



32A NAREEN PARADE NORTH NARRABEEN

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO A DWELLING AND A NEW SECONDARY DWELLING**



Report prepared for
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October 2023

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1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to the dwelling and a new secondary dwelling at 32A Nareen Parade, North Narrabeen.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Survey prepared by Detailed Surveys Consulting Surveyors
- Architectural drawings prepared by Cribb Architectural Drafting,
- BASIX Certificate prepared by
- Geotechnical Report prepared by GeoReports
- Stormwater Plan prepared by JN Engineering

1.4 The proposed development is consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The subject site is located on the north-eastern side of Nareen Parade in North Narrabeen, approximately 390 metres north-west of its intersection with Pittwater Road. The site is legally described as Lot 421 DP 1004511.
- 2.2** It is an irregular shaped lot with a front boundary of 15.245 metres, a variable rear boundary and side boundaries of 39.005 metres (east) and 26.24 metres (west). The lot has an area of 558.3m² and slopes steeply down to Nareen Parade frontage (south).
- 2.3** The site is currently occupied by a two-storey weatherboard dwelling with a metal roof. It has vehicular access from Nareen Parade to a detached single carport and single garage at the rear of the dwelling, via a right of carriageway. Being elevated the site enjoys water views to the east.
- 2.4** The site is surrounded by detached residential dwellings to the north, east and west. Immediately opposite to the site is a nature reserve. It is located in close proximity to shops and services on Pittwater Road and is in close proximity to South Creek, Narrabeen Lagoon and Narrabeen Beach.

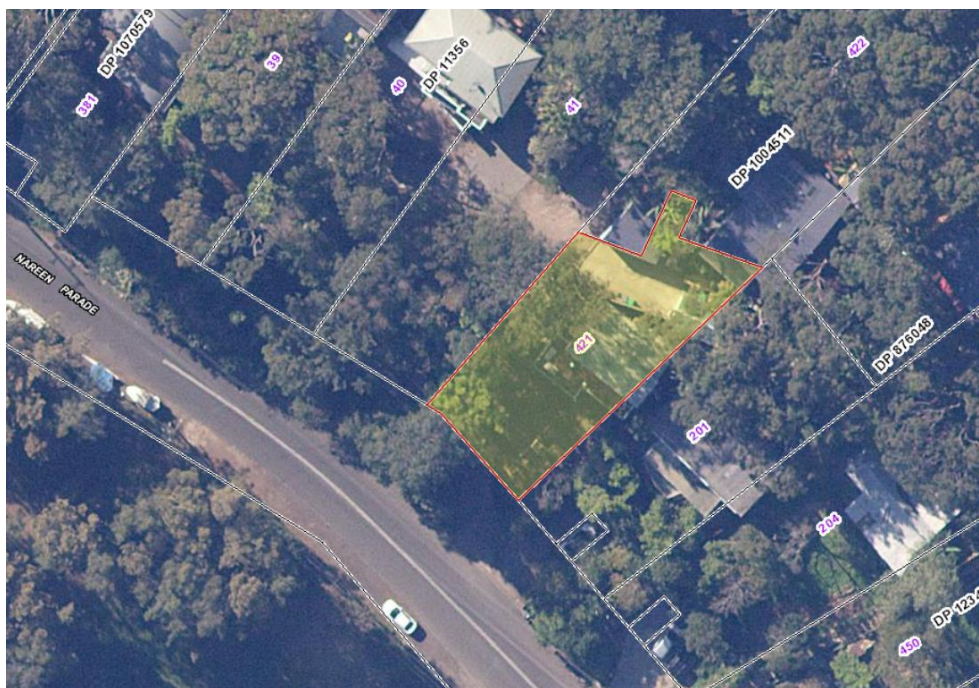


Figure 1. Aerial Image of the subject site.

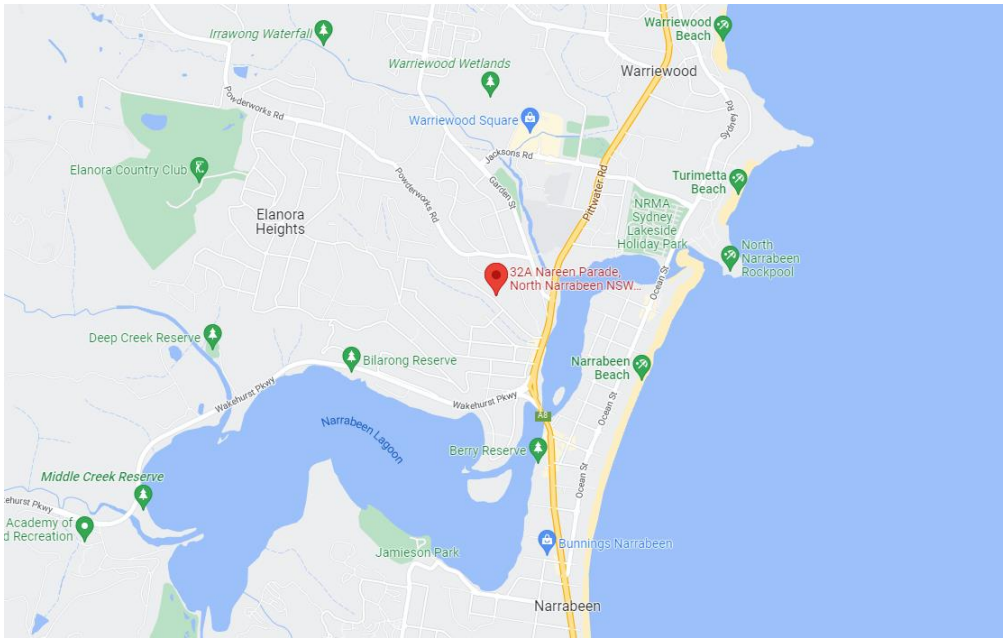


Figure 2. The site within the locality.

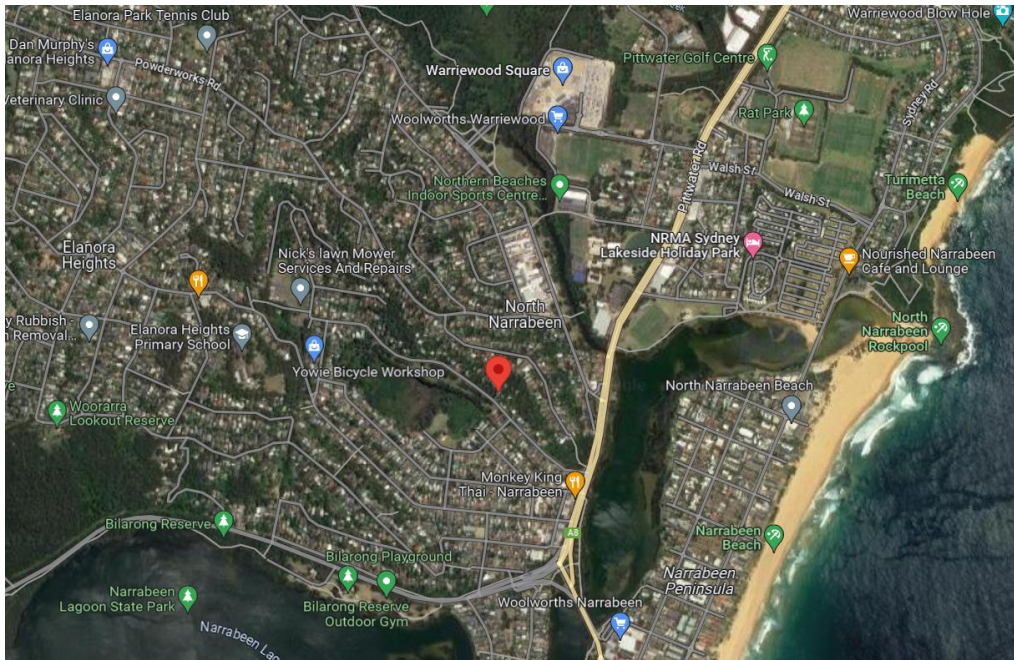


Figure 3. Aerial Image of the site within the locality.

3. Site Photos



Figure 4: The site, looking north-west from Nareen Parade (after landslide)



Figure 5: The subject site and existing dwelling, looking north-east from the access driveway (before landslide).



Figure 6: Access to the site from the top of the shared driveway



Figure 7: The rear of the existing dwelling and garage, looking east.



Figure 8: The rear of the existing dwelling, looking south.



Figure 9: The dwelling façade.

4. Proposed Development

- 4.1** The proposed development is for additions to construct a garage and a new secondary dwelling on the subject site.

The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for surrounding properties and the subject site.

- 4.2** The development will be made up as follows:

Site

- Construct a new 6 metre wide by 5.89-metre-deep garage and driveway with a roof terrace on the driveway frontage,
- New retaining walls and external staircase to the upper level secondary dwelling,
- New gardens and landscaping,
- Retention of the existing dwelling, garage and carport.

Secondary Dwelling

A new secondary dwelling on the property frontage comprising of:

- Kitchen, dining and living room,
- Bathroom,
- Bedroom 1 & 2.

- 4.3** This DA has been prepared considering the approved works included in DA2022/1452, which are current and also proposed to be undertaken.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for BASIX development in NSW. The proposal is BASIX development (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity & Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

Chapter 2 of the SEPP aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The proposed development does not result in the removal of any significant vegetation and remains consistent with the SEPP.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal Management

The site is mapped as 'Proximity area for Coastal Wetlands' and 'Coastal Environment Area' by the SEPP. Accordingly, the consent authority must consider clause 2.8 & 2.10 of the SEPP.

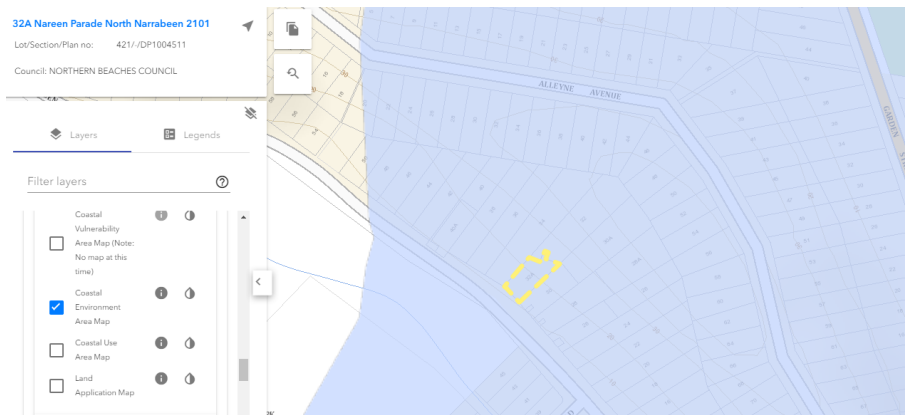


Figure 10: Extract - SEPP (Resilience and Hazards), Coastal Wetland and Littoral Rainforest Area Map

2.8 Development on land in proximity to coastal wetlands or littoral rainforest

(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on—

(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or

The proposed works are located on an existing residential lot and stormwater will be connected to existing drainage infrastructure on the site, which drains to Nareen Parade. In addition, standard erosion and sediment control measure will ensure there will be no impact upon the biophysical, hydrological or and ecological integrity of the nearby coastal wetlands.

(b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.

The quality and quantity of surface and ground water flows will remain unchanged, as stormwater resulting from the development to be directed to existing drainage infrastructure on the site, which drains to Nareen Parade, ensuring there will be no impact on the nearby coastal wetlands.

2.10. Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

As described above, the proposed works are located on a disturbed portion of an existing residential lot and stormwater will be connected to existing drainage infrastructure on the site, which drains to Nareen Parade. In addition, standard erosion and sediment control measure will ensure there will be no impact upon the biophysical, hydrological or and ecological environment.

(b) coastal environmental values and natural coastal processes,

The small scale residential development proposed does not require any tree removal and is located entirely within the existing residential lot, ensuring there will be no impact on environmental values or natural coastal processes.

(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

The proposal will not result in a decrease to water quality leaving the site.

(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

The works will have no impact on vegetation, habitats, headlands or rock platforms.

(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) Aboriginal cultural heritage, practices and places,

The location of the proposed works is on a highly disturbed portion of the lot and it is considered there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) the use of the surf zone.

There will be no impact on the surf zone.

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned C4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to a dwelling and a new secondary dwelling. Dwelling houses and secondary dwellings are permitted with development consent in the C4 Environmental Living zone.



Figure 11: Extract - Pittwater LEP 2014 Zoning Map

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 550m². The subject site comprises a compliant area of 558.3m² and no subdivision is proposed.

Height of Buildings

The subject site is mapped with a maximum building height of 8.5 metres. In addition, a maximum height of 5.5 metres is required for a detached secondary dwelling in Zone C4 Environmental Living.

The development proposes a compliant maximum height of approximately 4 metres to the secondary dwelling and 3.93 metres to the new garage, compliant with Clause 4.3 (2FA).

Controls relating to miscellaneous permissible uses

The LEP restricts the floor area of a secondary dwelling to 60m² or 25% of the total floor area of the principal dwelling. The new secondary dwelling proposes a compliant floor area 40m².

Heritage Conservation

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

Flood Planning

A small portion of the property frontage is mapped as low risk flood precinct, as illustrated below.

The development remains consistent with flood planning controls as all works are located outside of the mapped area, meaning there is no increased risk to life from flooding within this proposal, and therefore the development is appropriate for this site.

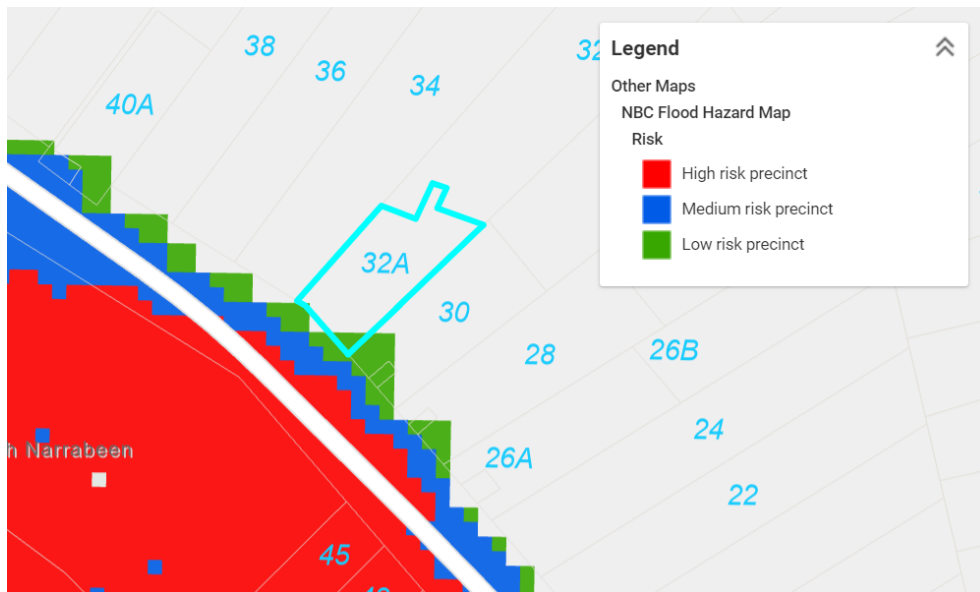


Figure 12: Extract - NBC Flood Hazard Map

Acid Sulfate soils

The site is nominated as Class 5 Acid Sulphate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

Earthworks

Earthworks are proposed to prepare the site for the construction. Cut was proposed to a maximum depth of 2.6 metres to accommodate the secondary dwelling and 5 metres to accommodate the garage and stairs. We note that the landslide at the site has resulted in some of this cut being unnecessary. Fill is proposed to accommodate the new garden to the south of the secondary dwelling, with retaining walls included within the scope of works.

All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

Biodiversity

The subject site is mapped as Terrestrial Biodiversity, as such development consent must not be granted unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

It is considered the development is compliant with clause 7.6, as works are located within the disturbed portion of the lot and there will be no detrimental impact on the surrounding natural environment. No tree removal is proposed.

Geotechnical Hazard

The subject site is mapped as geotechnical hazard, as such development consent must not be granted unless the consent authority is satisfied that:

- (i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
- (ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*
- (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

A geotechnical engineer's report prepared post landslide accompanies the application.

Essential services

All essential services are existing on the site.

5.4 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

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 fulfilment of these objectives as essential criteria.

Part A Localities

North Narrabeen Locality

The site is located within the North Narrabeen locality. The desired character statement for the North Narrabeen locality is:

The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes

will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide affordable housing in the locality, while being mindful of the setting of Nareen Parade.

Part B General Controls

B1 Heritage Controls

As described above the site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B3 Hazard Controls

Landslip Hazard

As described above the subject site is mapped as geotechnical hazard. A geotechnical report prepared post landslide is provided with this application. The applicant can provide further details as required and will comply with all conditions of consent.

Contaminated and potentially contaminated lands

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

Flood prone land

As described above, a small portion of the property frontage is mapped as low risk flood precinct.

The development remains consistent with flood planning controls as all works are located outside of the mapped area, meaning there is no increased risk to life from flooding within this proposal, and therefore the development is appropriate for this site.

B4. Control Relating to the Natural Environment

It is considered the proposed works will have no impact on the surrounding natural environment, as the development is located within the existing residential lot on a disturbed portion of the site. The proposal will have no impact on the flora or fauna of the locality, with no tree removal proposed.

B5. Water management

The site is connected to the reticulated sewer system.

The architectural plans provided with this application demonstrate the development will increase the impervious area by 48.06 m² which does not trigger an rainwater tank.

Stormwater from the garage and secondary dwelling will be connected to existing drainage infrastructure on the site, which drains to Nareen Parade.

B6. Access and Parking

The DCP requires a minimum 2 onsite carparking spaces for dwellings with 2 bedrooms or more.

The site contains an existing single garage and single carport at the rear of the site. The carport will be removed to create additional landscaped area. The development proposes a new, compliant double garage, accessed via the existing concrete driveway, to service the new secondary dwelling. Additional driveway detail are provided demonstrating access to the proposed garage.

Parking for the secondary dwelling can be provided on the on Nareen Parade where ample parking is available. Alternatively, the secondary dwelling resident would be able to rely on public transport, with immediate access to Pittwater Road buses available from this location.

The garage at the top of the site will be retained for storage.

B7. Site works and Management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C - Development Type Controls

C1. Design Criteria for Residential Development

Landscaping – Environmentally Sensitive Land

The DCP requires 2 canopy trees in the front yard and 1 in the rear yard, are retained and a minimum 60% landscaped area forward of the building line.

The development will retain the existing canopy trees on the site and retains an ample landscaped area within the front setback.

Safety and Security

An ability to view the shared driveway and street frontage beyond is retained allowing for casual surveillance which is to the benefit of the safety and security.

View Sharing

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The proposed works will result in appropriate shadow impacts with shadows falling to the street and within the front yard of the southern neighbour.

Visual Privacy

Privacy will be retained for neighbours with no direct overlooking into any key living areas.

The new secondary dwelling incorporates a number of privacy measures including orienting glazing towards the shared driveway, away from surrounding dwellings. The new roof terrace is visually separated from surrounding properties by existing vegetation separating neighbouring properties.

Acoustic Privacy

The development will not result in noise levels inappropriate to a residential area and the site is not located in close proximity to a noise generating activity.

Private Open Space

The minimum private open space requirement of 80sqm is easily accommodated for the principal dwelling on the deck and in the rear yard, as required by the DCP. A private open space area for the secondary dwelling is provided in the new garden and roof terrace.

Secondary Dwellings and Rural Worker's Dwellings

A maximum of 2 bedrooms and 1 bathroom and a maximum of 1 storey are permitted for secondary dwellings by the DCP. The development proposes a compliant 2 bedroom, 1 bathroom, single storey design in accordance with the DCP.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained.

Part D – Locality Specific Development Controls

D11 - North Narrabeen Locality

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed development is appropriate within residential and natural setting.

Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and the development presents with a pleasing façade when viewed from the public domain.

The resulting development is screened from the street by substantial existing vegetation and the secondary dwelling and garage will sit comfortably in the coastal and natural locality.

Scenic Protection

The site is visible from Nareen Parade and the proposed works are consistent with the built form in the locality, presenting as a low density residential development, secondary to the bushland landscape of the site.

Building colours, materials and construction

Details of materials and colours are provided on the plans.

Front Building Line

The DCP requires a front building line setback of 6.5 metres or the established building line on the site.

The development proposes a numerical front setback of 0.65 metres to the new garage and 8.3 metres to the secondary dwelling from the front boundary of the site, however the effective front setback from Nareen Parade is 8.8 metres to the garage, due to the shared concrete driveway providing vehicular access to the site as illustrated below.

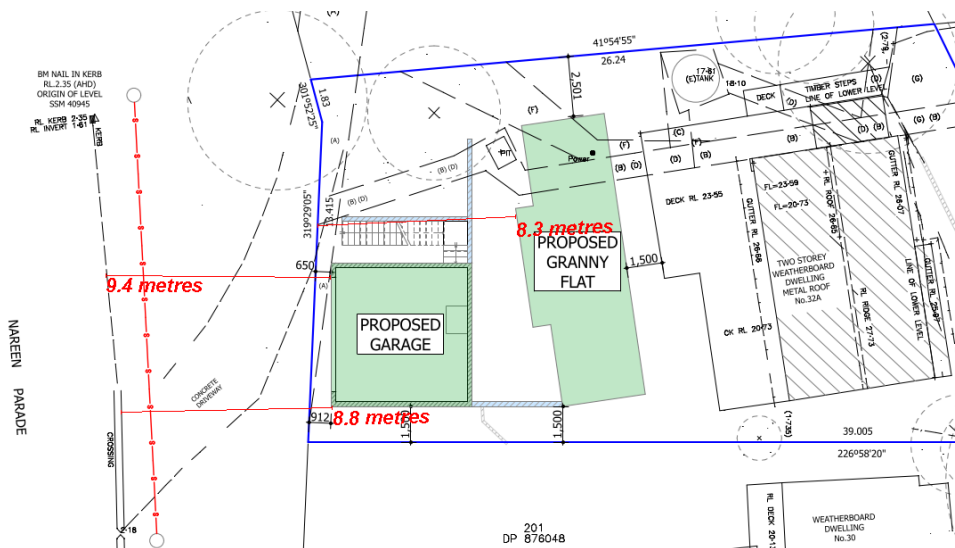


Figure 12: Extract – Site Plan Illustrating Front Setbacks

A variation to the front setback of the proposed garage is considered appropriate, in this case, as the site has a unique layout with challenging vehicular access. The proposal will

improve access and parking on the site, without compromising character when viewed from the street due to the large effective setback created by the concrete access driveway.

In addition, The DCP permits a variation to the front building line setback for parking structures on steeply sloping sites, and the proposal remains consistent with the objectives of the control, despite the variation, as assessed below:

Achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location. The addition of a garage on the property frontage, with direct access to the existing concrete driveway, will present with a compliant, effective front setback of 8.8 metres to the street. The new garage will provide a safe and efficient onsite carparking for the dwelling.

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

Comment

Consistent. A site visit has been undertaken and it is concluded that the proposed garage will have no impact on views or vistas due to the slope of the site and its location on the lower slope of the site.

The amenity of residential development adjoining a main road is maintained.

Comment

Consistent. The subject site adjoins Nareen Parade and the new garage will have an effective and compliant front setback of 8.8 metres to the road reserve, due to the existing concrete access driveway on the property frontage.

The proposed garage represents a logical and practical location to provide onsite carparking and does not exacerbate amenity impacts for surrounding residential development.

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

Comment

Consistent. No additional tree removal is proposed as a part of this application, with the works located on a disturbed portion of the lot.

Vehicle manoeuvring in a forward direction is facilitated.

Comment

Consistent. The works will improve vehicular access and parking on the site, which is currently provided by a steep concrete right of way across adjoining properties, to a garage and carport at the rear of the site.

The provision of a new garage on the property frontage, will provide more direct vehicular access from Nareen Parade and vehicles can utilise the existing driveway to exit the site in a forward direction.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

Comment

Consistent. The proposed development will improve the presentation of the site to the Nareen Parade street frontage, which is currently dominated by retaining walls and external staircases as illustrated below. The new garage will present as a low scale, single storey structure which will formalise the built form and accommodate the steep slope within the built structure. The proposed works remain recessive to the surrounding natural environment as illustrated in the 3D perspective below.

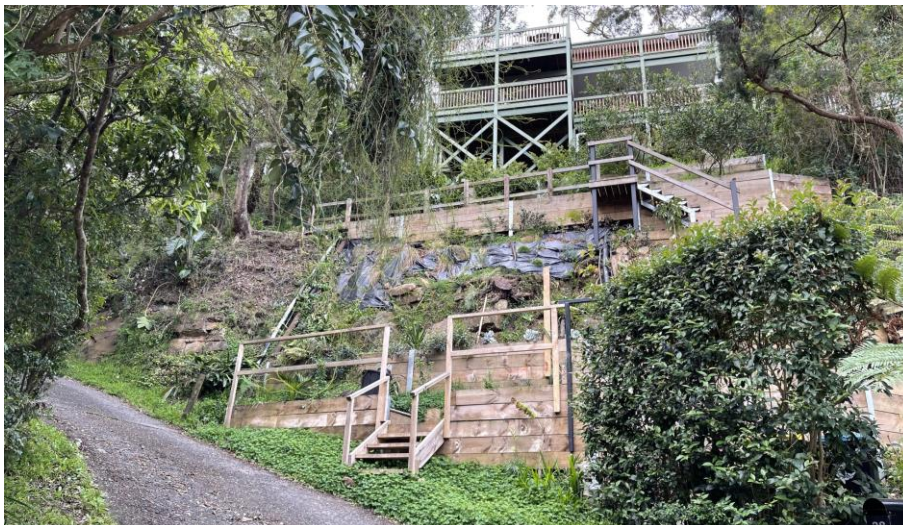


Figure 13: The subject site, looking north-east from Nareen Parade (prior to landslip)

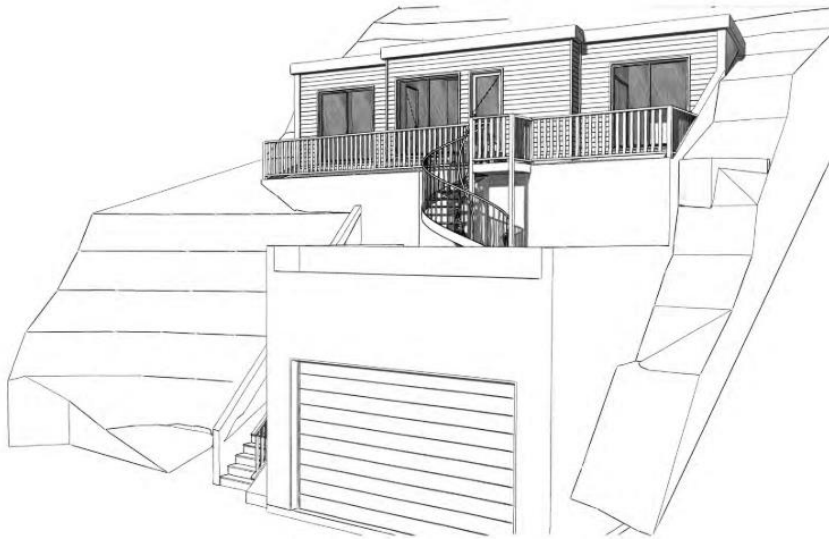


Figure 14: Extract – 3D Perspectives of Proposed Garage.

To encourage attractive street frontages and improve pedestrian amenity.

Comment

Consistent. The works will present as an attractive addition to Nareen Parade, screened from the road by existing landscaping on the site. Pedestrian amenity is improved through the addition of a new external staircase on the site and internal staircase from the garage to safely access the upper levels of the site.

To ensure new development responds to, reinforces, and sensitively relates to the spatial characteristics of the existing urban environment.

Comment

Consistent. The development remains consistent with the spatial characteristics of the surrounding natural environment, with works located below the tree canopy level and of a scale consistent with surrounding residential development.

Side and Rear setbacks

Side

Side setbacks of 2.5 metres on 1 side and 1 metre for the other side (or maintenance of existing setbacks) are required by the DCP.

The development proposes compliant side setbacks of 1.5 metres (east) and 2.501 metres (west).

Rear

A rear setback of 6.5 metres is required by the DCP and the new works propose a compliant rear setback of 14.9 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The development is compliant, being set to a great extent into the slope of the site.

Landscaped Area – Environmentally Sensitive Land

The site is mapped as landscaped area 1, as such the DCP requires a minimum landscaped area of 60% of the site area, which is equivalent to 334.98m² for the site area of 558.3m².

The development proposes a landscaped area of 276.65m² or 49.55 %.

We note that the variation results largely due to the right of way at the top of the site for access to a neighbour's garage. Compliance can not be achieved as a result of this position on the site.

A variation to the landscaped area control is considered appropriate, in this case, as the development remains consistent with the outcomes of the control, as addressed below:

Achieve the desired future character of the Locality. (S)

Comment

Consistent.

Parking is required on lots at this end of Nareen Parade to be on the street front due to the fall of the land. As the area redevelops, the frontages will all eventually need to be updated in line within 32a Nareen to achieve compliant grades. The frontage also retains ample screen space and tree and will present as low level development nestled into the slope.

The bulk and scale of the built form is minimised. (En, S)

Comment

Consistent.

The works are single storey and modest in scale.

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Comment

Consistent.

Solar access is compliant and neighbours are not detrimentally impacted as a result of the proposed works.

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

Comment

Consistent.

Key vegetation on site is retained, with proposed works within an area that has been impacted by landscape and that is currently unvegetated.

Conservation of natural vegetation and biodiversity. (En)

Comment

Consistent.

The key areas of vegetation are retained and there will be no detrimental impacts.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

Comment

Consistent.

Stormwater will comply with Council conditions of consent.

To preserve and enhance the rural and bushland character of the area. (En, S)

Comment

Consistent.

Ample green space is retained as a result of the proposal.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment

Consistent.

The works are minimal in scale with ample soft space retained onsite.

Fences – General

No changes are proposed to the existing fencing on the site.

6. Numerical Control Table

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	550m ²	558.3m ²	Yes
Building Height	8.5m	<u>Secondary dwelling</u> 3.9m <u>Garage</u> 4m	Yes Yes
Controls relating to miscellaneous permissible uses	Max. floor area of secondary dwelling 60m ² or 25% GFA of principal dwelling	40m ²	Yes
Pittwater 21 DCP 2014			
Parking	2 spaces (dwelling)	2 spaces	Yes
Solar Access	3 hours sunlight to windows of principal living areas, solar collectors and POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Complies	Yes
Private Open Space	80m ²	>80m ²	Yes
Secondary dwellings	Max. 2 bedrooms, 1 bathroom and 1 storey	2 bedrooms, 1 bathroom, 1 storey	Yes
Front Boundary Setback	6.5 metres or established building line (whichever is greater)	<u>Garage</u> 0.65 metres to front boundary, 8.8m to road reserve <u>Secondary Dwelling</u> 8.3m	Merit assessment Yes
Side Boundary Setbacks	2.5 metres one side and 1 metre on other side	1.5m (east) 2.501m (west)	Yes Yes
Rear Boundary Setbacks	6.5 metres	<u>New works</u> 14.9m	Yes

	Standard	Proposed	Compliance
Building Envelope	3.5 metres / 45 degrees.	Complies	Yes
Landscaped Area	Area 1 - 60% (334.98m ² for the site area of 558.3m ²)	49.55%	No

7. 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:

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

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the C4 zone.

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

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?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

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 surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

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 works will improve vehicular access and onsite carparking on the site. No conflict or issues will arise as a result of the proposed development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no significant impact, with works proposed on the already disturbed portion of the lot.

Waste

There will be no impact.

Natural hazards

The site is mapped as slip prone land. The specialist report provided with this application, supports the development in its current form.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

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 is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

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 provisions of the Building Code of Australia and all relevant Council controls.

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 compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

7.3 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 adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

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

8. Conclusions

- 8.1** The proposed development for alterations and additions to the dwelling and a new secondary dwelling at 32A Nareen Parade, North Narrabeen, is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Reviewed and approved by
31/10/2023	Naomi Lyons Senior Planner	Sarah McNeilly Director

Disclaimer

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