged with works in the rear yard and garage sited similarly to the existing neighboring garage structure. The pool has been sited so that children can be safety supervised from the living and outdoor spaces.

Conservation of Energy and Water

The proposed swimming pool is consistent with Councils Water Management Policy.

Part E The Natural Environment

Preservation of Trees or Bushland Vegetation

The proposed development requires the removal of ONLY INVASIVE SPECIES to the west side of house and rear slope. These plants are Cocos Palms, Privets and Prunus species.

Retaining Unique Environmental Factors

The development will have no impact on any unique environmental factors in the area.

Wildlife Corridors

There will be no impact on any valued wildlife as a result of the proposed alterations and additions.

Landslip Risk

A Preliminary Geotechnical Report has been prepared in support of the application. Pool is within landslip risk zone. The Geotechnical risk assessment has been prepared and mitigates against risk during construction. Once constructed the level terrace will provide a level buffer zone to the rear of the dwelling. This will help to protect the house from damage in the event of a future unrelated landslip from further up the site or the neighboring reserve to the rear of the block.

7. NUMERICAL COMPLIANCE TABLE

	STANDARD	PROPOSED	COMPLIANCE
WARRINGAH LEP 2011			
Zoning	R2 Low Density Residential	Development ancillary to dwelling houses	Yes
Proposed Zoning			
Lot Size	600m2	1072m2	Yes
Building Height	8.5m	5.5 (garage), 6.7 (house addition)	Yes
Floor Space Ratio	Not identified	-	-
WARRINGAH DCP 2011			
Wall Height	7.2m	5.5 (garage), 6.7 (house addition)	Yes
Number of Storeys	Shown to be not classified on DCP map based on terrain and location	Garage (1 with Mezzanine Level), House Addition (2)	Yes
Side Boundary Envelope	4m / 45 degrees	Developments lay within envelope	Yes
Site Coverage	Not Identified	-	-
Side Boundary Setbacks	0.9m min.	Living Addition to Back - 1.2m Garage at front - 2m	Yes
Rear Boundary Setback	6m min.	Living addition to Back - 5m	No - Merit Assessment
Parking	2 Spaces	2 Spaces	Yes
Landscaped Open Space and Bushland Setting	40% of Lot Area	54.07%	Yes
Private Open Space	60m2	61.88%	Yes

8. SECTION 4.15 CONSIDERATIONS

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning.

The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report addresses the proposition for 21 Lindley Avenue. It demonstrates the compliance of the works to be carried out and its impact on neighbouring developments and the street-scape. The proposal achieves the aims of the Warringah LEP and DCP.

The development is compliant in it's R2 Zone.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality...

8.1 Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *he previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed development has been designed to complement the site and its surroundings. The development is appropriate and will have no major impact on neighbouring properties across any of these factors.

8.2 Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed development does not alter the existing access, transport and traffic conditions on the site.

8.3 Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

8.4 Utilities

There won't be an impact on the site, which is already serviced.

8.5 Flora and fauna

There won't be an impact.

8.6 Waste

There won't be an impact.

8.7 Natural hazards

The site is affected by landslip risk behind the house. Reports have been provided by experts with regard to the geotechnical aspects of the site and is supportive of the proposal subject to recommendations. Their reports accompany the development application.

8.8 Economic impact in the locality

There will be no impact.

8.9 Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development will align with these factors. It sits nicely within its context and is of a scale and form appropriate for its setting in a residential street.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the details outlined in the Building Code of Australia and all materials and finishes will suit all council requirements.

8.10 Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures will be of great focus throughout the construction stage. Measures will be taken to minimise waste and any kind of runoff from the development as listed in the report and shown in Master Plans Set

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any development constraints. The Development does not impact transport infrastructure. All current utilities and services are adequate for the development.

Are the site attributes conducive to development?

The site is appropriate for the alterations and additions put forward.

Any submissions received in accordance with this Act or the regulations

The consent authority will consider any submissions put forward in relation to the proposed development...

The public interest

It is considered that the proposal is in the public interest as it allows for more adequate use of a residential block on Lindley Avenue.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered throughout and the development is considered to comply with relevant elements of this section of the Environmental Planning and Assessment Act 1979.

9. CONCLUSIONS

The proposed development for a 2 storey living addition, 2 door garage with mezzanine, concrete pool and surrounding landscape at 21 Lindley Avenue, Narrabeen is in accordance with State and Council Planning.

After evaluating the development in accordance with Section 4.15 of the Environmental Planning and Assessment Act. This development is in keeping with above planning goals and should be granted consent.