

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Alterations and additions to a shop
top housing development

**209 - 211 Ocean Street
NARRABEEN**

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Statement of Environmental Effects

Alterations and additions to a shop top housing development

209 - 211 Ocean Street, Narrabeen



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TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 SITE DESCRIPTION AND LOCATION

3.0 DEVELOPMENT PROPOSAL

4.0 STATUTORY PLANNING FRAMEWORK

4.1 General

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

4.2.2 Height of Buildings

4.3 Warringah Development Control Plan

4.3.1 Compliance Table

4.4 Matters for Consideration Pursuant to section 4.15 of the EP&A Act

5.0 CONCLUSION

Attachment 1 Clause 4.6 variation request – Height of buildings

1.0 INTRODUCTION

This document forms a component of a development application proposing alterations and additions to an existing shop top housing development located on the subject property. Specifically, the application proposes new external cladding, the extension of the existing awning over the residential lobby entrance and the creation of winter gardens to a number of residential balconies through the introduction of a sliding glazed window system to the balcony perimeter.

We note that the proposal also proposes cladding changes to the works approved pursuant to development consent DA2017/1136 involving the construction of an additional upper-level apartment. None of the proposed works have commenced on site.

This report will demonstrate that the built form outcome is contextually appropriate, consistent with the architectural detailing of the existing building and will not be perceived as inappropriate or jarring given the sites corner location and established building heights within the site's visual catchment. We have formed the considered opinion that the proposal will not give rise to any adverse streetscape, residential amenity or environmental consequences.

We confirm that the provisions of Chapter 4 – Design of residential apartment development of State Environmental Planning Policy (Housing) 2021 do not apply as the proposed works do not constitute the substantial redevelopment or substantial refurbishment of an existing residential apartment building. In the preparation of this statement consideration has been given to the following statutory planning instruments:

- The Environmental Planning and Assessment Act, 1979
- Warringah Local Environmental Plan 2011 (WLEP)
- Warringah Development Control Plan (WDCP)
- State Environmental Planning Policy (Resilience and Hazards) 2021

Architectural drawings including floor plans, elevations and sections have been prepared in relation to the development proposed. The application is also accompanied by a survey plan.

The proposal is permissible and in generally in conformity with the development standards applicable to this form of development on this particular site having regard to its existing and future built form context. In this regard the development does not defeat the objectives of the height of buildings standard with sufficient environmental planning grounds evident to justify the clause 4.6 variation request in relation to building height.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document succeeds on merit and is worthy of the granting of development consent.

2.0 SITE DESCRIPTION AND LOCATION

The subject property is described as Lot CP SP 89359 No. 209-211 Ocean Street, Narrabeen. The site area comprises 795m² and is generally flat. The site contains an existing shop top housing development which includes 7 apartments, ground floor commercial space and basement carpark.



Figure 1 - Aerial location and context photograph

Surrounding development includes North Narrabeen Surf Club to the north and residential development to the south and west. The residential development comprises of a mix of multi dwelling housing, residential flat buildings and single residential dwellings. The Sydney Lakeside Holiday Park is located to the north-east of the site with North Narrabeen Beach to the east.



Figure 2 - Subject site

3.0 DEVELOPMENT PROPOSAL

The application proposing alterations and additions to a shop top housing development located on the subject property. Specifically, the application proposes new external cladding, the extension of the existing awning over the residential lobby entrance and the creation of winter gardens to a number of residential balconies through the introduction of a sliding glazed window system to the balcony perimeter.

The scope of works is depicted on the following Revision G Architectural drawings prepared by Quattro Architecture:

SHEET No	SHEET NAME
DA-A-000	COVER SHEET
DA-A-050	SITE PLAN
DA-A-099	BASEMENT 2 PLAN
DA-A-100	BASEMENT 1 / LOWER GROUND PLAN
DA-A-101	UPPER GROUND / LEVEL 1 PLAN
DA-A-102	LEVEL 1 / LEVEL 2 PLAN
DA-A-103	ROOF PLAN
DA-A-200	EXISTING ELEVATIONS - SHEET 1
DA-A-201	EXISTING ELEVATIONS - SHEET 2
DA-A-202	PROPOSED ELEVATIONS - SHEET 1
DA-A-203	PROPOSED ELEVATIONS - SHEET 2
DA-A-250	PROPOSED SECTIONS
DA-A-251	PROPOSED TYPICAL SECTIONS

The stormwater from the awning extension will be connected into the existing stormwater system.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 General

The following section of the report will assess the proposed development having regard to the applicable statutory planning framework.

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

The subject property is zoned E1 Local Centre pursuant to the provisions of the Warringah Local Environmental Plan 2011 (WLEP). Shop top housing is permissible with consent in the zone.

The application proposes alterations and additions to the existing shop top housing development and accordingly the works are permissible with consent in the zone.

4.2.2 Height of Buildings

Pursuant to clause 4.3 Warringah Local Environmental Plan 2011 (WLEP) the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of the clause 4.3 height of buildings standard are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The dictionary to the LEP defines building height to mean:

building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

From an analysis of the architectural plans and available survey information we confirm that the approved apartment to which this application also relates (DA2017/1136) has a height of 10.153m to the roof. This represents a non-compliance of 1.653 metres or 19%. We note that this height breach has already been approved pursuant to DA2017/1136.

Clause 4.6 provides a mechanism by which a development standard can be varied. The objectives of this clause are:

- (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development, and*
- (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

Accordingly, this application is accompanied by a clause 4.6 variation request in support of the cladding works above the 8.5 metre building height standard.

4.3 Warringah Development Control Plan

4.3.1 Compliance Table

The following controls are applicable to the development as proposed pursuant to WDCP:

Standard	Control	Proposed
PART B – BUILT FORM CONTROLS		
Wall Height	7.2m Wall height control applies to sites where it has an 8.5m building height control under the LEP	No change.
Front Setback	Nil front setback	No change
Side boundary setback	Merit assessment	No change to structural element with minor breach of wall cladding into the public domain.
PART C – SITING FACTORS		
Traffic, Access and Safety	1.5 spaces per 3 bedroom dwelling.	No change
Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments	Stormwater from the proposed awning extension will be connected into the existing stormwater drainage system.

	are to be designed, installed and maintained in accordance with Council's Water Management Policy.	
PART D - DESIGN		
Access to sunlight	<p>Development should avoid unreasonable overshadowing any public open space.</p> <p>At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p>	No change
Building Bulk	<p>To encourage good design and innovative architecture to improve the urban environment.</p> <p>To minimise the visual impact of development when viewed from adjoining properties,</p>	No change

	streets, waterways and land zoned for public recreation purposes.	
Site Facilities	To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.	No change
Materials and Finishes	The use of dark and earthy materials.	The proposed external cladding and balcony soffit materials proposed will significantly enhance the design quality of the overall building and its contribution in a streetscape context.

4.5 Section 4.15 EP&A Act Considerations

Following is an assessment pursuant to guidelines prepared by the former Department of Urban Affairs and Planning. Relevant matters nominated for consideration are:

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

As detailed within this statement the proposal is permissible and in general conformity with the development standards and controls applicable to this form of development on this particular site.

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

Context and Setting

i) *What is the relationship to the region and local context on 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?*
- *the previous and existing land uses and activities in the locality?*

These matters are addressed in detail in the body of this report. The proposed development is contextually appropriate, will afford a high level of amenity to future occupants and will not give rise to any unacceptable residential amenity or streetscape consequences.

ii) *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?*

There is no unreasonable impact apparent with respect to any of these matters.

- *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 has good access to services and facilities with transport, retail and urban services within immediate proximity of the site. No change to existing on-site parking.

- *Public domain*

Despite the minor cladding encroachments the proposed development will have no adverse impact on the public domain and addresses the design recommendations of the DCP.

- *Utilities*

Existing utility services will adequately service the development.

- *Flora and fauna*

N/A

- *Waste*

No change.

- *Natural hazards*

N/A

- *Economic impact in the locality*

There will be an economic benefit derived during the construction phase.
No adverse impact will be apparent from any other perspective.

- *Site design and internal design*

i) *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?*

I refer to the detailed considerations in the report and the accompanying material which covers matters related to design, building location, height and visual impact.

ii) *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?*

Compliance with the Provisions of the BCA can be achieved without difficulty.

Construction

i) *What would be the impacts of construction activities in terms of:*

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

Normal site safety measures as required by Council will ensure that no site safety or environmental impacts will arise during construction. It is envisaged that appropriate conditions of consent will be applied.

4.5.3 The suitability of the site for the development.

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 site is very well located with regards to public transport and the full range of required urban services utility services. The development will not cause an excessive or unmanageable level of transport demand.

- *Are the site attributes conducive to development?*

The site has no special physical or engineering constraints that preclude its development and as such the site is suitable for the proposed development.

4.7.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that Council will appropriately regard any submissions made in relation to the proposed development.

4.7.5 The public interest.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly approval of the development would be in the public interest.

5.0 CONCLUSION

The proposal is permissible and in generally in conformity with the development standards applicable to this form of development on this particular site having regard to its existing and desired future built form context. Sufficient environmental planning grounds are evident to justify the clause 4.6 variation request in relation to building height.

We have formed the considered opinion that the proposal will not give rise to any adverse streetscape, residential amenity or environmental consequences.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Having given due consideration to the relevant considerations pursuant to s4.15 of the Environmental Planning & Assessment Act 1979 it has been demonstrated that the proposed development is appropriate for approval.

A handwritten signature in black ink, appearing to read 'Greg Boston', is positioned above the printed name and title.

Greg Boston
Director