

Statement Of Environmental Effects

For Proposed Alterations
and a First floor addition

Property: 4 Nareen Parade, North Narrabeen

Statement of Environmental Effect

4 Nareen Parade, North Narrabeen

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Pittwater Council / Northern Beaches Council. Consent is sought for an extension of an existing First Floor Addition with rear Deck and Ground Floor Alterations to an existing dwelling at 4 Nareen Parade, North Narrabeen. A Development Application is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 25. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 56 DP 11356

The site is situated within a residential zone in the North Narrabeen Locality

The site is Irregular in shape and slopes from the Northeast down to Southwest where the front setback and street is located.

Site area: 882.5m²

The subject site is surrounded by 1 and 2 storey residential dwellings

Project aims and objectives

- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing pergolas, sun screening devices, and decks, and the articulation of building elements results in a dwelling of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.



PLEP 2014 (as relevant)

Clause 4.3 Height Of Buildings (8.5m)

(1) The objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,

Comment:

The first floor addition has been designed to tie into the existing upper level roof, while fitting under and complying with the objectives outlined in the PLEP controls whilst not affecting neighbouring properties. Proposed Max building height is 8.4m then further reduces along the fall of the roof line.

Clause 4.4 Floor space ratio

Comment:

Not applicable to subject land

Clause 5.10 Heritage Conservation

Comment:

Subject site is not located in or near a Heritage conservation area.

Clause 7.1 Acid Sulfate soils

Comment:

Not applicable to subject land, No excavation required for the proposed First Floor Addition

Clause 7.2 Earthworks

Comment:

Not applicable to subject land, No excavation or earthworks required for the proposed First Floor Addition

Clause 7.3 Flood planning

(1) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—
- (a) is compatible with the flood hazard of the land, and
 - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.
- (5) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted floodplain risk management plan.

Comment:

The subject site is shown as being partially located within a flood zone on Council's Flood Hazard Map. "Northern Beaches Consulting Engineers" have reviewed the proposal and advised that it is satisfactory as the proposed development is located outside of the predicted flood levels for the 1% AEP flood event. Refer accompanying "Flood control certificate"

Clause 7.4 Floodplain risk management

(1) The objectives of this clause are as follows—

(a) in relation to development with particular evacuation or emergency response issues—to enable evacuation of land subject to flooding in events exceeding the flood planning level,

(b) to protect the operational capacity of emergency response facilities and critical infrastructure during extreme flood events.

(2) This clause applies to land between the flood planning level and the level of the probable maximum flood, but does not apply to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard, or other freeboard determined by an adopted floodplain risk management plan.

(3) Development consent must not be granted to development for the following purposes on land to which this clause applies unless the consent authority is satisfied that the development will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land—

(a) caravan parks, (b) centre-based child care facilities, (c) correctional centres, (d) educational establishments,

(e) emergency services facilities, (f) group homes, (g) hospitals, (h) residential care facilities, (i) respite day care centres,

(j) seniors housing, (k) tourist and visitor accommodation.

(4) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted floodplain risk management plan.

Comment:

"Northern Beaches Consulting Engineers" have reviewed the proposal and advised that the existing residence and proposal complies with the required development controls as the proposed development is located outside of the predicted flood levels for the 1% AEP flood event. Refer accompanying "Flood control certificate"

Clause 7.5 Coastal risk planning

Comment:

Subject site is not located in a Coastal risk planning area.

Clause 7.6 Biodiversity

Comment:

Subject site is not located in a Coastal risk planning area.

Clause 7.7 Geotechnical Hazards

(1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards—

(a) matches the underlying geotechnical conditions of the land, and

(b) is restricted on unsuitable land, and

(c) does not endanger life or property.

(2) This clause applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the Geotechnical Hazard Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks—

(a) site layout, including access,

(b) the development's design and construction methods,

(c) the amount of cut and fill that will be required for the development,

(d) waste water management, stormwater and drainage across the land,

(e) the geotechnical constraints of the site,

(f) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless—

(a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and

(b) 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,

(iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.

Comment:

The Property has being identified in "geotechnical hazard area H1", A Geo technical report and risk assessment has been prepared by "Hodgson Consultanting Engineers" and their findings detailed in submitted documents find the property appears stable by inspection and accordingly the proposed development will have acceptable risk level in accordance with the 2009 Geotech risk management policy. See submitted land slip report.

Clause 7.10 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

1. the supply of water,

2. the supply of electricity,

3. the disposal and management of sewage,

4. stormwater drainage or on-site conservation,

5. suitable vehicular access.

Comment:

The proposal is only for a First Floor addition to an existing dwelling. Supply of water, electricity and disposal of sewerage and stormwater is currently active and will remain as existing. suitable vehicular access is available to the property via a shared concrete driveway and has an adequate manoeuvring area located onsite.

P21 DCP (as relevant)

D11 North Narrabeen Locality

The North Narrabeen locality will remain primarily a low-density residential area with houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.

B3 Hazard Control

Comment:

B3.1 Landslip - The Property has been identified in "geotechnical hazard area H1". A Geo technical report and risk assessment has been prepared by "Hodgson Consulting Engineers"

B3.2 Bushfire - Subject site is not located in a Bushfire Hazard zone.

B3.13 Flood - The Refer accompanying certificate prepared "Northern Beaches Consulting Engineers"
The proposed development is located outside of the predicted flood levels for the 1% AEP flood event.

B5 Water management

Comment:

-The proposed addition is over the existing dwelling / within the existing roofed area and will connect into the pre-existing stormwater services via the street gutter along Nareen Parade. No additional load on the existing storm-water system will be created.

-Current onsite waste water management is to be retained, Proposal is for a first floor addition to an existing dwelling services will be connected directly into the existing service.

B6.5 Off-street Parking

Comment:

Existing onsite parking is adequate (2 spaces provided)

B8.1 Construction and demolition - excavation and landfill

Comment:

N/A

B8.2 Construction and demolition - Erosion and sediment control

Comment:

Proposal is only for a First Floor Addition, minimal ground works or excavation required. Sediment control fences will be installed if required.

B8.3 Construction and demolition - Waste minimisation

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

Comment:

All waste is to be removed from site by builder and re-used or re-cycled by a recycle waste centre. This complies with the requirements of the DCP

C1.1 Landscaping

Comment:

A first floor addition is to sit with the footprint of the existing dwelling and above previously approved paved areas. No impact on the existing site vegetation or landscaping, located on the site is existing grassed areas.

-Site area = 882.5m²

-Landscaped open space = 518.5m² (58%) as shown on site plan.

This complies with the requirements of the DCP

C1.2 Safety and security

Comment:

As per existing dwelling, Surveillance is maximised by orienting the outlook from the building up towards the street.

C1.3 View sharing

Comment:

The subject site is not situated in a recognised view corridor. Views from adjoining sites which will not be effected by the proposal.

C1.4 Solar Access

Comment:

Refer to submitted shadow diagrams. (No adverse effect).

C1.5 Visual Privacy

Comment:

The proposed development does not result in any significant loss of privacy to adjoining dwellings.

C1.6 Noise

Comment:

The proposal is reasonably offset from adjoining properties. No adverse noise is anticipated from a typically domestic use.

C1.7 Private Open Space

Comment:

Required private open space pre-exists and will remain in place.

C1.23 Eaves

Comment:

Eaves have been incorporated into the design

D11.1 Character as Viewed from a public place

To achieve the desired future character of the Locality. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment

Comment:

To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.

The proposed design reduces perceived bulk due to:

- increase front setback respective of height
- articulation and manipulation of the design, enhancing the existing facade.
- use of light-weight materials.

D11.3 Building colours and materials

Comment:

The colours and materials used for alterations and additions to The first floor addition shall complement the existing external building façade. External colours have been chosen to complement the Hampton styling of the home and intergrate into the desired outcomes of the locality.

D11.6 Front Building line

Comment:

The proposal is for an extension of the First floor, The addition has been "set in" from the existing footprint and building line of the dwelling. Proposed Front setback 7.21m then increase along the splay of the land.

D11.7 Side and Rear Building line

Comment:

The proposal is only for a First floor Addition, The Dwelling and First floor addition have been set in from the side Boundaries to create a sense of openness, reduce visual bulk and scale and limit Privacy issues and increase solar access.

(Side setback Eastern boundary = 2.8m, Side setback Western boundary 3.55m)

D11.9 Building Envelope

Comment:

Side boundary envelope complies with councils controls, only eaves extend outside of the building envelope which is permitted by the DCP control

D11.10 Landscaped area- general

Comment:

The Proposed First Floor Addition does not increase pre existing site coverage. Refer to Site plan for site coverage calculations.

-Site area = 882.5m²

-Landscaped open space = 518.5m² (58%) as shown on site plan.

Summary

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of Pittwater Local Environment Plan 2014 and Pittwater 21 DCP Amendment No. 25, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Prepared by:

Your Style Designer Home additions

