

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany the Development Application submitted to Pittwater Council

Proposed Alterations and Additions:

10 Powderworks Road, North Narrabeen 2101



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March 2019

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1 – Introduction

1.1 Preliminary

This Statement of Environment Effects (SEE) is submitted to Manly Council in support of a Development Application (DA) in accordance with Section 78A of the *Environmental Planning and Assessment Act 1979* (as amended) (EP&A Act).

An assessment of the proposal against the relevant heads of consideration under Section 79C of the EP&A Act is provided at **Section 4 of this report**.

This Statement of Environmental Effects should be read in conjunction with the architectural drawings and specialist consultant plans and documentation provided with this DA under separate cover.

1.2 Outline of the proposal

This DA seeks consent for the construction of:

- Demolition of existing garage
- Construction of new double car Garage (same location)
- New entry gate and stairs to the main dwelling above
- New bins area on street level
- Reinstating balcony on level 3 with roof over
- Reinstating new balustrade on existing level 2 balcony

1.3 Site location, legal description, site area

Location

The site is located at 10 Powderworks Road, North Narrabeen 2101. The site is located at the eastern end of Powderworks Road, at the southern side. The nearest street is Garden Street to the east of the site.

A location plan is provided at **Figure 1**.

Legal description

The subject site is legally described as Lot 10 Sec 1 in Deposited Plan 6462.

Site area

The subject site has an area of 1144sqm, with an approx' 15.5m frontage to Powderworks Road.

Figure 1. Location Plan

The site is located in a E4 Environmental Living.

Source: Google Maps



1.4 Consent Authority

Pittwater Council is the consent authority for this DA.

1.5 Relevant Legislation & Planning Instruments

The following legislation, Environmental Planning Instruments and guidelines apply to the site and proposed development:

Legislation:

Environmental Planning and Assessment Act, 1979.

Environmental planning instruments:

State Environmental Planning Policy 19 – Bushland in Urban Areas – Separate Report

State Environmental Planning Policy 55 – Remediation of Land;

Pittwater Local Environmental Plan 2014 (LEP)

Development control plans:

Pittwater 21 Development Control Plan (DCP).

2 – The Site

This section provides an analysis of the site and its regional and local context.

2.1 Site Context

The subject site is located at the Eastern end of Powderworks Road at the south side.

The nearest main roads are:

Garden Street to the east of the site; and

Warraba Road almost directly opposite to the north.

2.2 Site Zoning

This section provides an overview of the site and its characteristics.

Zoning

The subject site is zoned E4 Environmental Living under Pittwater Local Environmental Plan 2014 - Figure 2 below - (LEP2014 map site in red)

The existing house is not in a conservation area or listed as a heritage item



Figure 2.
Land Zoning map – Sheet LZN_019 (Pittwater LEP 2014)

3.0 - The Development Proposal

The following section describes the proposal, and is based on the architectural drawings (reduced copies provided at **Appendix B**) and the attached documentation.

3.1 Development Application Drawings

The submitted architectural plans are listed at Table 1 below:

Table 1. Architectural Plans

Drawing number	Drawing name	Prepared by	Date
A00	Cover Sheet	Novam design studio	12-03-2019
A01	Site Plan	Novam design studio	12-03-2019
A02	Existing Garage – Demolition	Novam design studio	12-03-2019
A03	Existing North Elevation – Demolition	Novam design studio	12-03-2019
A04	Proposed Garage	Novam design studio	12-03-2019
A05	Site General Arrangement	Novam design studio	12-03-2019
A06	Proposed Roof Plan	Novam design studio	12-03-2019
A07	Proposed Vehicle Crossing	Novam design studio	12-03-2019
A08	Proposed Sections – Sheet 1	Novam design studio	12-03-2019
A09	Proposed Sections – Sheet 2	Novam design studio	12-03-2019
A10	Proposed North Elevation	Novam design studio	12-03-2019
A11	Proposed Elevations East & West	Novam design studio	12-03-2019
A12	Excavation Plan – DRAFT	Novam design studio	12-03-2019
A13	Excavation Sections – DRAFT	Novam design studio	12-03-2019
A14	Proposed Perspectives Views	Novam design studio	12-03-2019
A15	Material Finishes	Novam design studio	12-03-2019
A16	Notification Plan	Novam design studio	12-03-2019

3.2 Summary of the Proposal

In summary, this Development Application seeks consent for the following works:

- Demolition of existing garage
- Construction of new double car Garage (same Location)
- New entry gate and stairs to the main dwelling above
- New bins area on street level
- Reinstating balcony on level 3 with roof over
- Reinstating new balustrade on existing level 2 balcony

4.0 – Environmental Assessment

This section provides an assessment of the environmental, social and economic effects of the development proposal in accordance with the Matters for Consideration listed under Section 79C of the EP&A Act.

These matters are to be taken into consideration by the consent authority, in this case, Pittwater Council, as relevant to the proposal. The matters to be taken into consideration under Section 79C (1) (a) to (e) are as follows:

Section 79C (1) (a) (i) – Environmental Planning Instruments (**Section 4.1**);

Section 79C (1) (a) (ii) – Draft Environmental Planning Instruments (**Section 4.2**);

Section 79C (1) (a) (iii) – Development Control Plans (**Section 4.3**);

Section 79C (1) (b) – Likely Impacts (**Section 4.4**);

Section 79C (1) (c) – Suitability of the site for development (**Section 4.5**)

Section 79C (1) (e) – Public interest (**Section 4.6**).

This section provides an overview of these considerations.

4.1 Environmental Planning Instruments

In accordance with Section 79C (1) (a) (i), consideration is to be given to the provisions of all relevant Environmental Planning Instruments (EPIs). The following EPIs are applicable to the subject site and proposed development:

- State Environmental Planning Policy No 55 – Remediation of Land;
- Pittwater Local Environmental Plan 2014.

State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No 55 (SEPP 55) requires the consent authority to consider the suitability of the land with regards to contamination for the proposed use. As the proposed development seeks consent for a residential use, the current use of the site, it is not considered the subject site requires remediation.

Pittwater Local Environmental Plan 2014 (LEP)

The general aims of this plan are to:

(1) This Plan aims to make local environmental planning provisions for land in Pittwater in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

(2) The particular aims of this Plan are as follows:

(a) to promote development in Pittwater that is economically, environmentally and socially sustainable,

(b) to ensure development is consistent with the desired character of Pittwater's localities,

(c) to support a range of mixed-use centres that adequately provide for the needs of the Pittwater community,

(d) to retain and enhance land used for employment purposes that is needed to meet the economic and employment needs of the community both now and in the future,

(e) to improve access throughout Pittwater, facilitate the use of public transport and encourage walking and cycling,

(f) to encourage a range of housing in appropriate locations that provides for the needs of the community both now and in the future,

(g) to protect and enhance Pittwater's natural environment and recreation areas,

(h) to conserve Pittwater's European and Aboriginal Heritage,

(i) to minimise risks to the community in areas subject to environmental hazards including climate change,

(j) to protect and promote the health and well-being of current and future residents of Pittwater.

It is considered that the proposed alteration and additions meets the above objectives for residential development and it is considered that the proposed development is consistent with the aims of the Pittwater LEP 2014.

Objectives for residential development that are relevant to the development proposal include:

Objective (b) to ensure development is consistent with the desired character of Pittwater's localities

Objective (j) to protect and promote the health and well-being of current and future residents of Pittwater.

Pittwater Local Environmental Plan 2014 (LEP)

The Pittwater LEP 2014 is the primary statutory planning instrument applying to development within the Pittwater Local Government Area. The relevant provisions of the Pittwater LEP 2014 are addressed at **Table 3 below**.

Table 3: Pittwater LEP 2014 Complies

Control	Compliance	Comment
Clause 1.2: Aims of the plan: (2)(b) to ensure development is consistent with the desired character of Pittwater's localities	Yes	The proposed alterations and additions will be consistent with the local character of Pittwater, especially the surrounding area
Part 2 - Zoning of land to which Plan applies The subject site is zoned E4 Environmental Living	Yes	No change to zoning - The proposed development is permissible within the zone.
Zone E4 Environmental Living objectives; • To provide for residential development of a low density and scale integrated with the landform and landscape	Yes	The proposed is integrated within the landform and will replace the existing old garage. Also, it will compliment the existing dwelling on higher level
Clause 7.2 Earthworks (2)(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given. (3)(b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties	Yes	The proposed is ancillary development. All earthworks to be specify by structural engineer. Excavation method to be design to minimised and/or mitigate the impacts of the proposed on adjoining properties
Clause 7.7 Geotechnical Hazards "Geotechnical Hazard H1" (3)(a) site layout, including access,(b) the development's design and construction methods,(c) the amount of cut and fill that will be required for the development,(d) waste water management, stormwater and drainage across the land,(e) the geotechnical constraints of the site,(f) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	Yes	Geotechnical Risk Management report has been done for the proposed and will be lodge as part of this submission.

4.2 Development Control Plan

This section takes into consideration the relevant Development Control Plans (DCPs) as required under Section 79C (1) (a) (iii) of the EP&A Act.

Pittwater 21 Development Control Plan (DCP)

D11 – North Narrabeen Locality

The relevant provisions of the Pittwater 21 DCP are addressed at **Table 4 below**.

Control	Compliance	Comment
PART D11 – NORTH NARRABEEN LOCALITY		
D11.1 – Character as viewed from a public place Buildings which front the street must have a street presence and incorporate design elements that are compatible with any design themes for the locality. Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Landscaping is to be integrated with the building design to screen the visual impact of the built form.	Yes	The proposed development complements the existing streetscape which comprises two storey dwelling houses with driveways to carports or garages. The bulk and scale of the development is consistent with other dwellings in the street. There will be no change to the existing character façade of the existing dwelling or roof form. The proposal complements the predominant building form, distinct building character, building material and finishes and architectural style of the street.
D11.6 – Front Building Line - Variations Where the outcomes of this control are achieved, council may accept variation to these building lines in the following circumstances; • Considering established building lines • Degree of cut and fill • Retention of trees and vegetation • where the topographic feature of the site need to be preserved Where carparking is to be provided on steeply sloping sites, reduce or nil setbacks for carparking structures and spaces may be considered.	Yes	The proposed is taking into consideration the existing topography and taking consideration to the established building line. To enhance and complement the character and streetscape by replacing the old garage with new garage and re-establishing the front landscaping of this site. A minimum cut and fill approach is in place to reduce any disturbance to the steeply site – refer to geotech' and structural engineer reports.
D11.7 – Side and rear Building Line The minimum side and rear building line for built structures; 2.5 to at least one side; 1.0 for other side	Yes	Complies
D11.10 – Landscape Area – General Achieve the desire future character of the locality. The bulk and scale of the built form is minimised Vegetation is retained and enhanced to visually reduce the built form Stormwater runoff is reduce, preventing soil erosion and siltation of natural drainage channels.	Yes	The proposed is to improve the existing landscape visual aspect of the dwelling. The built form will be screen with landscape and will minimised stormwater runoff, preventing soil erosion and siltation. New stormwater pipes are to be installed and re-connect to exiting stormwater on site.
D11.14 – Construction, Retaining walls, Terracing and Undercroft Areas Lightweight construction and piers and beams footing should be used in environmentally sensitive areas. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.	Yes	The Proposed is designed to incorporate piers and beam footing The use of sandstone to be visible from the public place is in place.

4.3 Likely Impacts

This section identifies the likely economic, environmental and social impacts of the proposed development in accordance with Section 79C (1) (b) of the EP&A Act.

The following likely impacts are addressed:

- A. Context and setting;
- B. Stormwater management;
- C. Waste;
- D. Soil quality and contamination
- E. Overshadowing;

These likely impacts are addressed below;

A. Context and setting

The proposed development is in accordance with the character of the locality, as the main house footprint and height wont be changed.

B. Stormwater management

Existing stormwater connections to the street will remain unchanged in this proposal.

Detailed stormwater management and drainage details are to be provided as part of the Hydraulic Plans for construction stage and will be submitted under separate cover.

C. Waste

The proposed waste management will be undertaken as per the Waste Management Plan and submitted under separate cover for construction phase.

D. Soil quality and contamination

The site is considered acceptable with regards to contamination. The proposed development does not alter the use of the site, and therefore it is considered no further investigation is required.

E. Overshadowing

There will be no detrimental impacts of overshadowing to the public domain.

4.4 Site Suitability

This section assesses the suitability of the site for the proposed development in accordance with Section 79C (1) (c) of the EP&A Act.

The proposed development is considered suitable for the subject site, given the site context, land use zoning and surrounding development.

The site is considered suitable with respect to contamination under SEPP 55.

There will be no adverse impacts as a result of the development. Accordingly, the proposed development is considered suitable to the subject site.

4.5 Public interest

In accordance with Section 79C (1) (e) of the EP&A Act, the proposed development is considered to be in the public interest for the following reasons:

The proposed development will keep the current character of the existing house and will respect its surrounding residential area in a well established suburban locality.

5.0 Conclusion

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79C(1) of the Act, Willoughby Local Environmental Plan 2012 and Council's Development Control Plan.

It is considered that this Statement of Environmental Effects together with the accompanying architectural drawings has demonstrated that the proposal satisfies the aims and objectives of the above planning controls. It is considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. The proposal does not generate any significant environmental impacts and will have an overall positive impact on the locality.

The proposed development is considered appropriate to the subject site. The proposed alteration and addition to 10 Powderworks Road will improve sense of place to its owners. The proposal respects and responds positively to the character of the area and contributing to it through minimal changes and sensitive design.

The proposed works to 10 Powderworks Road will be part of the ongoing owners seeking upgrade of their homes to improve the family home aspect, security for their belonging, and the immediate transformation for their front of the property.

The proposal has been assessed against the relevant considerations of the Environmental Planning and Assessment Act, 1979 (as amended), and the provisions of the State and local plans and policies.

Accordingly, it is recommended that Pittwater Council grant consent to this Development Application.

6.0 Photos of 10 Powderworks Road

Reinstate balcony on level 3
with roof over

Existing garage to be
demolished



Image 1 – North Facade – Powderworks Road



Image 2 – Existing Garage