

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS, TO AN EXISTING
RESIDENCE

AT

82 NAREEN PARADE, NORTH NARRABEEN, NSW 2101

LOT 17 DP 11356

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 937/21, drawing numbers DA.01 to DA.17 dated Aug 2021 to detail the proposed alterations and additions to an existing residence at 82 Nareen Parade, North Narrabeen.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and Assessment regulation 2000*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control Plan 2014*

2) Site characteristics and description

The subject allotment is described as 82 Nareen Parade North Narrabeen.

- Site area of 1239sqm.
- Zoned C4 Environmental Living
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- Located in Class 5 Acid Sulfate Soil Area.
- The site is located in a Geotechnical Hazard H1 area – Geo tech report attached with this application
- The site is located in a Biodiversity area.
- The site is not located in a flood risk area.
- The property addresses Nareen Parade to the South.
- The site is currently developed with a one and two storey weatherboard dwelling with timber decks to the front.
- There is no driveway access to the property.
- The site falls from the North (rear) boundary down towards the South (front) boundary - approx. 15m.
- Vegetation consists of mixed endemic and introduced species with terraced lawn areas to the rear of the dwelling.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing dwelling.

It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

Lower Ground Floor Level

New enclosed stair connecting the lower ground floor to the ground floor

Ground Floor Level

New stair connecting ground floor level to lower ground – providing internal access to lower ground floor

Portion of existing front deck to be enclosed to form an extension for a proposed ensuite

Portion of existing rear deck to be enclosed to form a kitchen extension

Removal of internal walls to form an open plan new living, dining and kitchen area

Relocation of bathroom to existing bedroom

Replace portion of existing rear roof of dwelling to encompass rear extension

New roof over existing front deck

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the Pittwater LEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

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

The proposal will require a BASIX certificate with this application.

4.3) Height of Building (PLEP 4.3)

Maximum building control is 8.5m

The proposed building height is unchanged at a maximum of approx. 8.0m

The proposed additions and alterations **comply** with this control.

4.4) Biodiversity (7.6)

The proposed extensions will not adversely impact the site or the native flora and fauna. There will be no trees removed due to the proposed additions.

4.5) Geotechnical Hazards (7.7) The site is located in a Geotechnical Hazard area H1. The staircase addition will require minimal cut and fill, and will not adversely affect the stormwater or drainage, and every measure to avoid and minimise any risk has been taken.

4.6) Pittwater DCP

Desired future character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

Majority of the existing vegetation will remain untouched. The proposed new staircase will not affect or remove any substantial vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

4.7) Development Standards and the Effects of the Proposal

Landslip Hazard Risk (B3.1)

The development complies with the Geotechnical Risk Management Policy for Pittwater

View Sharing (C1.3)

The proposed additions and alterations will not negatively affect adjoining dwellings.

Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

Adjoining properties will experience a minimum of 3hours of natural solar access and upon their rear outdoor areas.

Visual Privacy (C1.5)

The proposed additions and alterations will not negatively affect adjoining dwellings.

Private open space (C1.7)

Control is a min of 80sqm

– approximately 30sqm of private open is located to the front of the dwelling, directly accessible from living areas. To the rear an additional area of approximately 200sqm is provided with direct access to the living and dining areas, and North orientation. This private open space is terraced due to the slope of the site – **COMPLIES**

4.8) LOCALITY SPECIFIC DEVELOPMENT CONTROLS – NORTH NARRABEEN LOCALITY

Character as view from a public place (D11.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape

Majority of the existing vegetation will be retained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

Proposed new works will not be dominant when viewed from a public place.

It is proposed that the alterations and additions, are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

Front building line (D11.6)

Front setback control is a minimum of 6.5 m

Front setback to the existing dwelling varies between -----4.0m – 17.0m

Front setback to proposed stair addition -----approx 9.5m - COMPLIES

Ensuite addition (above exist.deck) – ground floor level- varies between ---8.0m – 9.0m - COMPLIES

The proposal complies to the front setback control.

Side and rear building line (D11.7)

Side setback

The required side setback control is 1.0m to one side and 2.5m to the other

Existing East side setback to dwelling -----1.4m NO CHANGE

Proposed West side setback to dwelling -----0.64m

Due to pre existing structures it is difficult to adhere to the side setback control for this property. It is requested that this slight non compliance to the west side boundary be supported as it will not adversely affect the neighbours in solar access, privacy or views.

It is requested that this slight non compliance be supported as it will not affect adjoining properties in the loss of privacy, solar access and or view sharing.

Rear setback

The rear setback control for this parcel of land is a minimum of 6.5 m

Proposed rear setback -----58m -Complies

Building envelope (D11.9)

The control is to maintain a building envelope that rises 3.5m from the side boundary and projects at an angle of 45 deg.

The proposed west side of the stair addition slightly contravenes the side building envelope. Due to pre-existing structures and the slope of the site, it is difficult to adhere to this control. It is requested

that this slight non compliance be supported as it will not affect adjoining properties in any solar loss, privacy loss and or view loss.

Landscaped area – Environmental Sensitive Area (D11.11)

Site area is 1239sqm

Minimum Landscape area requirement	60%	743.4sqm
Existing Landscape area	79.9%	990sqm
Proposed total landscape area	79.3%	983sqm – COMPLIES

Existing hard surface area -----249sqm

Proposed total hard surface area -----256.2sqm

The proposed alterations and additions comply with this control.

No on site detention will be required as the new hard surface area is <50sqm

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the North Narrabeen locality and the general principles of Development Control 21.

It is considered that the proposal respects the aims and objectives of the DCP, however it is noted that the Environmental Planning and Assessments Amendment Act 2012 No. 93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards .

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the side setback and building envelope requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

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

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is zoned E4 Environmental Living and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposed alterations and additions will not have any detrimental impact on the adjoining

properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



VIEW OF SITE FROM NAREEN PARADE



VIEW FROM ENTRY PATH TO HOUSE



VIEW OF GROUND FLOOR FRONT DECK (AREA OF PROPOSED EXTENSION OVER FRONT DECK)



VIEW OF REAR OF PROPERTY



VIEW OF WEST SIDE OF PROPERTY, FROM THE REAR (WHERE STAIR ADDITION IS PROPOSED)



VIEW OF REAR OF PROPERTY (WHERE REAR KITCHEN EXTENSION IS PROPOSED)

SCHEDULE OF EXTERIOR FINISHES

82 Nareen Parade, North Narrabeen

WALLS	
Lower Ground floor	LIGHTWEIGHT WEATHERBOARD TO MATCH EXISTING - LIGHT
Ground Floor	LIGHTWEIGHT WEATHERBOARD CLADDING TO MATCH EXISTING - LIGHT
ROOF	Selected Colorbond sheeting (medium)
WINDOW & DOOR FRAMES	Powder-coated aluminium – Light to medium to match existing