

27 Grenfell Avenue, North
Narrabeen
New garage and secondary
dwelling

Statement of Environmental Effects – June 2021



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Author: Matthew O'Donnell (modonnell@modurban.com.au or 0417 024 997)

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INTRODUCTION

1. Overview

This Statement of Environmental Effects has been prepared by Mod Urban Pty Ltd to support a development application on behalf of the owners of 27 Grenfell Avenue, North Narrabeen and relates to the proposed demolition of existing garage and provision of a new garage and secondary dwelling. The proposed secondary dwelling is to be used as a accessible dwelling. The site is legally described as Lot 82 in DP 23429.

The new secondary dwelling will be Specialist Disability Accommodation (SDA) which is accommodation for people who require specialist housing solutions, including to assist with the delivery of supports that cater for their extreme functional impairment or very high support needs. The new secondary dwelling will be made of Cross Laminated Timber, which includes the slab, wall and roof structure. Both of these factors contribute to a good social and environmental outcome as a result of the proposal.

The proposed new alterations and additions are highly compatible with the existing development and use of the site as well as surrounding land uses. The proposal will ensure that the premises do not impact on the amenity of surrounding residential occupiers.

The provisions of the Pittwater LEP 2014 apply to the site, and the proposal is considered to be consistent with its objectives. The site is also located within the Northern Beaches Council area.

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000 (as amended).

SITE ANALYSIS

2. The Subject Site

The site is located at 27 Grenfell Avenue, North Narrabeen and is legally described as Lot 82 in DP 23429.

2.1 Site Details

- The site is roughly triangular in shape with an area of 663.6m² and contains a two storey dwelling house and single storey detached garage at the front of the site;
- It has a primary street frontage to Grenfell Avenue and the site slopes away to from the street from the west;
- The building is not a locally listed heritage item and is not located within a conservation area.
- Car parking is located on site adjacent the building within an existing garage.
- Vehicle entry via a vehicle cross over exists from Grenfell Avenue.

The site is identified in **Figure 1** of this SEE.



Figure 1: The site (Source: Six Maps)



Figure 2: The subject site Grenfell Avenue frontage

2.2 Site Surrounds

- Surrounding land uses are predominantly residential uses consisting of one and two storey detached dwelling houses.



PROPOSED DEVELOPMENT

3. Overview

The proposal relates to the proposed demolition of existing garage and provision of a new garage and secondary dwelling. The proposed secondary dwelling is to be used as a accessible dwelling. The proposed plan and elevations are included at **Appendix B** of this report.

The new secondary dwelling will be Specialist Disability Accommodation (SDA) which is accommodation for people who require specialist housing solutions, including to assist with the delivery of supports that cater for their extreme functional impairment or very high support needs.

3.1 Built Form

- Demolition of existing single storey detached garage structure and associated retaining walls.
- A new garage door is proposed to the existing dwelling and it is proposed to reinstate the original garage for the dwelling.

Garage - Ground Floor

- New garage and extension of driveway;
- New pedestrian path leading to entry foyer of secondary dwelling;
- Laundry and lift to secondary dwelling;
- Enclosed water storage;

First Floor

- Provision of a first-floor secondary dwelling;
- One bedroom and bathroom and open plan kitchen and living area.
- First floor terrace and new timber decking and staircase;
- Green roof over garage;

Materials

- The new secondary dwelling will be made of brick, weatherboard cladding and aluminum windows.
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LEGISLATIVE FRAMEWORK

4. Overview

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Local Planning Context

- Pittwater Local Environmental Plan 2014 (PLEP)
- Pittwater Development Control Plan 2014 (PDCP)

This planning framework is considered in detail in the following sections.

4.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979, requires that in determining a development application, a consent authority is to take into consideration the following matters as are of relevance to the development:

Section 4.15 Matters for Consideration	Comment
(a) <i>the provisions of:</i> (i) <i>any environmental planning instrument, and</i>	See relevant sections of this report.
(ii) <i>any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	Nil
(iii) <i>any development control plan, and</i>	The proposal generally satisfies the objectives and controls of the Pittwater DCP 2014. See table below and where necessary key issues section of this report.
(iia) <i>any planning agreement that has been entered into</i>	Not applicable

Section 4.15 Matters for Consideration	Comment
<i>under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	
<i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</i>	The relevant clauses of the Regulations have been satisfied.
<i>(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	The environmental impacts of the proposed development on the natural and built environment have been addressed in this report. The proposal will not result in detrimental social or economic impacts on the locality.
<i>(c) the suitability of the site for the development,</i>	The proposed development is suitable for the site.
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	No submissions have been raised at this stage, and the applicant has notified each adjoining neighbor of this proposal.
<i>(e) the public interest.</i>	The proposal is in the public interest as it improves the appearance of the building within the streetscape, and will not impact upon the streetscape character and not result in detrimental amenity impacts to neighbours. The proposal also adds to the variety of residential accommodation in the locality.

4.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004


The aim of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 is to ensure consistency in the implementation of the BASIX scheme through the State.

In accordance with this SEPP, the application is accompanied by a BASIX certificate that confirms the proposal's compliance with key sustainability targets (refer **Appendix C**).

4.3 Pittwater Local Environmental Plan 2014

Use and Zoning

The Pittwater Local Environmental Plan 2014 was prepared to meet new State Government guidelines for local planning documents.



The subject site is located in Zone E4 Environmental Living under Pittwater LEP, 2014 and the works and continued use as a residential accommodation is permissible within the zone. The proposal also satisfies the objectives of the zone.

CI 4.3 Height of Buildings

The Pittwater LEP gives provision of a maximum building height on the site of 8.5m. The proposed development results in a maximum building height of 6.9m.

Subsequently the proposal is compliant with Clause 4.3 of the PLEP.

CI 4.4 FSR

The Pittwater LEP does not give provision of FSR for the site.

Clause 5.4 Controls relating to miscellaneous permissible uses

If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

The proposed secondary dwelling does not exceed 60m². Calculation of floor area of the secondary dwelling includes the foyer area and the laundry cupboard at ground level and all internal spaces upstairs at first floor level. It does exclude the lift shaft, the garage and the bin room. The bin room is a general bin room for the overall site and should be excluded from secondary dwelling calculations.

CI 5.10 Heritage

The site is not a heritage item and is not located within a heritage conservation area.

CI 7.1 Acid Sulfate Works

The site is Class 5 acid sulfate soils.

CI7.6 Biodiversity

The site is located within biodiversity lands. The proposal is designed and sited to avoid disruption to the environment.

CI 7.10 Essential Services

The site is already connected to all listed essential services.

4.4 Pittwater 21 Development Control Plan 21

The Pittwater 21 Development Control Plan (the DCP) applies to the site.

The Environmental Planning and Assessment Amendment Act 2012, which commenced on 1 March 2013, has clarified the purpose and status of development control plans, being to '*provide guidance*' to proponents

and Councils in achieving land use zone objectives and facilitating permissible development under an environmental planning instrument.

Furthermore, to assist in the assessment of development applications, the amended legislation states that where a proposal does not comply with DCP controls, the consent authority is to be *'flexible in applying those provisions'* and allow for *'reasonable alternative solutions'* that achieve the objectives of those standards for dealing with that aspect of the development.

It is important to recall these revisions to the status and application of DCPs in development assessment.

Section 4.15, subsection (3A) of the EP&A Act provides the following:

(3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

(c) may consider those provisions only in connection with the assessment of that development application.

The review of the Pittwater Development Control Plan is applicable to the proposed alterations and additions. In light of this we have addressed the following controls in the table below.

Pittwater 21 DCP Control	Compliance Y/N	Comment
A4.11 North Narrabeen Locality	Y	The proposal is consistent with the low density character of the area and maintains the visual character of the locality.
B3.6 Contaminated Land and Potentially Contaminated Land	Y	The site is not contaminated and historically been used for residential accommodation.
B3.7 Estuarine Hazard Low Density	Y	The proposal will not result in any estuarine hazards.
B4.5 Landscape and Flora and Fauna Enhancement Land Category 3 Land	Y	The proposal will not result in any impacts on local flora and fauna.

Pittwater 21 DCP Control	Compliance Y/N	Comment
B4.22 Preservation of Trees and Bushland Vegetation	Y	The proposal does not result in the loss of any significant trees.
B5.1 Water Management Plan	Y	Stormwater plans are provided at Appendix D.
B5.7 Stormwater Management – On site Stormwater Detention	Y	Stormwater plans are provided at Appendix D.
B5.10 Stormwater Discharge into Public Drainage System	Y	Stormwater plans are provided at Appendix D.
B6.3 Off Street Vehicle Parking Requirements	Y	The proposal gives provision of off-street parking for two vehicles.
B8.1 Construction and Demolition – Excavation and landfill	Y	No significant excavation is proposed.
B8.2 Construction and Demolition – Erosion and Sediment Management	Y	No erosion of sediment management will be required as a result of construction.
B8.3 Construction and Demolition – Waste Minimisation	Y	Waste will be managed by the appointed builders, who will dispose of waste using a private contractor.
B8.4 Construction and Demolition – Site Fencing and Security	Y	The site will be fenced and secure during construction.
C1.1 Landscaping	Y	<p>The DCP requires that the applicant plant 2 canopy trees in the front setback and 1 in the rear yard.</p> <p>The provision of these trees is omitted as they have the potential to overshadow neighbouring properties.</p> <p>Clause C1.1 of P21 DCP requires that the front of buildings (between the front boundary and any built structures) shall be 60% landscaped to screen those buildings from the street. It is noted that the existing building is not screened from the street, and it unreasonable to consider the proposal should comply with this control.</p>

Pittwater 21 DCP Control	Compliance Y/N	Comment
C1.2 Safety and security	Y	The new addition will add to visual surveillance to the street level for the benefit of the occupiers and their neighbours.
C1.3 View Sharing	Y	No loss of view is likely, and therefore the proposal maintains view sharing.
C1.4 Solar Access	Y	The alterations and additions will maintain existing levels of solar access to the site. The extent of overshadowing to neighboring dwellings is considered minimal as demonstrated in the attached shadow diagrams at Appendix B.
C1.5 Visual Privacy	Y	No loss of privacy to habitable rooms of adjoining properties is likely to occur. If required privacy louvres can be erected.
C1.6 Acoustic Privacy	Y	No additional noise is likely to occur to surrounding occupiers.
C1.7 Private Open Space	Y	Good provision of private open space is maintained as a result of the proposal. There will be no significant loss of private open space.
C1.9 Adaptable Housing and Accessibility	Y	The proposal has frontage to a public road and access is readily achieved from the public domain via a lift.
C1.11 Secondary Dwellings	Y	No more than two dwellings will be located on site. The new dwelling will be one bedroom. A landscaping strip 1.3m is provided. It is noted that the existing landscape strip is 1.25m from the boundary. The secondary dwelling with the exception of entry foyer is a single storey dwelling set above a foyer and not above the garage. The proposed secondary dwelling is not located above the garage. The very minimal rear setbacks to the site provide limited opportunity for this accessible housing on the site to be located elsewhere.
C1.12 Waste and Recycling Facilities	Y	Bin storage will be as per existing arrangements.

Pittwater 21 DCP Control	Compliance Y/N	Comment
C1.13 Pollution Control	Y	No pollution is likely to occur from the site.
C1.23 Eaves	Y	The proposal has provided eaves to building.
D11.1 Character as viewed from a public place	Y	The proposal will improve the design and appearance of the site when viewed within the streetscape. The proposed garage and secondary dwelling is not considered a dominant feature of the site.
D11.3 Building Colours and materials	Y	The proposed materials will improve the visual appearance of the dwelling and are similar to other dwellings within the locality. The design is proposing brick and timber external finishes to match the existing residence.
D11.6 Front Building line	Y	The proposed front building line matches the existing garage structure and will not be out of character to the existing streetscape. The new secondary dwelling largely complies with the 6.5m front setback, and where it encroaches upon the setback it is considered to be negligible, and not out of character with the streetscape.
D11.7 Side Rear Building line	Y	No changes are proposed to the side building line. Side setbacks of >1000mm are proposed to the side.
D11.9 Building Envelope	N	The DCP specifies a building envelope control 3.5m up from side boundaries and then pitched at 45°. The proposed design does not comply, and the proposed building bulk is only considered minimal.
D11.10 Landscaped Area	N	The DCP requires 50% of the site to be natural landscaped area. The site is 663.5sqm which means 332sqm of Landscaped area is required. The existing residence has 313.5sqm. The proposed design has 272sqm.

Pittwater 21 DCP Control	Compliance Y/N	Comment
		<p>The proposal also gives provision of the green roof in an effort reduce the dominance of the garage, and provide more planting as the constraints of the site make it impossible to comply.</p> <p>The non-compliance is considered minor and compliance is never likely to be achieved without substantial demolition of the existing building footprint.</p>
D11.11 Landscaped Area – Environmentally Sensitive Land	Y	The site is not environmentally sensitive.
D11.14 Construction, Retaining walls, terracing and undercroft areas	Y	Retaining walls are proposed and will comply.



LIKELY IMPACTS OF DEVELOPMENT

5. Overview

The likely environmental impacts of the proposed development that have been assessed include:


- Context and Setting;
- Amenity;
- Social, Environmental and Economic Impacts; and
- Suitability of the Site

5.1 Context and Setting

- The proposed alterations and additions are appropriate setting and this is achieved through high quality design of the proposed alterations. The proposed works will upgrade and revitalise the appearance of the site and provide a good quality addition to the site.
- The proposed alterations to the site are located in an area where minimal impact to surrounding land uses will occur, or to the surrounding streetscape. The proposed building envelope is minimal.
- The proposal will provide an appropriate urban form and orientation and creates a natural addition to the site.
- The proposal will also provide a good level of amenity for the occupiers through providing a secondary dwelling which is designed for accessibility functional requirements.
- The proposal will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. Therefore, the proposed works are considered compatible with the site context.
- The development as a whole is intended to fit comfortably within the existing streetscape and the character of the surrounding residential area in terms of scale, bulk and function. The proposed design will positively complement the existing character of the area and is appropriate to the site.
- The proposed design of the development achieves an appropriate built form in that it enhances the public domain, maintains the character of the streetscape, enhances the visual appearance of the building.
- The building footprint will not be increased as a result of the proposal.
- The provision of a mix of façade treatments, colour and articulation contribute to minimising the visual perception of bulk and scale of the buildings.
- The new secondary dwelling will be Specialist Disability Accommodation (SDA) which is accommodation for people who require specialist housing solutions, including to assist with the delivery of supports that cater for their extreme functional impairment or very high support needs.

5.2 Amenity

- The proposed additions to the site will receive good provision of solar access to all habitable living areas.

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- The shadow diagrams provided at **Appendix B** demonstrate only minor additional shadow from the proposed works, which results in minor overshadowing of neighbouring properties. No neighbouring habitable rooms will be impacted from the proposal. The proposed impacts are considered negligible.
 - The proposal will not minimise privacy or have a visual impact and will maintain the environmental amenity of adjacent development.
 - Screening of the first-floor side windows with louvres to the proposed addition will ensure no loss of privacy
 - No sense of enclosure will result from the proposed alterations which are very minimal in scale and are separated by large separation distances to adjoining properties.
 - No loss of views will occur.

5.3 Social, Environmental and Economic

The proposal will enable the continued use of the site as a residential use, consistent with its current use as a dwelling house whilst preserving the visual character of the site. The proposal will provide for accessible housing in demand across the metropolitan area.

The proposal will not have any adverse economic or environmental impacts.

5.4 The Suitability of the Site for Development

Located within the R2 Low Density Zone, the continued use of the premises and the new additions are consistent with the zone objectives, the provisions of relevant statutory and strategic documents and the surrounding context.

The proposal is of a nature in keeping with the overall function of the site. The premises are in a predominantly residential surrounding and amongst similar uses to that on site.

The proposed development is also compatible with surrounding land uses and will achieve a good level of amenity for adjoining land owners and operators.

Accordingly, the site is considered to be suitable for the development.

5.5 Any Submissions Made in Accordance with the Act

No submissions are apparent at the time of writing.

5.6 The Public Interest

The proposed development will have no adverse impact on the public interest.



CONCLUSION

This SEE provides an assessment of the proposal against the relevant environmental planning framework.

The assessment finds that the proposal is consistent with the objectives and controls of the relevant statutory and policy framework. No adverse environmental, economic or social impacts have been identified as resulting from the proposed development.

No additional significant adverse impacts have been identified as likely to arise from the proposed development which has been favourably assessed against the relevant provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

It is therefore considered that the proposal responds to site constraints and provides a suitable outcome. Accordingly, it is requested that Council grant consent to the proposal.



Appendix A – Survey



Appendix B – Plans



Appendix C – BASIX