



**Statement of
Environmental
Effects
at
131 Gondola Road,
North Narrabeen
NSW 2101
For
John Green**

RAPID PLANS

ABN:
ADDRESS: PO Box 6193 French's Forest D.C 2086
TELEPHONE: (02) 9905-5000
FAX: (02) 9905-8865
EMAIL: gregg@rapidplans.com.au
Builders Lic No: 82661c

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 131 Gondola Road in North Narrabeen.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Gondola Road in the residential neighbourhood of North Narrabeen.

Site Address: No 131 Gondola Road, North Narrabeen

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Pittwater)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 252 DP.16212 known as 131 Gondola Road, North Narrabeen, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 21

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of North Narrabeen significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small trees & shrubs along the front, rear & northern side boundaries with a grassed area surrounding the dwelling to the boundaries. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide for a rear pool on the south-western corner of the property with pool safety barrier, a new retaining wall to the southern side boundary & concrete stairs to the side elevations to access the rear yard from the front.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New retaining wall to southern side boundary
- New concrete stairs to northern & southern sides of dwelling to access rear yard
- New rear pool area & pool safety barrier
- Remove a small tree in vicinity of pool

Internally the proposal encompasses:

- N/A

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

This proposal provides better provision for an outdoor recreation area for the residents whilst maintaining the bulk of the dwelling that is fitting for the North Narrabeen area. The owner is looking to improve the sides & rear of the property by improving access with stairs & retaining walls which will be more usable for the owner's family. A new pool area is required to the rear SW corner of the property which uses the existing ground area that was cleared for the construction of the dwelling. The design maximizes the existing dwelling & available area of land whilst

maintaining the bulk. The proposed development maintains the northern aspect improving the lifestyle for the residents.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Concrete block retaining walls

Concrete stairs & rear pool

Metal pool safety barrier

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	464.5 sq m	-
GFA (Gross Floor Area)	Existing	-
Height	1.6m (Ret wall)	8.5m
Built upon area	Existing	Existing
Landscaping	Existing	Existing

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	Existing	6.5m
Rear Set Back	1.5m (pool)	6.5m
Side Set Back	1m (pool)	1m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties.

The location of the new retaining wall is to be located on the southern side boundary which improves the openness of the property.

The side & rear setbacks of the proposed pool are a minimum of 1m setback from the boundaries. The southern side neighbour has a garage with no windows facing the subject property that provide ample screening from the neighbouring dwelling. The westerly neighbour has a shed near the rear boundary with their dwelling substantially set back from the rear boundary (approx. 22m). With the existing boundary fencing along with the pool being constructed close to ground level with the highest point being 376mm above ground level there is no adverse impact to neighbouring properties. There is no adverse impact to view sharing or solar access with privacy maintained between neighbours. It is in our opinion that the outcomes under PDGP21 D11.7 have been achieved with this proposal.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Gondola Road is to be maintained with the drive. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 131 Gondola Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions minimizes overlooking into neighbours' living areas and recreation space with work proposed at or below ground level & does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties which will maintain sunlight to the open space areas on the adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Existing water management measures will be maintained with this development.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The pool has been designed to make maximum use of the existing aspects.

4.2 Passive Solar Heating

Passive solar heating is maintained with this development.

4.3 Passive Cooling

Passive cooling is maintained with this development.

4.4 Natural light

Natural light is maintained with this development.

4.5 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will

ensure maximum recycling occurs.

4.6 Siting and Setback

North Narrabeen is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 131 Gondola Road is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties. The new retaining wall, stairs & pool area follows this design concept as the proposal improves access & circulation as well as maintaining existing amenity for neighbouring properties. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

4.7 Development on Sloping Land

No. 131 Gondola Road, North Narrabeen is not shown with the Geotechnical Hazard areas in Northern Beaches Council mapping. The front of the property is in slightly within Pittwater Council Flood Risk Planning Map & does not include the pool area to the rear of the property. The proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for the pool.

4.8 Building Form

Residential buildings in North Narrabeen are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed.

The building form is maintained with this development.

4.9 Roof Form

The roof form is maintained with this development.

4.10 Walls

The walls are maintained with this development apart from a concrete block retaining wall to engineering details to retain the southern boundary & allow for access & stairs

to the side of the dwelling.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the North Narrabeen area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

Windows & doors are maintained with this development.

4.12 Garages and Carports

The freestanding houses in North Narrabeen allowed for the cars to drive to the front or down the side of the house. This development the existing garage with parking available for 2 vehicles.

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for a new pool safety barrier to NCC & Australian Standards.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area where necessary.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 131 Gondola Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Narrabeen. The proposed design solution provides a private property that is both architecturally and environmentally responsive to the needs of the site and local community. Concrete block walls, concrete stairs & pool, orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this property. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Concrete block	Paint	By Owner
6.1.2 Pool	Concrete	Medium to Dark	By Owner
6.1.3 Pool Fence	Metal	Paint	By Owner