

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE
AT**

138 LAGOON STREET, NARRABEEN

LOT 7 DP 347397

Prepared By *JJ Drafting Australia Pty Ltd*

November 2023

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Australia P/L, job number 1186/23, drawing numbers DA.01 to DA.18 dated July/23 to detail proposed alterations and additions to an existing residence at 138 Lagoon Street, 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 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*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*

2) Site Characteristics and Description

The subject allotment is described as 138 Lagoon Street, Narrabeen with a site area of 335.1sqm.

- R2 Low Density Residential zoning.
- Area A identified in the Warringah LEP Landslip Risk Area Map.
- NOT listed as a heritage item or located in a heritage conservation area.
- Identified as being in low, medium and high risk by Council's Flood Hazard Map. See attached flood report.
- NOT in a bushfire prone area as per Council's Bushfire Prone Land Map.
- Identified as Class 3 and 4 on the Warringah LEP Acid Sulphate Soils Map.
- The site is rectangular shape running approximately 36.5m deep and 9.2m wide.
- The site is currently developed with a one and two-storey brick dwelling with existing tiled roof.
- The site falls from the front boundary down towards the rear boundary by approximately 3.3m.
- Vegetation consists of mixed endemic and introduced species that surround the property with the front consisting of lawn area
- Vehicle access is provided via an existing concrete vehicular crossover off Malcolm Street to an existing attached single garage.
- Front, side, and rear setbacks vary through the streetscape and that of adjoining dwellings.
- The property's adjacent boundary to the northwest consists of a right of carriageway to 15a Malcolm Street.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

- Proposed rear balcony over an existing paved area with gable roof over. (north west of the dwelling)
- Existing concrete parking area to form a single carport
- Portion of an existing balcony addressing Malcolm St to be removed and the remainder to be enclosed to form part of an existing living area
- A first floor addition is proposed over portion of the existing building located above the media room.
- New hip roof is proposed over existing entry stairs off Malcolm street. Existing stair to be widened to match the existing landing
- Associated landscaping works in front yard, including new retaining walls to replace existing.

Lower Ground Floor Level

- New concrete slab extension to the existing garage floor.
- existing brick wall and garage doors to be removed. New brick wall and garage door proposed to be inline with the existing external walls of the dwelling. Driveway to remain untouched.
- New external stairs to ground floor living area.
- New external entrance to lower ground floor level. Existing powder room to be removed.
- Minor internal bathroom renovation.
- Associated landscaping works in front yard, including new retaining walls to replace existing.

Ground Floor Level

- Removal of some existing internal walls and reconfiguration of internal layout.
- New tiled balcony above an existing concrete parking area below is proposed for indoor /outdoor recreational use off the main indoor living area.
- Deck to have automatic sun louvres for privacy from Malcolm St and neighbours at 140 Lagoon St.
- Portion of existing living room to be extended above new garage walls.

Proposed First Floor Level

- New clad first floor addition with master bedroom, walk in robe and an ensuite.
- New Colorbond roof.

There will be no effect on neighbouring properties due to the proposed additions.

Considerations has been given to bulk and form.



Site from Aerial view.
Source: Northern Beaches
Council Planning Maps.

4) Zoning & Development Controls

4.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum building height of 8.5m.

Existing building height at highest point– 6.5m.

Proposed height at highest point– 6.7m.

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

4.3 General Principles of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed development **complies** with this control.

The change to external walls is through a first-floor addition, and all new walls are below 6m in height. The proposed first floor addition is cantilevered meaning on the east elevation it appears a taller wall than it is. The design is aimed to mitigate the wall height through cantilevering

Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inward of 45 degrees.

The proposed first floor addition steps 1.95m from the side boundary improving the existing setback from 1.115m which the current ground floor sits at. This is to mitigate the slight protrusion into the side building envelope on the northern boundary. It is requested that this non-compliance be supported as it improves the side setback of existing established structures and it will not affect adjoining properties in view loss or overshadowing.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 900mm.

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min. 900mm for the proposed works.

Existing Northern side boundary to dwelling	1.115m	COMPLIES
Proposed Northern side boundary to first floor addition	1.95m	IMPROVING EXISTING

The subject property is on a corner block allowing it to only have one side boundary recognised.

Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. front setback of 6.5m or an average of the adjoining properties. Secondary setback is 3.5m

Front setback to existing dwelling-Lagoon St	12.3m	COMPLIES
Front setback to proposed front extension- Lagoon St	11.18m	COMPLIES

Existing Secondary front setback -----	1.010m
Proposed secondary front setback to main bedroom-----	1.010m

It is requested that this non compliance be supported as it will not affect the streetscape. As the width of the site is quite narrow, it is difficult to strongly adhere to the 3.5m secondary front setback. The addition is quite small and will not affect adjoining properties in view loss, privacy loss or overshadowing

Rear Boundary Setbacks (DCP B9)

Warringah DCP control states there is no rear setback for corner blocks.

DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 335.1m ²	134m ²	40%
Existing landscaped open space area (areas more than 2.0m in any direction)	105.1m ²	31%
New total landscaped area	106.27m ²	31%

THE EXISTING LANDSCAPED ARE WILL NOT BE REDUCED

Private Open Space (DCP D2)

Requirement is a total of 60sqm with a minimum dimension of 5m.

Private open space is located to the front of the dwelling and directly accessible from the living area with an area of 60m² which **COMPLIES**.

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3hours of solar access. **COMPLIES**

Views (DCP D7)

Neighbours views will not be affected by the proposed additions. **COMPLIES**

Privacy (DCP D8)

There will be no loss of privacy, due to the proposed additions. **COMPLIES**

The proposed addition of a rear deck has included automatic floor to ceiling louvres to address any privacy concerns the neighbouring properties may have.

Traffic, Access and safety - C2

There will be no changes to the existing concrete driveway and vehicle crossing.

Parking Facilities – C3

The site has an existing single car garage (too narrow for two cars) and a concrete parking area. An extension to the garage length is proposed. A carport is proposed above an existing concrete parking area. The carport will be created with the new deck addition. The site will maintain 2 off street parking space.

Stormwater – C4

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides a concept design for stormwater drainage, this is to be designed by a hydraulic engineer at a later stage.

THE NATURAL ENVIRONMENT

4.1 Preservation of Trees or Bushland Vegetation (DCP E1)

- COMPLIES

Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

There will be no trees affected by the proposed additions and alterations

4.2 Wildlife Corridors (DCP E4)

- COMPLIES

The proposed alterations and additions will not affect the wildlife corridor.

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 Warringah Development Control Plan 2011 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 plans

The development has been designed to comply with the requirements of the Warringah Development Control 2011.

It is considered that the proposed design respects the desired character objectives of the WLEP 2011 in that it reinforces the existing and new 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 are raised regarding the proposed development.

5.5 The likely impacts of the 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 and is modestly designed to be sympathetic to the natural landscape.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 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 proposal which provides for 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.



Existing front of dwelling. New hip roof over entry, and first floor to the right of the image.



View looking to the front of the dwelling. Proposed first floor to be above existing.



View of where proposed rear deck addition to be. Showing right of carriageway to the left.



Rear view, right of carriageway and neighbouring property. Privacy screen to go along side of this balcony.

SCHEDULE OF EXTERIOR FINISHES

WALLS

LG FLOOR
GROUND FLOOR
FIRST FLOOR

External walls: existing bricks – new to match
External walls: existing bricks – new to match
External walls: charred timber cladding – dark grey

ROOF

Colorbond roof - Monument (or similar – medium to dark grey)

WINDOW &
DOOR FRAMES

Grey aluminium frames.