

Statement of Environmental Effects

For

Proposed Additions & Alterations at 40 Lindley Avenue North Narrabeen NSW 2101.

For

David & Lucie Jansen



BRADSTREET BUILDING SERVICES
DESIGN & CONSTRUCTION
27 MYOORA ROAD, TERREY HILLS. NSW 2084
PH: 9450 2527 Fax: 9986 3526
ABN: 49 484 782 577

Prepared by Grant Seghers

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Development Application

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1.0 INTRODUCTION

The following Statement of Environmental Effects accompanies drawings 1089-DA-01 to DA-09, dated December 2019, showing proposed new lower ground floor extension and carport at 40 Lindley Avenue Narrabeen NSW 2101.

This Statement of Environmental Effects has been prepared to address the relevant points of the following documents:

- *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.*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan 2011 as amended 7 May 2016*

This statement describes the site and the surrounding neighbourhood area, with consideration given to the relevant planning controls that relate to the site and the development proposed. It is my considered opinion that the additions and alterations as designed is worthy of the support of the Council.

2.0 PROPERTY DESCRIPTION & LOCALITY

The site is located at 40 Lindley Avenue, Narrabeen, NSW 2101. The lot is described as, Lot 8, Section D, DP 7090.

Refer to Figure 1, Location Plan. The property is zoned Residential R2 under the Warringah Local Environmental Plan. (R2 Low Density Residential)

The site is not listed as a heritage item, nor is not located within a conservation area. The site is not identified as being bushfire prone land. The site is identified on Council's Land Slip Risk Map as Area E (Collaroy Plateau Slopes>15deg). A Geotechnical Assessment Report, dated 4 December 2019, prepared by Hodgson Consulting Engineers accompanies this Development Application.

The site is currently developed with a two and three storey freestanding brick and timber dwelling with a tile roof. The existing details of the site are included on the survey plan prepared by Bee & Lethbridge Surveyors, Reference No. 21404, dated 02 September 2019, which accompanies this development application submission.

The property is a rectangular configuration with a frontage to Lindley Avenue of 15.24m. The site area is 618.6m². The property is generally sloping in profile and falls away to the North, the rear Northern end of the property is generally flat. The property abuts residential allotments to the East and West and to the North.

FIGURE 1: LOCATION PLAN.

Source: eservices1.warringah.nsw.gov.au





FIGURE 2: EXISTING RESIDENCE - VIEW FROM NORTH



FIGURE 3: EXISTING RESIDENCE - VIEW FROM NORTH

3.0 THE SURROUNDING ENVIRONMENT

The general vicinity of the site is characterised by two and three storey residential dwellings, in a variety of architectural styles. The varying age of development and additions and alterations in the area has resulted in a mix of materials and finishes. The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions.

4.0 PROPOSAL

This development application is for an addition to the existing lower ground floor, a new internal stair to link the ground floor to the existing garage and proposed, rumpus, guest room and laundry. The proposed lower ground floor additional footprint reflects the undercroft of the existing deck above. A carport to the existing off-street gravel parking space adjacent to Lindley Avenue is also proposed.

The proposed rumpus and guest room link to existing rear yard and pool area. The proposed external finishes and colours compliment the existing residence and exhibit low reflectivity and in combination with the existing landscaping will contribute to the existing character of the area.

The design and the character of the proposal is intended to provide a modern, low impact dwelling that exhibits a sense of place in the Narrabeen neighbourhood. The proposed new lower ground floor works are not visible from Lindley Avenue. The bulk and scale of the extensions are consistent with the existing neighbourhood dwellings.

As detailed within the accompanying drawings the proposal seeks consent for the construction of a lower ground floor extension and a carport.

5.0 DEVELOPMENT CONTROLS

5.1 Relevant SEPP Controls

5.1.1 Building Sustainability Index: BASIX 2004.

A BASIX Certificate No. A366436 has been prepared to support the proposed works.

5.1.2 Coastal Management 2018.

The subject site is not within the foreshore building line. The distance from the northern boundary to Narrabeen Lagoon is over 70m. With regard to this SEPP no further investigation is required.

5.2 SEPP No 55 – Remediation of Land.

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The proposal seeks only minor excavation, all works are above the existing surface levels, with the proposal comprising footings below ground to structural engineers detail.

As the site conditions are otherwise largely unchanged, further investigation of the site is not considered to be warranted.

5.3 Warringah Local Environmental Plan 2011 (WLEP)

The proposed additions and alterations are considered to be permissible under the Warringah Local Environmental Plan 2011, with the consent of Council.

Under the Warringah LEP the subject site is zoned R2 low Density Residential.

The General Controls applicable to the proposed additions and alterations are summarised as:

5.3.1 (cl.4.3) Building Height

Max building height allowed from natural ground is 8.5m.

The maximum height from existing natural ground to the proposed new works is 2.6m.

5.3.2 (cl.4.6) Exceptions to Development Standards

It is not intended to seek any exceptions to Development Standards under the WLEP.

5.3.3 (cl.6.2) Earthworks

There are minor localised excavations less than 600mm deep for the provision of services and the provision of footings.

5.3.4 (cl.6.4) Development on Sloping Land

The site has been identified on Council's Land Slip Risk Map as within Area E. A Geotechnical Assessment Report, dated 4 December 2019, prepared by Hodgson Consulting Engineers accompanies this Development Application.

There are no other clauses of the WLEP 2011 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements of the WLEP.

5.4 Warringah Development Control Plan (WDCP)

The Warringah Development Control Plan (WDCP), provides for a range of outcomes and controls which form the basis for the design of the proposed additions and alterations.

The relevant performance based controls under the WDCP are discussed below:

5.4.1 (B1) Wall Heights

The maximum allowed wall height is 7.2m. The new walls at Lower Ground are less than 2.6m high.

5.4.2 (B3) Side Boundary Envelope

The proposed works are within the 4.0m-45 degree envelope.

5.4.3 (B5) Side Boundary Setback

The minimum side boundary setback for the subject site is 0.9m. The proposed extension at Lower Ground follows the existing dwelling and is setback 0.9 from the western side boundary. The eastern side boundary setback is 4.95m.

5.4.4 (B7) Front Boundary Setback

The proposed works are in the rear yard behind the existing dwelling.

5.4.5 (B9) Rear Boundary Setback

The proposed works are setback 14.9m from the rear boundary.

5.4.6 (C2) Traffic, Access & Safety

The existing shared driveway access is to remain unaltered. The existing off-street gravel parking area is to remain and a carport is proposed in this area. This will allow safe access to the vehicle for the residents in all weather conditions.

5.4.7 (C3) Parking Facilities

The existing garage allows for secure off-street parking for two vehicles, an existing off-street gravel space also exists and it is proposed to compliment this area with a Carport as shown on drawings.

5.4.8 (C4) Stormwater

The existing hard-surface/footprint of the dwelling remains unchanged. The existing stormwater network remains unaltered. The proposed carport roof is to supply a proposed water tank as shown on the drawings.

5.4.9 (C5) Erosion and Sedimentation

Erosion and Sediment control is to consist of Staked Geotech Fabric fences and sand filled Geotech Fabric Socks. Erosion and Sediment control is to be implemented as defined in the Construction Certificate documentation. Refer to Site Plan DA-02.

5.4.10 (C7) Excavation and Landfill

There is no proposed major excavation or landfill.

5.4.11 (C8) Demolition and Construction

There is only minor demolition and excavation. A completed waste management plan has been submitted with this development application.

5.4.12 (C9) Waste Management

Garbage and Recycle Bins are to be housed in the existing Garage.

5.4.13 (D1) Landscape Open Space & Bushland

There is no change to the existing landscape area of the site. The proposed lower ground floor extension is below the existing deck and over existing hard surfaces.

The proposed new works achieve the Objectives of this control.

5.4.14 (D2) Private Open Space

This proposal for a rumpus adjacent to the rear yard allows for additional private open space for the residents in addition to the existing rear deck. Dwellings with 3 or more bedrooms require 60m² of private open space with a minimum dimension of 5m. The Site Plan, DA-02 shows the Open Space Area provided.

5.4.15 (D3) Noise

The existing acoustic privacy of the dwelling is maintained.

5.4.16 (D6) Access to Sunlight

The proposed new extension will not overshadow the adjacent neighbouring dwellings. Windows to the principal living areas of the neighbouring dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Drawing DA-09, Shadow Diagram shows the shadow cast by the existing dwelling and the proposed extension on the Winter Solstice (June 21) at 9.00am, 12.00noon and 3.00pm.

5.4.17 (D7) Views

As the proposal is at lower ground floor level only, there shall be no loss of views for the existing neighbouring dwellings.

5.4.18 (D8) Privacy

The proposal maintains and enhances the privacy and security aspects of the neighbourhood and provides a positive contribution to the surrounding environment.

5.4.19 (D9) Building Bulk

The proposed works are not visible from the street. The general form of the dwelling remains unaltered. The proposal is consistent with the desired character of the Narrabeen locality.

5.4.20 (D10) Building Colours & Materials

The colours and materials selected are summarised in the table below.

Schedule of External Finishes

AREA	SUBSTRATE	FINISH	COLOUR
Walls	Weatherboard	Paint	Windspray
Window / Door Frames	Aluminium	Powdercoated	White (match existing)
Awning Roof	Steel	Colorbond	Woodland Grey
Carport Roof	Steel	Colorbond	Woodland Grey

5.4.21 (D11) Roofs

The proposed extension is beneath the existing rear deck, there are minor awning roofs proposed as shown on the drawings. The proposed carport roof is to have a flat profile this minimises bulk and scale of this element.

5.4.22 (D12) Glare & Reflection

The proposal provides minimal glare & reflection.

5.4.23 (D14) Site Facilities

All essential services are available on site for the construction of the alterations and additions, including the supply of water, electricity, gas, the disposal of sewage, stormwater drainage and vehicle access.

5.4.24 (D16) Swimming Pools

The existing pool in the rear yard is to remain. Ensure all fencing conforms to A.S. 1926.1- 2012.

5.4.25 (D20) Safety & Security

The proposal maintains and enhances the security and safety aspects of the neighbourhood and provides a positive contribution to the surrounding environment.

5.4.26 (E1) Preservation of Trees or Bushland Vegetation

There is no removal of trees or changes to the existing landscaping of the site.

5.4.27 (E2) Prescribed Vegetation

There is no removal of any existing prescribed vegetation.

5.4.28 (E5) Natural Vegetation

There is no removal of any existing native vegetation, trees or shrubs.

5.4.29 (E6) Retaining Unique Environmental Features

There are no unique environmental features on the site.

5.4.30 (E10) Landslip Risk

The site has been identified on Council's Land Slip Risk Map as within Area E. (Collaroy Plateau Slopes>15deg). A Geotechnical Assessment Report, dated 4

December 2019, prepared by Hodgson Consulting Engineers accompanies this Development Application.

5.4.31 (E11) Flood prone Land

The subject site is not identified on the LEP Flood Planning Area Map as a Flood Hazard.

6.0 Sect 79c of The EPA Act, 1979

Matters for Consideration under Section 79c of The Environmental Planning and Assessment Act, 1979 are discussed below.

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the relevant SEPP controls. 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. The proposal is considered to be well designed having regard to the relevant provisions of the Council's LEP and DCP. The site is considered suitable for the proposed development.

It is considered that the proposal, which seeks consent for a new extension at lower ground floor and a carport to an existing gravel parking area will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area,

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.

7.0 CONCLUSION

The principle objective of this development application is to provide for a new lower ground floor extension to provide a rumpus and guest bedroom area.

The proposed lower ground level development respects the scale and form of other new development in the vicinity and therefore compliments the locality, the setbacks are compatible with the existing surrounding development.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining dwellings, the issue of a Development Consent under the delegation of Council is requested.