



**71 WIMBLEDON AVENUE
NORTH NARRABEEN**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR DEMOLITION OF THE EXISTING DWELLING
AND CONSTRUCTION OF A NEW DWELLING HOUSE**



Report prepared for
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July 2025

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1. Introduction

- 1.1** This is a statement of environmental effects for the demolition of the existing dwelling and the construction of a new dwelling house and pool at 71 Wimbledon Avenue, North Narrabeen.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit,
 - Survey plan prepared by CMS Surveyors,
 - Architectural Plans prepared by Action Plans,
 - Landscape plan prepared by Pier 8 Studio,
 - BASIX Certificate and NatHERS Certificate prepared by Chapman Environmental Services,
 - Stormwater Plan prepared by Taylor Consulting Engineering,
 - Geotechnical Report prepared by AscentGeo Geotechnical Consulting,
 - Flood Report prepared by Taylor Consulting Engineers
 - Waste Management Plan,
 - Cost Summary Report.
- 1.4** The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the foreshore area and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The site is located on the western side of Wimbledon Avenue, on its western arm approximately 305 metres south of its intersection with Wakehurst Parkway in North Narrabeen. It is legally defined at Lot 18 DP 17768.
- 2.2** It is a generally rectangular shaped lot with boundaries of 15.85 metres (east – Wimbledon Avenue frontage), a slightly irregular rear boundary 15.85 metres (west – Narrabeen Lagoon frontage), 40.54 metres (north side boundary) and 39.63 metres (south side boundary). The site has an area of 613.4m² and is generally flat.
- 2.3** The subject site is currently occupied by a one and two storey brick dwelling with a slate and metal roof, a rear timber deck, shed and spa and a bitumen and a concrete driveway on the south boundary.
- 2.4** The property is surrounded by detached residential dwellings to the north, south, and east and adjoins Narrabeen Lagoon to the west. It is located in close proximity to shops and services in North Narrabeen to the north and Narrabeen to the east.

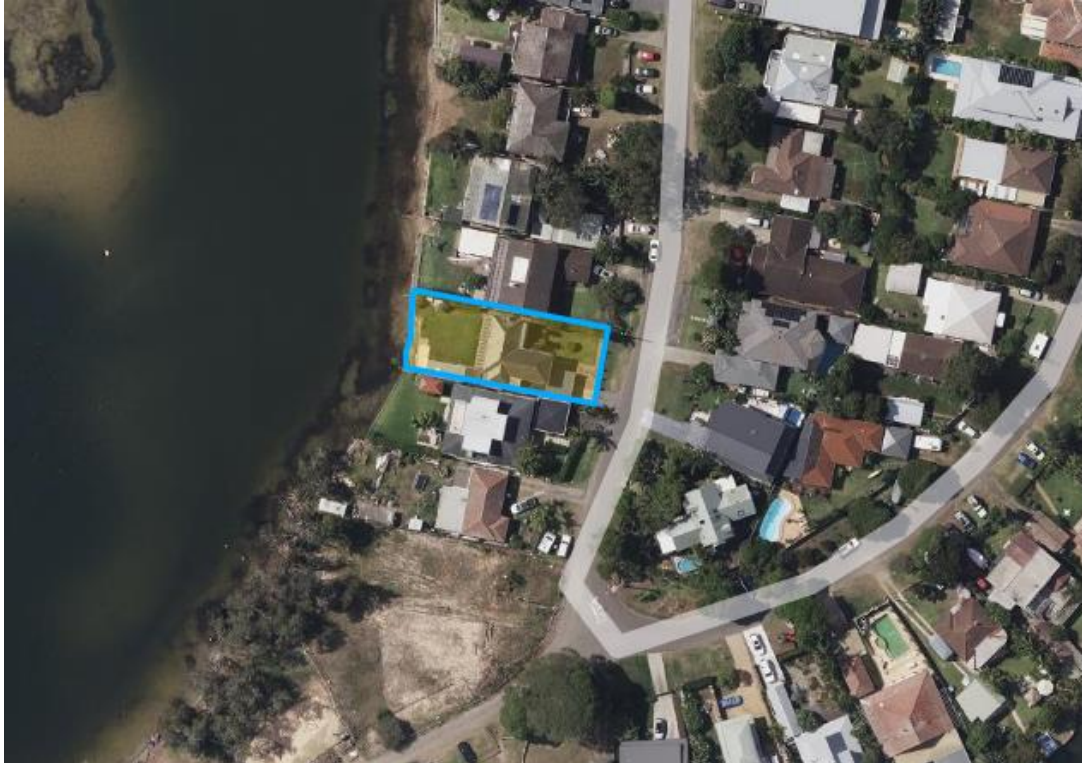


Figure 1. The site and its immediate surrounds

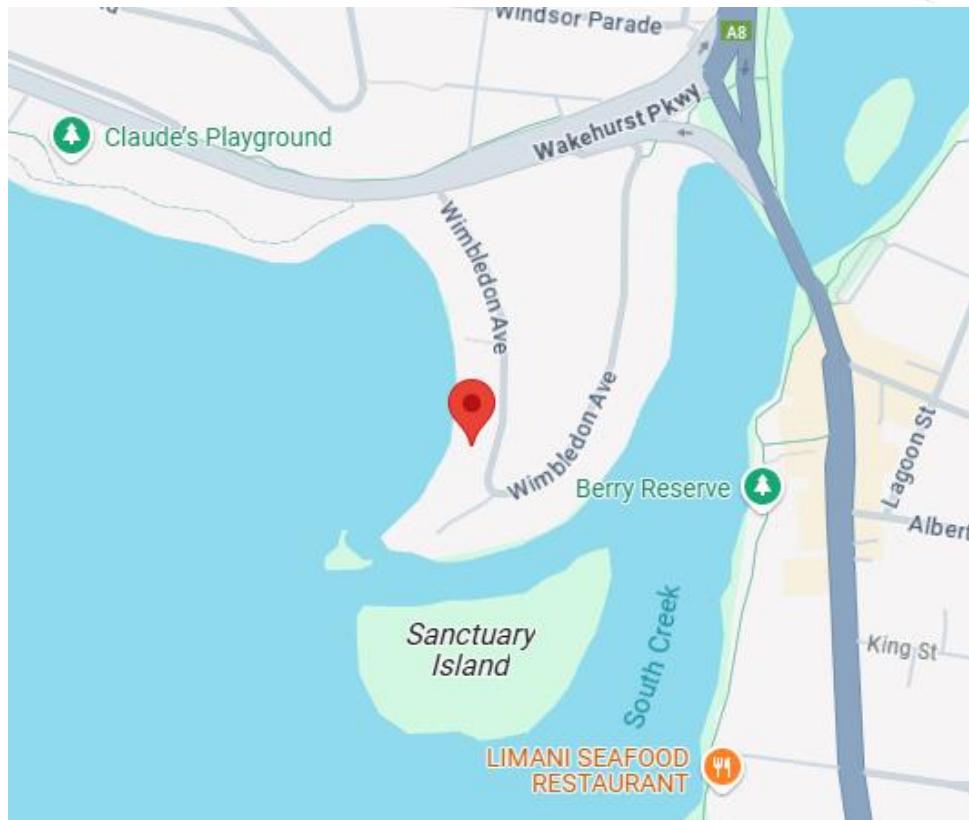


Figure 2. The site within the locality

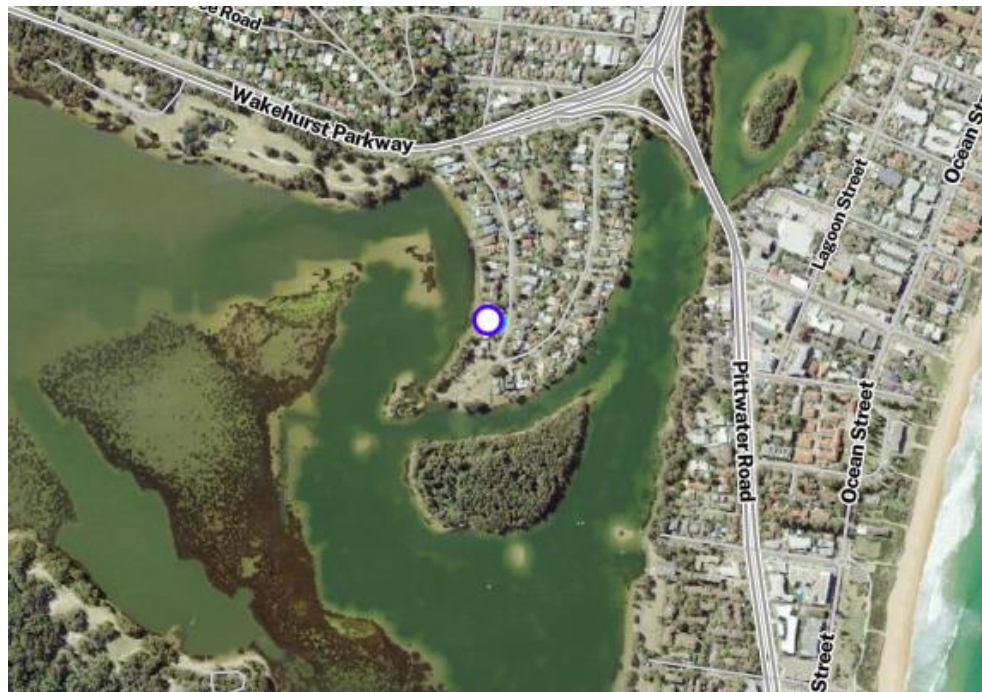


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The subject site, looking west from Wimbledon Avenue.



Figure 5. The rear of the existing dwelling, looking east.



Figure 6. The existing dwelling and rear yard, looking north.



Figure 7. The front yard and northern boundary, looking west towards Narrabeen Lagoon.



Figure 8. The south side boundary, looking east



Figure 9. The rear boundary (Narrabeen Lagoon), looking south.

4. Proposed Development

4.1 The proposed development is for demolition of the existing dwelling and the construction of a new, two storey dwelling house and pool on the subject site.

4.2 The development remains consistent with the streetscape and the locality, is consistent with Council controls and ensures privacy and solar access are maintained for surrounding properties and the subject site.

4.3 The proposed development will be made up as follows:

Demolition

- Demolition of the existing dwelling house, shed, timber decking and driveway.

Construction of a new dwelling house comprising of:

Ground Floor

- Driveway and garage with storage,
- Front steps, entry and hallway,
- Guest bedroom/flex room with robe,
- Bathroom,
- Staircase to access the first floor,
- Laundry,
- Open plan kitchen with walk-in pantry, dining and living room,
- Cinema,
- Alfresco area with barbecue, spa and a pool in the rear yard.

First Floor

- Master bedroom with WIR, ensuite and balcony,
- Bedrooms 1, 2 and 3 with walk-in robes and ensuites,
- Staircase to access the ground floor,
- Hallway and linen cupboard.

Construction of a new inground swimming pool with volume of 25KL

5. Statutory Framework

5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any native trees, with only a small frangipani to be removed.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal Management

The site is mapped as 'Coastal Environment Area' and 'Coastal Use Area' as illustrated below, accordingly the consent authority must consider clause 2.10, 2.11 and 2.12 of the SEPP.



Figure 10: Extract – SEPP (Resilience and Hazards) Coastal Management.

2.10 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,

The proposed development is located on an existing residential lot and an already disturbed portion of the site. It will not impact upon the biophysical, hydrological or ecological environments.

(b) coastal environmental values and natural coastal processes,

The development retains the single residential dwelling density on the site which will have no impact on environmental values or 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,

The proposal will not result in a decrease to water quality leaving the site and a stormwater management plan is provided with this application.

(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

As the works are located within the already disturbed portion of the site, there will be no impact on vegetation, habitats, headlands or 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,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) Aboriginal cultural heritage, practices and places,

The location of the proposed development is highly disturbed, as such it is considered there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) the use of the surf zone.

There will be no impact on the surf zone.

2.11 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

The new dwelling will not result in an unreasonable increase to shadowing or wind funnelling. There will be no loss of views from public places to foreshores.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

The consistent nature of the proposal with surrounding development, ensures the scenic quality of the coast is maintained, with the minor scale, materials and colours consistent with the locality.

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

The location of the proposed development is highly disturbed, as such it is considered there will be no impacts on Aboriginal cultural heritage, practices and places.

The site is not a heritage item, is not located in a heritage conservation area and is not located in close proximity to a heritage item.

(b) is satisfied that:

- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*

As described above the proposed development is located in the disturbed area of the site. It is concluded that there will be no adverse impacts as referred to in (a).

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The proposed works are consistent with the surrounding coastal and built environment. The bulk and scale is appropriate and consistent with other dwelling in the locality.

2.12 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 development will not increase the risk of coastal hazards on the subject site, as the development is for the demolition of the existing dwelling and the construction of a new residential dwelling.

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for *BASIX development* in NSW. The proposal is *BASIX development* (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

5.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned C4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for the demolition of the existing dwelling and the construction of a new dwelling house and dwelling houses are permissible with development consent in the C4 zone.



Figure 11. Extract from Pittwater LEP 2014 Zoning Map

Demolition

This application seeks consent for the demolition of the existing dwelling, outdoor structures and driveway, as described above and illustrated in the attached DA plan set.

Minimum Lot Size

The site is mapped with a minimum lot size of 550m². The subject site comprises a compliant area of 613.4m² and no subdivision is proposed.

Height of Buildings

The site is mapped with a maximum building height of 8.5 metres, however as the site is identified on the flood planning map, a maximum height of 8 metres above the flood planning level is permitted by Cl. 4.3 (2A) of the LEP.

The development proposes a maximum height of 9.287 metres (above the existing ground level) and a compliant 7.775 metre (above the flood planning level).

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Heritage Conservation

The site is not a heritage item, is not located within a heritage conservation area and is not located in proximity to a heritage item.

Flood Planning

The subject site is mapped as a high-risk flood hazard precinct by the NBC Flood Hazard Map. A flood report, prepared by Taylor Consulting Engineers supports the proposal in its current form and is provided with this application.



Figure 12. Extract from the NBC Flood Hazard Map

The development proposes to demolish the existing dwelling which is located at natural ground level and construct a new dwelling house, with a minimum finished floor level of 3.6m AHD allowing for the provision of an open flow path to allow for the passage of floodwaters.

All recommendations within the flood report are adopted in the design and can be conditioned to any consent.

Acid Sulfate Soils

The site is mapped with class 3 acid sulfate soils.

The development proposes earthworks to a maximum depth of 1.849 metres to accommodate the swimming pool and the management of acid sulfate soils is assessed in the geotechnical report provided with this application.

The remainder of the development remains consistent with the LEP as it does not propose any works more than 1 metre below the natural ground surface or works by which the watertable is likely to be lowered by more than 1 metre below the natural ground surface.

Earthworks

Minor earthworks are proposed to prepare the site for construction, including cut to a maximum depth of 1.849 metres to accommodate the swimming pool.

Standard erosion and sediment control measures will be implemented to ensure best practice procedures are followed.

Biodiversity

The subject site is mapped as Terrestrial Biodiversity, as such, the consent authority must consider:

(a) whether the development is likely to have—

- (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- (iv) any adverse impact on the habitat elements providing connectivity on the land, and*

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

In addition, development consent must not be granted, unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—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.*

It is considered the development is compliant with clause 7.6, as works are located within the disturbed portion of the lot and there will be no detrimental impact on the surrounding natural environment.

Limited Development on Foreshore Area

The site is identified on the foreshore building line mapped by Council's LEP. Accordingly, clause 7.8 of Council's LEP must be considered with regard to the site:

(2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:

(a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, but only if the development will not result in the footprint of the building extending further into the foreshore area,

The proposed development is for the demolition of the existing dwelling and the construction of a new dwelling house and pool on the site. The new dwelling will sit behind the foreshore building line with the exception of the open rear deck. The inground pool will also sit within the foreshore area. This is very similar siting to the existing dwelling and also is consistent with neighbours.

In accordance with this clause, the development will not result in the building extending further into the foreshore area, rather it remains the existing non-compliance, remaining complaint with the LEP.

(b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).

A swimming pool is proposed on the northern side of the rear yard within the foreshore building line, as permitted.

(3) Development consent must not be granted under this clause unless the consent authority is satisfied that:

(a) the development will contribute to achieving the objectives for the zone in which the land is located, and

The objectives of Zone C4 are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The proposed development for the demolition of the existing dwelling and the construction of a new dwelling house, remains consistent with the objectives of the zone, as the existing single residential dwelling density will be retained.

As described above, the new dwelling is located on the already disturbed area of the site and will retain the existing non-compliant foreshore encroachment for the uncovered deck only. The proposal will have no significant impact on riparian and foreshore vegetation or wildlife corridors.

(b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and

The proposed new dwelling on the site is architecturally designed and presents with a two storey scale from the street and the waterway. The dwelling is designed to present with to complement neighbouring development and the waterway / foreshore area, as illustrated below.



Figure 13: Plan Extract: 3D Render Image of the proposed dwelling, looking east from the foreshore.

The foreshore area in this location is characterised by the encroachment of dwelling houses, decks and swimming pools into the foreshore area, as illustrated below, with the proposed rear setback consistent and compatible with the surrounding area



Figure. 14: Extract from the Council Foreshore Building Line Map.

(c) the development will not cause environmental harm such as:

- (i) pollution or siltation of the waterway, or*
- (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*
- (iii) an adverse effect on drainage patterns, or*
- (iv) the removal or disturbance of remnant riparian vegetation, and*

The new dwelling is located on the already disturbed area of the site and will retain a similar non-compliant foreshore encroachment for the rear deck and pool. The proposal will not cause environmental harm as no vegetation removal is proposed and stormwater will be managed in accordance with Councils controls.

(d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and

The dwelling will not result in congestion or generate conflict between people using open space or the waterway.

(e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and

The proposed development will not alter existing public access along the foreshore or to the waterway.

(f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and

There will be no impact as the site is not identified to contain the abovementioned features.

(g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and

The appearance of the dwelling from both the waterway and foreshore area is of a scale consistent with the existing dwelling and other dwellings in the locality.

As described above, the development proposes the demolition of the existing dwelling and the construction of a new dwelling house on the site.

The dwelling is designed to present with an appropriate scale from the waterway and the foreshore area. The foreshore in this location is characterised by the encroachment of dwelling houses, decks and swimming pools into the mapped area, as illustrated above. As the proposed new dwelling improves retains similar siting to the existing dwelling and, it is considered consistent and compatible with the surrounding area.

(h) sea level rise, coastal erosion and recession, or change of flooding patterns as a result of climate change, have been considered.

There will be no impact.

(4) In deciding whether to grant consent for development in the foreshore area, the consent authority must consider whether and to what extent the development would encourage the following:

- (a) continuous public access to and along the foreshore through or adjacent to the proposed development,*
- (b) public access to link with existing or proposed open space,*
- (c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,*
- (d) public access to be located above mean high water mark,*
- (e) the reinforcing of the foreshore character and respect for existing environmental conditions.*

The proposed development will not alter existing public access along the foreshore or to the waterway. The new pool and location is consistent with the character of the foreshore in this location and respectful of environmental conditions.

Essential services

All services are existing on the site.

5.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Section A4 Localities

North Narrabeen Locality

The site is located within the North Narrabeen Locality. The desired character statement for North Narrabeen is:

The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the 'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The design of the development has taken the desired character of the location into consideration. The proposed new dwelling and pool remains compatible with other modernised and new dwellings in the locality and the development will result in a positive aesthetic improvement to the site and surrounds.

Section B General Controls

B1 Heritage Controls

As described above, the site is not a heritage item or located within a heritage conservation area and is not in proximity of any heritage items.

Aboriginal heritage significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B2 Density Controls

No change is proposed to the existing density on the site which comprises a single residential dwelling.

B3 Hazard Controls

Landslip Hazard

The site is not mapped as a geotechnical hazard zone.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been used for low density residential purposes.

Estuarine Hazard

The site is not identified on the Estuarine Hazard Map.

Flood Prone Land

As described above, the subject site is mapped as a high-risk flood hazard precinct by the NBC Flood Hazard Map. A flood report, prepared by Taylors Consulting Engineers supports the proposal in its current form and is provided with this application.

The development proposes to demolish the existing dwelling which is located at natural ground level and construct a new dwelling house, with a minimum finished floor level of 3.6m AHD allowing for the provision of an open flow path to allow for the passage of floodwaters.

All recommendations within the flood report are adopted in the design and can be conditioned to any consent.

B4 Controls relating to the natural environment

The proposal will have no impact on the natural environment in the locality as the proposed development is located entirely within a disturbed portion of the site. No works are proposed on the waterfront or that will result in additional runoff to the waterway.

B5. Water management

The site is connected to the reticulated sewer system.

The stormwater plans prepared by Taylor Consulting Engineers demonstrate that the proposed development will increase the impervious area on the site by 37m². A rainwater tank, pit and spreader are proposed with stormwater to discharge to Narrabeen Lake.

Stormwater from the proposed development will be connected to new drainage infrastructure, as detailed in the stormwater plan provided with this application.

B6. Access and parking

The DCP requires a minimum of 2 car parking spaces, with minimum garage dimensions of 3 metres by 6 metres or minimum carport dimensions of 2.4 metres by 5.5 metres.

The development proposes a double garage with compliant dimensions. A new driveway and crossover is proposed, accessed from Wimbledon Avenue.

B8. Site works and management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Section C Development Type Controls

C1 Design Criteria for Residential Development

Landscaping

A landscaped area of 60% is required by the DCP (Area 1), which equates to 368.04m² for the site area of 613.4m².

The development proposes a compliant overall landscaped area of 348.12m² or 57%, allowing for the 6% impervious area, as permitted by the DCP.

A variation to the landscaped area is considered appropriate as is discussed later in the report.

Safety and Security

An ability to view the street frontage is retained which allows for casual surveillance, which is to the benefit of the safety and security.

View Sharing

The subject site and surrounding properties enjoy water views across Narrabeen Lagoon to the west.

A site visit has been undertaken and it is considered that no views will be impacted as a result of the proposed development. The properties located to the east of the subject are not believed to obtain water views across the subject site.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams provided with this application:

9am: The development will result in a minor increase in shadowing across the rear yard of the subject site and the rear yard of 69 Wimbledon Avenue at 9am.

12pm: The development will result in an increase in shadowing across front and side yard of 69 Wimbledon Avenue at 12pm.

3pm: The development will result in a minor increase in shadowing across the front yard of 69 Wimbledon Avenue at 3pm.

It is concluded that the subject site and southern neighbour at 69 Wimbledon Avenue retain compliant solar access at 9am and 12pm on the 21 June.

Visual Privacy

Privacy will be retained for neighbours with compliant setbacks proposed to habitable rooms and no direct overlooking to principle living areas or private open space.

The ground floor is visually separated from neighbouring properties by existing side boundary fencing and landscaped screening. A number of privacy measures have been incorporated into the design including orienting larger glazing to the rear of the lot, opaque glazing and offset windows.

Acoustic Privacy

The development will not result in noise levels inappropriate to the residential area and the site is not located in close proximity to a noise generating activity.

Private Open Space

A minimum private open space area of 80m² is required by the DCP. A compliant private open space area, in excess of 80m² is provided in the rear yard, for the enjoyment of the residents.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible, with details provided in the accompanying Waste Management Plan.

The dwelling provides appropriate waste storage areas as detailed on the architectural plans.

Part D – North Narrabeen Locality

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed dwelling is appropriate within residential and natural setting.

Character as viewed from a public place

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and are consistent with the site and surrounding development, while remaining compatible with the flood risk.

Scenic protection

The proposed dwelling is consistent with this clause, in that there will be no negative visual impacts from a waterway, road or public reserve, as a result of the new dwelling.

Building colours and materials

Proposed building materials include sandstone and weatherboard cladding, metal roofing, timber decking and a rooftop garden, in colours consistent with surrounding dwellings and the residential environment.

Front building line

The DCP requires a minimum front building line setback of 6.5 metres and the development proposes a compliant front setback of 6.5 metres. A varied front setback is proposed for the garage, which is proposed at 4.9 metres the streetscape, a merit based supportive consideration is provided below. See image below of the neighbouring garage with a 4.9 metre setback at 69 Wimbledon Avenue.



Figure 15. 69 Wimbledon Avenue – garage
Achieve the desired future character of the Locality.

Comment

Consistent. The design is consistent with neighbours and allows for ample planting within the front setback area, The variation is for a minor section of the frontage only to facilitate a garage that mirrors the neighbouring site.

Equitable preservation of views and vistas to and/or from public/private places.

Comment

Consistent. Views and vistas will be retained as existing with the parking located in a similar space to the existing garage on site.

The amenity of residential development adjoining a main road is maintained.

Comment

N/A Wimbledon Avenue is not a main road.

Vegetation is retained and enhanced to visually reduce the built form.

Comment

Consistent. Vegetation on site is enhanced as a result of the proposal.

Vehicle manoeuvring in a forward direction is facilitated.

Comment

Consistent. The design will comply with engineering requirements for manoeuvring.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

Comment

Consistent. The design is consistent with neighbours, with the single storey garage dwarfed by the 2 storey dwelling and being well in keeping with the Wimbledon Street frontage.

To encourage attractive street frontages and improve pedestrian amenity.

Comment

Consistent. The garage is well placed and still retains ample setback to ensure an attractive street frontage. Pedestrian amenity is also retained with the siting matching that of the existing garage.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Comment

Consistent. The bulk and scale of the design is consistent with the locality retaining the waterfront character.

Side and rear setbacks

Side setbacks of 2.5 metres on 1 side and 1 metre for the other side are required by the DCP.

The development proposes side setbacks of 2.55 metres south and 1.25 metres (north) which is easily compliant.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site and the development will result in a minor variation as permitted for eaves dwelling as illustrated below.

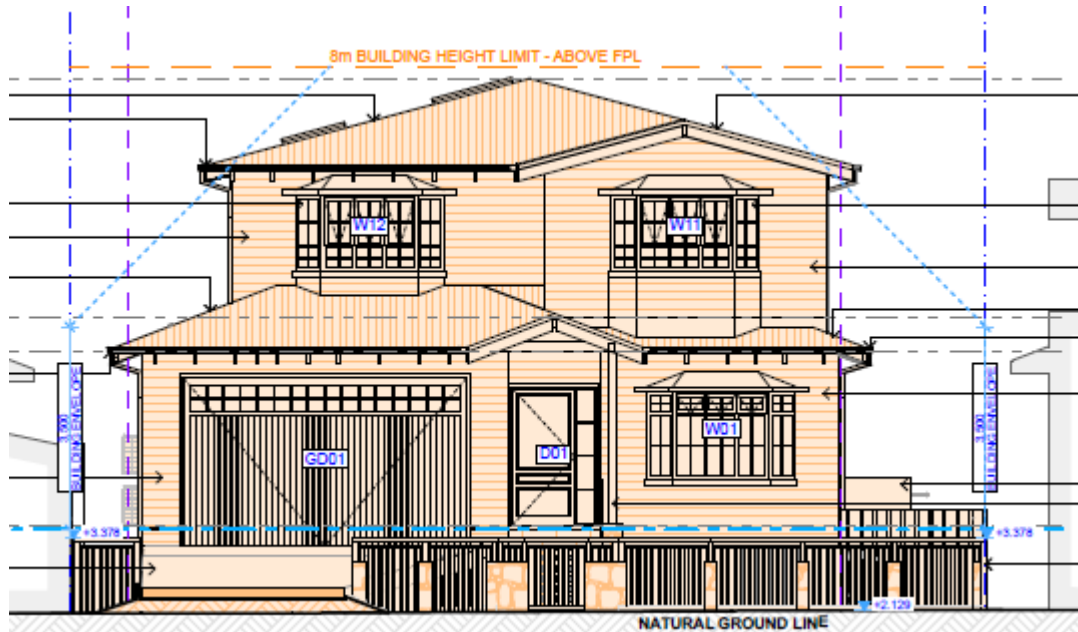


Figure. 17: Plan Extract: West elevation illustrating the proposed building envelope.

Landscaped Area

A landscaped area of 60% is required by the DCP (Area 1), which equates to 368.04m² for the site area of 613.4m².

The development proposes a compliant overall landscaped area of 348.12m² or 57%, allowing for the 6% impervious area, as permitted by the DCP.

A variation to the landscaped area is considered appropriate, as the development remains consistent with the objectives of the control, despite the variation, as assessed below:

Achieve the desired future character of the Locality.

Comment

Consistent. The proposed development has been designed taking into consideration the desired character of the location.

The proposed works will result in an improvement to the existing landscaped area on the site and the minor variation will have no material impact to the existing landscape and natural setting, with the site bounded by waterfront.

The dwelling remains consistent with the character of the area and is appropriate for the locality.

The bulk and scale of the built form is minimised.

Comment

Consistent. The development remains consistent with the bulk and scale of the surrounding development and is an improved design to the existing 2 storey dwelling.

A reasonable level of amenity and solar access is provided and maintained.

Comment

Consistent. As outlined above, privacy and amenity is retained for neighbours and the subject site, with existing privacy measures retained.

Appropriate and compliant solar access is retained for the subject site and adjoining properties.

Vegetation is retained and enhanced to visually reduce the built form.

Comment

Consistent. The development largely retains the existing building footprint, with no significant trees proposed for removal. In addition, the proposed landscaped area is an improvement to the existing landscaped area on the site.

Conservation of natural vegetation and biodiversity.

Comment

Consistent. No native vegetation will be impacted by the proposal.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Comment

Consistent. Stormwater from the site will be managed in accordance with Councils controls, with water directed to new infrastructure on the site and the waterway.

To preserve and enhance the rural and bushland character of the area.

Comment

Consistent. The proposed development retains the character of the approved alterations and additions and will result in an increase to the existing landscaped area, and additional planting ensuring the character of the locality is retained.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment

Consistent. The development retains and enhances the soft landscaped area on the site, assisting in the infiltration of water and stormwater management.

Fences

New front fencing is proposed to be constructed in compliance with flood area requirements.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Zone	C4 – Environmental Living	Demolition of the existing dwelling and construction of a new dwelling house.	Yes
Lot Size	550m ²	613.4m ²	Yes
Building Height	8.5m	7.775 metres above the flood planning level	Yes
Floor Space Ratio	Not identified		
Heritage	Not identified		
Flood Planning	High risk precinct	Proposed FFL 3.55m AHD	Yes
Acid Sulfate Soils	Class 3	Geotech report provided	Yes
Biodiversity	Identified on the biodiversity map	No substantial trees removal proposed	Yes
Foreshore Building Line	Mapped with foreshore building line.	New dwelling located outside mapped area (improves existing non-compliance).	Clause 4.6 variation request provided.
Pittwater DCP 2014			
Access and Parking	2 spaces	Double garage proposed	Yes
Solar Access	3 hours sunlight to POS and 50% of living room glazing of subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 9am and 12pm and 3pm	Yes
Private Open Space	80m ²	>80m ²	Yes
North Narrabeen Locality			

	Standard	Proposed	Compliance
Front setback	6.5m or established building line	6.5m 4.9m (garage)	Yes Merit
Side Boundary Setbacks	2.5 metres on one side and 1 metre on the other	2.55m 1.25 m	Yes Yes
Rear Boundary Setbacks	N/A - Foreshore Building Line applies		
Building envelope	3.5m / 45°	Complies	Yes
Landscaped Area – Environmentally Sensitive Land	60% of lot area = 368.04m ² for the site area of 613.4m ²	57%	Merit

7. Section 4.15 Considerations

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 to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the C4 zone.

7.2 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?*

These matters have been discussed in detail in the body of this statement and in the attached reports and plans.

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?*

The development has been designed to complement the site and its surrounds.
The proposal is appropriate and will have negligible impact on adjacent properties.

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 road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the development.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The natural hazard of acid sulfate soils and flooding can be effectively managed to permit the development to proceed in its current form.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions 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?*

The development is appropriate to the site with regards to all of the above factors. It fits well within the context of the surrounds and is well suited to the residential surrounds.

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 development is compliant with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

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

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise.

7.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments 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?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

7.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the development.

7.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for the demolition of the existing dwelling and the construction of a new dwelling house and pool, at 71 Wimbledon Avenue, North Narrabeen is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
9 July 2025	Sarah McNeilly Director	Susan May-Roberts Senir Planner

Disclaimer

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