

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**for a**

**ALTERATIONS AND ADDITIONS**

**at**

**55 CAREFREE ROAD  
NORTH NARRABEEN**

MR & MRS M & A WILLIAMS  
55 CAREFREE ROAD,  
NPRTH NARRABEEN NSW 2101

November 2020

# **TABLE OF CONTENTS**

	Page No
<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 SITE ANALYSIS</b>	<b>4</b>
2.1 Subject Site	4
2.2 Site Context	4
2.3 Easements for Drainage	5
2.4 Soil Types	5
2.5 Heritage Items	5
2.6 Location of Buildings	5
2.7 Visual Character	5
2.8 Views	6
2.9 Open Space	6
<b>3.0 PROPOSED DEVELOPMENT</b>	<b>7</b>
<b>4.0 BUILDING FORM</b>	<b>8</b>
4.1 Visual Character	8
4.2 Building Setback	8
4.3 Floor Area	8
4.4 Roof Line	8
4.5 Built Upon Area	9
4.6 Solar Access	9
4.7 Cut and Fill	9
4.8 Privacy	9
4.9 Landscaping	9
4.10 Tree removal	9
<b>5.0 ZONING AND PLANNING INSTRUMENTS</b>	<b>10</b>
<b>6.0 DEVELOPMENT CONTROL PLAN</b>	<b>11</b>
<b>7.0 CONCLUSION</b>	<b>12</b>

## **1.0 INTRODUCTION**

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for alterations and additions to an existing dwelling.

The proposal has been designed in accordance with the provisions of Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014.

The Statement of Environmental Effects, being a requirement of the Development Application process, has been prepared to include;

- A description of the site and locality
- A description of the proposed development
- A description of the statutory framework which the application will be assessed including the provisions of the Environmental Planning and Assessment Act 1979

## **2.0 SITE ANALYSIS**

### **2.1 Subject Site**

The subject site is known as Lot 20, No. 55 Carefree Road, North Narrabeen, and is situated on the southern, or low side of Carefree Road, amongst other residential dwellings.

The subject site is legally identified as Lot 10, in DP 11547. The site is irregular in shape. In total the site has an area of 832.60m<sup>2</sup>.

Presently the site has a single storey dwelling on it, a detached studio, and an in ground pool.

With regard to topography, the subject site has a fall from north to south, or from front to rear

There are no trees to be removed as part of the proposal.

### **2.2 Site Context**

The subject site is located in a precinct, which contains mainly single detached residential dwellings.

The adjoining properties to the east and west are approximately 3000mm and in excess of 6000mm from the subject site respectively.

### **2.3    Easements for Drainage**

The site is not able to drain to the street by gravity to the Council storm water system. There will be no increase in impervious area as a result of the proposed works falling over existing impervious area. Stormwater currently goes to the ground by absorption, and there will be no change to this.

### **2.4    Soil Types**

There is no unusual or untoward soil type evident.

### **2.5    Heritage Items**

There is no heritage or archaeological items evident on site.

### **2.6    Location of Buildings, etc**

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and detail survey.

### **2.7    Visual Character**

The street is a typical suburban street that is predominantly made up of single detached houses of single and double storey. There is no real evident architectural style. The setbacks are varied and the setbacks are compliant on average. There is very good spatial separation between the subject site and its surrounding neighbours.

## **2.8    Views**

There are district views to the south, and the proposed works will not impact these views.

## **2.9    Open Space**

The location of the open spaces can be seen on the accompanying Development Application. Adequate outdoor areas are provided.

### **3.0 PROPOSED DEVELOPMENT**

The applicant seeks development consent to undertake the following:

- Alterations and additions to dwelling
- Extended front entry
- Enclosure of carport
- Extended living area
- New rear deck and awning
- Relocation of existing kitchen to lower level
- Extended Bed room and new rear deck

## **4.0 BUILDING FORM**

### **4.1 Visual Character**

The development conserves the visual character as it is within the Pittwater Council LEP 2014, as well as the Pittwater Council DCP 2014 guidelines for the most part, and is in context with the streetscape.

The proposed works will have very little impact on the streetscape. The desired future character allows for 2 storey dwellings, and there are many 2 storey dwelling being built in place of the older original single storey houses.

### **4.2 Building Setbacks**

The proposed entry addition will comply with the required 6500mm front setback.

The side setbacks remain as existing, and although don't comply with the 1000mm and 500mm rule, we are maintaining the existing setbacks, and the upper floor room extension respects the side setbacks.

### **4.3 Footprint**

The proposed footprint will be extended over existing hard stand areas.

### **4.4 Roof Line**

The roof line will encroach the 8500mm height restriction, for a small portion to the rear. A Clause 4.6 variation accompanies the application to address this.



#### **4.5    Built Upon Area**

The Built Upon area will be compliant with the controls.

#### **4.6    Solar Access**

Reasonable Solar Access is maintained to all habitable rooms.

#### **4.7    Cut and Fill**

There is only a small amount of cut for new footings.

#### **4.8    Privacy**

The proposal will have very little impact on the privacy of the neighbours. There are no new windows to the side elevations on the upper floor. There is a small highlight window to the lower floor. The proposed decks will have privacy screens, and the new sliding glass door to the extended berommm, will be shielded by the privacy screen to the deck.

#### **4.9    Landscaping**

The landscaped area will be in excess of the 40% minimum requirement.

#### **4.10   Tree Removal**

There are no trees to be removed.

## **5.0 ZONING AND PLANNING INSTRUMENTS**

### **5.1 Pittwater Local Environmental Plan 2014**

The subject land is Zoned R2 Low Density Residential pursuant to Pittwater Council LEP 2014

The proposed alterations and additions are permissible in the zone with development consent

## **6.0 DEVELOPMENT CONTROL PLAN 2014**

Pittwater Council DCP 2014 is the development control plan currently in force.

The DCP applies to all land within the Pittwater Council Local Government Area.

### **6.1 Number of Storeys**

The number of existing storeys is 2 and this is compliant with the DCP

### **6.2 Side Boundary Envelope**

The proposal complies with the 3.5 metre and 45 degree control for building work.

### **6.3 Site Coverage**

The proposal complies with the site coverage control.

#### **6.4 Side Boundary Setbacks**

The proposal is in excess of the minimum 900mm side boundary setbacks.

#### **6.5 Front Boundary Setback**

The proposed front setback is in excess of the required 6500mm.

## **7.0 CONCLUSION**

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography of the site, and the constraints of the existing elements and structures.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Warringah Council LEP 2011.

Council's support of the development is sought.