

**RICK'S DRAFTING PTY. LTD.
BUILDING DESIGNERS**



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**STATEMENT OF ENVIRONMENTAL EFFECTS
AT 44 NAREEN PDE.
NORTH NARRABEEN
17.03.2021
AMENDMENT 'A' AS REQUESTED**

SITE

The site is 935 square metres in area and has built upon it a two-storey house, deck, paved areas, car parking and established lawns, trees and gardens. The site is a steep block.

PROPOSAL

It is proposed to construct a new single storey secondary dwelling to the south of the site, with a roof over part of the new timber south facing deck and rain water tanks under.

All materials and colours shall blend in with the surrounding landscape, existing dwelling and surrounding houses.

There are existing timber steps rising to the existing residence which shall also be used as access to the proposed secondary dwelling

GEOTECH REQUIREMENTS

A geotechnical report has been prepared and is included in the application.

ACID SULPHATE

The site is in a Class 5 area and with minor excavation acid sulphate does not affect this site

STREET SCAPE

The proposed new secondary dwelling and deck is in keeping with established building sites in the suburb of North Narrabeen. The site is sloping, which means the secondary dwelling is below the existing two-story home and there are great views and sunsets to be captured.

The site rises up from Nareen Parade where there are no established footpaths and there is dense vegetation between the road and the proposed secondary dwelling thus the new development will be partly non visible.

There is a newly built secondary building at No. 46 Nareen Pde. which is set partly below the proposed secondary dwelling.

VIEWS

Existing views are mainly to the south.

No adjoining properties shall lose views due to the development as adjoining homes are set much higher. The adjoining secondary dwelling is partly set lower than the proposed development.

Plans have already been shown to the owners at No. 46 Nareen Parade with no objections.

NOISE

The proposed development shall not create any adverse additional noise. There is great separation between other adjoining homes and the existing home on the site. There is no outdoor area to the north, east and west which is the nearest adjoining houses.

There are no windows on the western boundary.

The west end of the deck shall be screened off to a height of 1.8 m

There is also great vegetation between the two properties.

The secondary dwelling is intended for a family member and low cost rental.

CAR PARKING (NON COMPLIANCE)

The existing house has parking provided and can't be added too due to the steepness of the site.

A 60 square metre secondary dwelling does not require additional car space in the other two Councils that make up the Northern Beaches Council and under a State Government application.

The cost of providing addition car parking would be greater than the proposed building.

This proposed development is for low-cost rental and family use.

Many people after this type of rental don't have cars and rely on public transport, which is very nearby.

Nareen parade is not a through road and only services a few streets, further in.

There is adequate parking in Nareen Parade opposite the dwelling, which won't interfere with passing traffic and has always been used for parking.

We hope that Council considers the car parking situation and gives their approval as all other policies comply.

PRIVACY

No adjoining properties shall lose any privacy due to the development as they are all set higher. The secondary dwelling at No.46 Nareen Parade is set partly below the proposed development and away from the proposed new development.

There are no windows on the western side

There is 18.0 metres between the proposed new deck and the existing house at the front and the new building is set much higher. The proposed new deck shall have a 1.8 metre, high screen at the western end to prevent any overlooking of the secondary dwelling at No. 46 Nareen Pde.

SOLAR ACCESS

The proposed development shall not affect the solar access of adjoining properties.

Shadow diagrams have been included in the application and comply with Council's policy.

SEDIMENT CONTROL

Sediment control shall be a filter cloth system, see site plan.

Excavated material shall be approx. 2.5 cubic

No heavy excavated material shall be stock piled on site, all excavated material shall be spread under the proposed new building, and hand compacted. Any good top soil shall be placed on existing garden beds as there is over 600 square metres of landscaped gardens and grass.

There is an existing concrete area on site adjacent to the existing driveway where hand loading the dump trucks shall take place.

The owner of the property has his own rubbish removal business.

No trucks shall be taken on to the site on excavated areas.

WASTE MANAGEMENT

Waste from this development shall be a small amount of excavated material from footings and shall be left under the proposed dwelling and evenly spread. A filter sediment barrier shall be installed during construction. All other waste shall be taken away from the site by trucks which shall be covered. Waste shall be taken to Kimbriki or similar facility and recycled where possible. Trucks shall be loaded on the existing concrete hardstand. No trucks shall drive on excavated material.

LANDSCAPE

The property is already landscaped with established garden, trees, veggie plots and grassed areas.

Very little landscaped areas shall be disturbed during construction as the new secondary dwelling is mainly being built over natural planted areas, any plants to be removed shall be replanted where possible.

Some established trees shall be removed, see arborists report.

New plantings are not required as per Basix certificate.

DRAINAGE

The existing house has a drainage system that is in good working order and flows to Council's kerb and gutter.

The proposed new roofs shall be drained to a new 2200 litre rain water tank under the proposed new dwelling. This tank will act as water storage and water detention with the over flow going into a new storm water line flowing to Council's drainage system.

See stormwater drainage plan and statement.

CONCLUSION

The proposed development shall not cause any harm to adjoining properties or the surrounding neighbourhood.

The proposed development is on a 935 square metre block and complies with Council's policies.

There are similar sites in the suburb and Pittwater area.

The materials and colours shall blend in with existing houses in the area and the existing house on the site.

The new deck shall give their family member a great entertaining area outside, and be partly protected from inclement weather and direct sun.

The McCabe Family hope that the development will be approved and they can give their intended family member a better standard of living or provide low cost rental.

Richard Conway