

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

This statement of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Councils DCP and LEP has been taken into account in the preparation of the report.

### **Property**

The subject property is known as Number **48 Nareen Parade, North Narrabeen**. The property is located within the Local Government Area of **Northern Beaches Council**. The proposed is capable of sustaining the planned development.

### **Proposal**

The proposed construction consists of a **Studio**, using colours that will complement the existing dwelling. The total size of the proposal is **34.20m<sup>2</sup> including decking**

**Proposed Studio to be constructed in accordance with relevant Australian Standards and Building Code of Australia.**

### **Location**

The location of the proposed studio has been chosen for 2 specific reasons:

1. The location was chosen specifically because it would have minimal to no impact on the existing environment requiring no trees to be removed in order to accommodate it;
2. The location provides vistas of the valley to the south and will additionally provide an area in which to contemplate and enjoy the existing environment.

### **Building Height**

The proposed building height meets DCP requirements of under 5.5 metres.

### **Existing Infrastructure**

Given the nature of the proposal, we do not believe the proposed will affect the existing infrastructure services related to the subject site in anyway.

### **Environmental Issues**

State Environmental Planning Policy (Coastal Management) 2018 The subject site is identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is applicable to the proposed development.

The stated Aim of the Policy under Clause 3 is to: The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

The Coastal Management Act 2016 states within Clause 3: The objects set out in Clause 3 of the Coastal Management Act 2016 are:

- a) to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and
- b) to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and
- c) to acknowledge Aboriginal peoples' spiritual, social, customary and economic use of the coastal zone, and
- d) to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and
- e) to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and
- f) to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and
- g) to recognise that the local and regional scale effects of coastal processes, and the inherently ambulatory and dynamic nature of the shoreline, may result in the loss of coastal land to the sea (including estuaries and other arms of the sea), and to manage coastal use and development accordingly, and
- h) to promote integrated and co-ordinated coastal planning, management and reporting, and
- i) to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and
- j) to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and
- k) to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions, and
- l) to facilitate the identification of land in the coastal zone for acquisition by public or local authorities in order to promote the protection, enhancement, maintenance and restoration of the environment of the coastal zone, and
- m) to support the objects of the Marine Estate Management Act 2016.

It is submitted that the assessment detailed under the Statement of Environmental Effects suggests that the proposed development is consistent with the objects of the SEPP (Coastal Management) 2018, as set out in Clause 3 of the Coastal Management Act 2016. The matters for consideration under Division 5 of SEPP (Coastal Management) 2018 are: The relevant provisions of this clause are addressed as follows:

Division 3 Coastal environment area 13 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, (b) coastal environmental values and 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, (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and 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, (f) Aboriginal cultural heritage, practices and places, (g) the use of the surf zone. (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: (a) The development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or (b) if that impact cannot be reasonably avoided—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.

(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The collected stormwater will be directed to the existing stormwater system. The proposed stormwater management system will comply with Council's Water Management Policy. Sediment and erosion control measures will be carried out to minimise the impact of the works on the waterway. Division 5 General 15 Development in coastal zone generally—development not to increase risk of coastal hazards Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

**The proposal provides for the construction of a Studio. The proposed Studio is not considered to increase the risk of coastal hazards for the subject property or adjoining properties.**

Development in coastal zone generally—coastal management programs to be considered Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

### **Preservation of Trees & Other Vegetation**

The Studio is proposed to be constructed within 3m of two trees on Site and will not require the removal of any trees. The proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

### **Storm Water**

The effect of the proposal on the existing stormwater run-off will be minimal. Sufficient landscaped area will remain for natural absorption of rainwater.

### **Streetscape**

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling, there will be no impact on streetscape.

### **Setbacks**

The proposal **does** meet the front, side and rear setback requirements of the BCA, the proposed 2.5m rear building setback does not meet the 6.5m set out in **cl. D11.7** of the local DCP. However prior to lodgement of the original development application the owners of 48 Nareen Parade spoke directly with the adjoining property owners at 24 Alleyne Avenue to discuss the proposed studio, and no concerns were raised. Additionally:

- The studio is single level and will be at a low level with dense natural screening at the rear;
- There is a horizontal distance of approximately 25 metres between the rear of the proposed studio and the adjoining property with dense and growing screening plants between the two properties;
- The property at 24 Alleyne Ave and associated decking is approximately 10 metres higher than the proposed studio due to the sloping nature of the land and therefore the studio poses no overlooking or privacy issues;

Additionally the rear property line runs diagonally at an angle of approximately 20 degrees off perpendicular and it is therefore difficult to achieve a consistent and greater setback distance without impacting on nearby mature trees, plus the setbacks are far more generous than those of the secondary dwelling located at the back of the adjoining property at #46.

Taking the above factors into account we seek a variation to **cl. D11.7** as the outcomes of the control will be achieved.

#### **cl. D11.11 Landscaped Area - Environmentally Sensitive Land**

This control requires 60% landscaped area. It is noted that the previous site plan submission showed that 51% landscaped area would be achieved upon construction of the studio, however after review of the drawings from Connect Drafting it was discovered that a large portion of the landscaped area at the front of the property had not been taken into account. With this area now included the total landscaped area is corrected at 56.35%, leading to a variation of 3.65%.

As such we seek a variation for 3.65% similar to that allowed for #52 Nareen Parade recently and ask Council to view this request favourably as the differential is minimal.

#### **Clauses B3.1, B4.4, B4.22, C1.1 & D11**

These controls have been addressed in the accompanying Geotechnical and Arborist Reports and revised site plans as requested by Northern Beaches Council.

#### **Privacy & Noise**

The proposal is not considered to create any visual privacy issues to the adjoining or other surrounding properties. The proposal will not generate additional noise during operation. Normal construction hours of operation and practice are to be followed during the construction phase.

#### **Traffic and Car Parking**

The proposal will have no effect on traffic in the surrounding area. The existing dwelling has suitable existing car parking, which enables access to the property.

**Conclusion**

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwelling, environment and neighbourhood. The proposal will complement the existing dwelling.

We seek council to view this application favourably

**Kind Regards,**

**Matthew Good (Owner)**