

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
additions to semi-
detached dwellings

21 Lisle Street & 15
Tourmaline Street,
Narrabeen

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21 Lisle Street & 15 Tourmaline Street, Narrabeen

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1 Introduction

This Statement has been prepared in support of a development application proposing alterations and additions to the existing semi-detached dwellings at 21 Lisle Street and 15 Tourmaline Street, Narrabeen.

The Architect has responded to the client brief to rationalise the ground floor layout through a minor increase in floor space to improve internal layout efficiencies and amenity, the augmentation of bedroom accommodation above the ground floor level garages and the provision of attic storage space within a pitched roof form.

This report will demonstrate that the proposed works will not give rise to unacceptable streetscape or residential amenity impacts however will significantly enhance the design quality and amenity of the dwellings. In addition to the Statement of Environmental Effects and Architectural Plans the application is also accompanied by the following:

- Survey Plan
- Architectural plans
- Basix Certificate

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Warringah Local Environmental Plan 2011 and
- Warringah Development Control Plan 2011

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed alterations and additions are compatible with the desired future character and zone objectives for the locality.
- The proposed alterations and additions will not have an adverse impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirement

2 Site Analysis

2.1 Site Description and Location

The application relates to Lot 151 & 152 in DP 860361 which have the addresses 21 Lisle Street and 15 Tourmaline Street, respectively. An aerial location map is included as **Figure 1**.

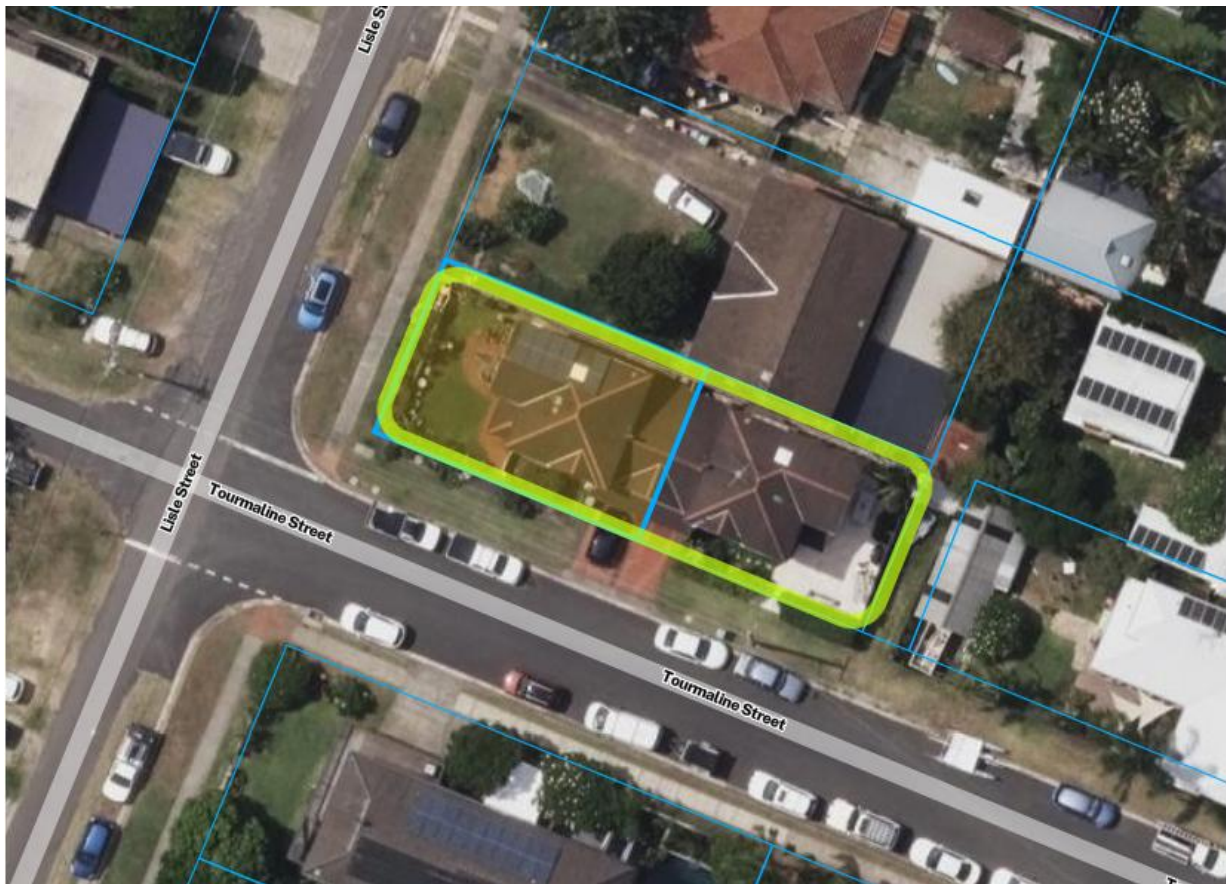


Figure 1: Site Location (Source: Six Maps)

The sites are rectangular shaped allotments. 21 Lisle Street is a corner allotment with the adjoining dwelling having frontage and address to Tourmaline Street.

The topography has a gentle slope down from the eastern boundary of No. 15 Tourmaline to the west. No significant trees are identified on the sites.

The existing development on the site comprises 2 storey dual occupancy. The dwellings are attached via the single garages which are accessed via Tourmaline Street. Development in the area is generally mixed between low and medium density residential developments. To the east of the site is Narrabeen beach and to the west is Narrabeen Lagoon.

The site is not heritage listed or located within a heritage conservation area or within the vicinity of any heritage items.



Image 2: Tourmaline Street Frontage



Image 3: Lisle Street frontage

3 Description of Proposed Development

3.1 Details of the Proposed Development

This application proposes alterations and additions to the existing dual occupancy. The works are depicted on the plans prepared by Gartner Trovato Architects. The works to both dwellings will mirror each other and specifically include:

Ground Floor:

- Addition to square off the south west and north east corners of each dwelling, respectively
- Internal reconfigurations to create open plan living/dining/kitchen, powder room and under stair storage

First Floor:

- New addition to square off the south west and north east corners of the dwelling, respectively.
- Internal reconfigurations to create 3 bedrooms, bathroom. Bed 1 will include a WIR and ensuite
- New balconies off the east and west elevations

Roof:

- New pitched roof which will accommodate an attic space with a balcony.

New windows and sliding glazed doors are proposed across the dwellings as identified on the elevational drawings.

A BASIX certificate confirms the works will meet the energy efficiency requirements.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Warringah Local Environmental Plan 2011

The Warringah Local Environmental Plan 2011 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

As previously noted the site is zoned R3 Medium Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011.

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that medium density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*
- *To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.*

The development relates to alterations and additions to existing semi-detached dwellings which were originally approved and constructed as an attached dual occupancy which are permissible on the land with consent.

4.1.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*

- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, Streets and community facilities.

The proposal will reach to the maximum height of 8.5m and is depicted on the sections drawings provided and shown below. Strict compliance with the numerical standard is achieved.

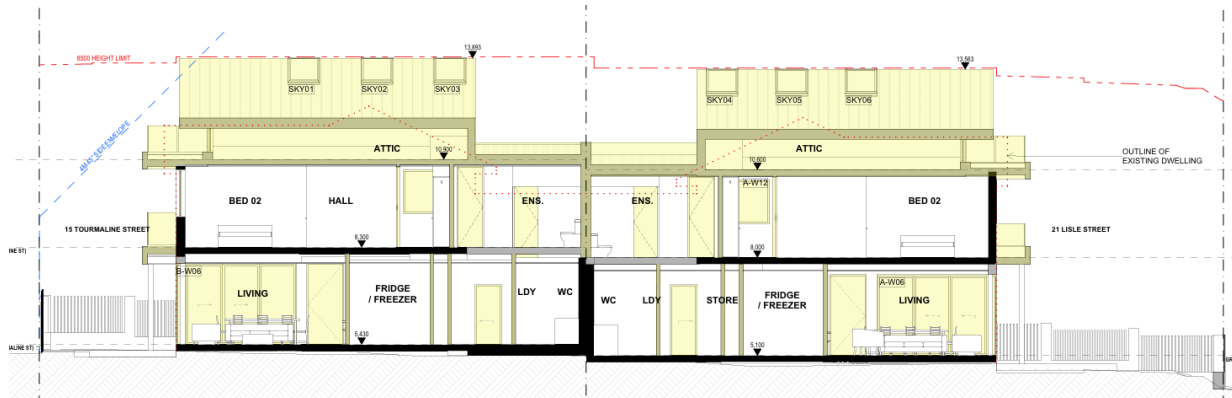


Image 4: Section demonstrating compliance with the 8.5m height standard

4.1.3 Acid Sulfate Soils

The site is identified as being class 4 acid sulfate soils. The proposal does not require any excavation and will not result in lowering the watertable more than 2m below natural ground surface.

4.1.4 Flood Planning

The site is mapped as being in a low risk flood planning precinct. Only 21 Lesli Street is mapped as being flood prone as shown below.



Image 5: Flood Mapping

The development will maintain the existing ground floor level with only a minor addition at the ground floor. In this regard, the proposal is consistent with the control and does not give rise to unreasonable risk to life and property nor impact on the flood behaviour or the local environment.

4.2 Warringah Development Control Plan 2011

The proposal relates to alterations and additions to the existing dwelling and the following relevant DCP controls have been addressed with respect to consideration of the proposed subdivision application.

4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the Warringah DCP 2011 is detailed as follows:

Control	Requirement	Proposed	Compliance
Wall Height DCP Control B1	7.2 metres from ground level (existing) to the underside of the ceiling to the uppermost floor of the building (excluding habitable areas wholly located within a roof space)	The wall height control applies in this instance as an 8.5m height control applies to the site. The proposed wall height is consistent with the 7.2m control.	Yes
Side Boundary Envelope DCP Control B3	Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres.	The northern elevation will minorly encroach outside the building envelope. We note that the addition above the garages will be compliant with the envelope. The offending areas relate to the new roof with attic addition. The existing wall and roof encroaches outside the envelope. This constrains the ability of the site to provide a new roof form without encroaching outside the envelope. We note that the wall height is only minorly increased above the existing but remaining compliant with the 7.2m	No – minor variation

Control	Requirement	Proposed	Compliance
		control. As such, the visual impact is not significantly increased to the northern neighbour when viewed from that property. Shadow diagrams confirm that no unreasonable overshadowing impacts will occur with the additional shadow predominately falling on the street. Such variations succeed pursuant to section 4.15(3A)(b) of the EP&A Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.	
Side Boundary Setback DCP Control B5	Land zoned R3: 4.5m	Existing side setbacks are maintained. The ground and first floor additions will match the existing alignments.	No – worthy on merit
Front Boundary Setback DCP Control B7	Development is to maintain a front setback of 6.5 metres.	No. 21 Lisle Street will maintain its front setback with the ground and first floor addition to match the established setback.	Yes – to Lisle Street

Control	Requirement	Proposed	Compliance
		No. 15 Tourmaline Street will achieve the same as above. The new additions however will be within the 6.5m. It is a minor addition that will achieve the existing established setback.	No – To Tourmaline
Rear Boundary Setback DCP Control B9	Development is to maintain a minimum rear boundary setback of 6 metres.	Given the attached nature of the development it results in 21 Lisle Street having a nil rear setback. The existing garage sits on the rear boundary. The addition above the garage will therefore technically be non-compliant with the rear setback control. 15 Tourmaline Street would have its rear boundary as the northern boundary. The existing sits within the rear setback. New elements will sit within the rear setback however that is considered unavoidable when developing reasonable alterations and additions.	No - technical non-compliances
Parking Facilities DCP Control C3	2 off street parking spaces must be located behind the front building alignment.	Existing quantum of off-street parking is maintained.	Yes
Stormwater	To protect and improve the ecological condition of Warringah's beaches,	New works can connect to the existing stormwater system.	Yes

Control	Requirement	Proposed	Compliance
DCP Control C4	lagoons, waterways, wetlands and surrounding bushland; to minimise the risk to public health and safety;	No increase in the footprint of the dwelling.	
Excavation and Landfill DCP Control C7	Excavation and landfill works must not result in any adverse impact on adjoining land.	None required.	Yes
Demolition & Construction DCP Control C8	A demolition and waste management plan must be satisfactorily completed and submitted.	Some demolition will be required to the existing dwelling to facilitate the works. A waste management plan has been provided.	Yes
Waste Management C9	To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste. To design and locate waste storage	Materials will be reused or recycled where appropriate. Contract waste collectors will be engaged during the construction when required. A waste management plan is provided.	Yes

Control	Requirement	Proposed	Compliance
	and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.		
Landscaped Open Space DCP Control D1	A minimum 50% landscaped open space is to be provided.	21 Lisle Street will see a minor reduction in soft landscaping. The design seeks to improve the private open space amenity for the occupants above that of the existing. On balance the minor reduction is considered reasonable in this instance. This reduction is also offset by No. 15 Tourmaline Street increasing soft landscaping from 23.04m² to 39.10m².	No – worthy on merit
Private Open Space DCP Control D2	Dwelling houses with 3 or more bedrooms are to provide a minimum area of 60sqm of private open space.	Both sites will largely retain their quantum of private open space. It is more challenging for No. 15 Tourmaline Street to comply with the requirements considering its geometry. The design of the ground floor primary living area will incorporate bifold doors to achieve a connection between the indoor and outdoor spaces and accordingly so can be	Yes

Control	Requirement	Proposed	Compliance
		satisfied that the dwellings retain appropriate private open space areas.	
Access to Sunlight DCP Control D6	Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing: At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	Shadow diagrams have been prepared and demonstrate that the bulk of the additional overshadowing will fall onto Tourmaline Street. Private open space of adjoining properties will continue to receive compliant levels of solar access.	Yes
D7 Views	Assessment of applications will refer to the Planning Principle established by the Land and Environment Court in Tenacity Consulting v Warringah Council (2004) NSWLEC 140.	The works do not give rise to any view corridors enjoyed by surrounding dwellings.	Yes

Control	Requirement	Proposed	Compliance
Privacy DCP Control D8	Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.	The additions proposed do not give rise to any unreasonable privacy impacts. The new balcony areas are modest in scale and will relate to bedrooms on the first floor and the attic roof space. Lisle Street balcony additions will face the street and does not give rise to adverse privacy impacts from either the first floor or attic level balconies. The balcony additions to 15 Tourmaline Street will address the rear of 104 Lagoon Street. Significant spatial separation between the private open space of the adjoining property and the balcony elements. 104 Lagoon Street includes a hardstand parking space and outbuilding along their rear boundary which will minimise the overlooking ability of the new balconies. We note that the existing includes windows facing the rear neighbour on the first floor and that visual privacy relationship is not significantly altered with the new works.	Yes
Building Bulk DCP Control D9	Encourage good design and innovative architecture to improve the urban environment. Minimise the visual impact of development	The works will maintain its existing 2 storey form with pitched roof. A range of new materials and finishes have been proposed which will provide visual interest and	Yes

Control	Requirement	Proposed	Compliance
	when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	break up the massing of the building.	
Building Colours and Materials DCP Control D10	Ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	The materials and finishes are sympathetic with the existing character of the dwelling. The materials and finishes to be used are identified on the architectural plans.	Yes
Roofs DCP Policy D11	Roofs are to be designed to complement the local skyline.	The new roof is consistent with development in the area.	Yes
Glare and Reflection DCP Policy D12	Ensure that development will not result in overspill or glare from artificial illumination or sun reflection.	The proposed window glazing and roof finishes will not give rise to any unacceptable glare or reflection.	Yes
E8 Waterways and Riparian Lands	Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy.	21 Lisle Street is mapped as being within the riparian zone. The works proposed do not give rise to any adverse risk to the ecology or biodiversity of the riparian land.	Yes

Control	Requirement	Proposed	Compliance
E11 Flood Prone Land	Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.	21 Lisle Street is mapped as being within a low risk flood precinct with 15 Tourmaline Street not being mapped. When reviewing the matrix within the DCP, low risk flood precincts for residential use do not have any flood controls applicable.	Yes

4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 State Environmental Planning Policy (Resilience and Hazards) 2022

Chapter 2 of SEPP (Resilience and Hazards) aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner that is consistent with the objects of the Coastal Management Act 2016.

The site is identified as “coastal use area” on the Coastal Use Area Map and as “coastal environment area” on the Coastal Environment Area Map and the provisions of Chapter 2 of this policy are applicable to the proposal.

The proposed development will not create an adverse impact on the biophysical, hydrological or ecological environment, and has been designed to withstand coastal processes. The development will not impact upon marine vegetation, fauna or their habitats, with no works proposed in the vicinity of undeveloped headlands or rock platforms. The proposed development is consistent with the provisions of clause 2.10 of this policy.

The proposed development will not result in any adverse impacts upon access along the foreshore, overshadowing of the foreshore, the visual amenity of the coastline, or any items of heritage significance. Further, the proposal will not result in any adverse impacts upon views to the foreshore.

The application has considered the surrounding coastal and built environment, and the bulk, scale and size of the proposed development, with a high-quality architectural solution that appropriately responds to the context of the site. The proposed development is consistent with the provisions of clause 2.11 of this policy.

Clause 2.12 of SEPP (Resilience and Hazards) prescribes that 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 proposed development is not likely to cause increased risk at the site or for adjoining land, and the consent authority can be satisfied in this regard.

4.5 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any Planning Instrument

The proposed alterations and additions are permissible and consistent with the intent of the Warringah Councils Local Environmental Plan and Development Control Plan as they are reasonably applied to the proposed works.

(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any development control plan

Warringah DCP applies

(iiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,

Context and Setting

- *What is the relationship to the region and local context in terms of:*
- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed works are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

i. What are the potential impacts on adjacent properties in terms of:

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial Street network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The proposal maintains the existing level of off-street parking.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to connect to the dwellings

Flora and Fauna

N/A

Waste Collection

Normal domestic waste collection applies to the existing dwelling house.

Natural hazards

The flood and riparian mapping have been addressed within this report.

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

- i) *Is the development design sensitive to environmental considerations and site attributes including:*
 - *size, shape and design of allotments*

- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) What would be the impacts of construction activities in terms of:

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*

- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposed alterations and additions. The development would not be contrary to the public interest.

5 Conclusion

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works. The minor building envelope breach to the northern elevation does not give rise to any unreasonable amenity impacts in relation to overshadowing, privacy or view loss. Variations with regard to setbacks are a result of the existing development on site and the proposed alterations and additions warrant these controls to be applied flexibly in this instance. The application is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works are compatible with the zone and the existing streetscape character.
- The proposed works will have no adverse impacts on the environmental quality of the land and the amenity of surrounding properties.
- The site is suitable for the proposal, having regard to the relevant land use and planning requirements.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.