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13.11.2025

Type	STATEMENT OF ENVIRONMENTAL EFFECTS
To	Northern Beaches Council
Project	Alterations and Additions 14 Bolwarra Road, North Narrabeen
Client	J Gold + B Whitford

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1 Introduction

This Statement of Environmental Effects supports the Development Application for alterations and additions at 14 Bolwarra Road, North Narrabeen.

This submission is accompanied by

- Architectural plans DA00 – DA18 issue A dated 13.11.25 prepared by *Vitale Design*
- BASIX Certificate A1818168 dated 21.10.2025
- Stormwater Concept Drawing prepared by *Vitale Design*
- Geotechnical Report reference P3633_01 prepared by *Morrow* dated 15.10.2025

The proposal takes into consideration the relevant controls applicable to the site, working to maintain the standards outlined within:

The Environmental Planning and Assessment Act, 1979 as amended
The Environmental Planning and Assessment Regulation 2000
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Sustainable Buildings) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
Pittwater Local Environmental Plan 2014
Pittwater 21 Development Control Plan 2014

2 Site, Locality and Context

The subject site is identified as Lot 8 DP 411213 and is known as 14 Bolwarra Road, North Narrabeen. The property is located on a battle axe lot on the western side of Bolwarra Road and the existing house has north - south orientation. The total site area is approximately 1103.60m².

A two storey freestanding dwelling currently occupies the site. The residence is masonry and cladding construction with metal roofing. The proposal seeks consent for alterations to the existing basement and ground floor levels, addition of first floor level, new pool and landscaping.

There is currently off street parking available for two cars within a double garage located on the north east corner of the existing house on the basement level.

The immediate locality is characterised by freestanding dwelling houses of varying architectural styles and numerous associated farm buildings, typical in this residential setting.

The proposal aims to utilise the existing wastewater treatment. There are existing connections for water, sewer, power and phone, all will be maintained. There is no contamination on site. There are no easements or watercourses on the subject property.

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3 Proposal

The development application proposes alterations and additions to the existing dwelling house as shown on architectural drawings DA00 – DA18 issue A dated 13.11.25.

The proposal comprises the following works;

Driveway:

- Extend existing driveway from access handle to join garage

Basement level:

- Extend existing garage to north with new garge door
- New gym with new window
- New internal stair to ground floor

Ground floor level:

- Extend existing floor to north and south
- Relocate entry to eastern facade
- New windows and doors
- New kitchen, pantry, laundry, bathroom and powder room
- Internal modifications
- New internal stair to first floor

Proposed First floor level:

- Master bedroom, ensuite, walk in robe and balcony
- 2 bedrooms and bathroom

Garden:

- New swimming pool and surrounding deck at ground floor level
- Pool equipment and rainwater tank located under pool deck
- New side access stair to pool deck along western boundary
- New side access stair to enrtly along eastern boundary
- New pergola
- New landscaping to pool, screen planting to east and west boundaries

4 Environmental Assessment

A. Statutory Planning Framework, Pittwater LEP and DCP: Numerical Controls

D11. NORTH NARRABEEN LOCALITY

The subject property is zoned C4 Environmental Living

Environmental Planning Instruments/DCPs	Relevant EPI/DCP		Considered
LEP	Pittwater LEP 2014		Yes
DCP	Pittwater 21 DCP 2014		Yes
SREP	Sydney Regional Environment Plan		Yes
Heritage Considerations	LEP		Considered
Heritage Item	No		N/A
Heritage Conservation Area	No		N/A
Vicinity of Heritage Item	No		N/A
Development Controls LEP	Control	Proposed	Compliance
Zoning	C4 Environmental Living	C4 Environmental Living	Yes
4.1 Minimum Subdivision Lot Size	550m ²	1103.6m ²	Yes
4.3 Height of Buildings	8.5m	8.5m	Yes
4.4 Floor Space Ratio (FSR)	-	-	N/A
5.9 Architectural Roof Features	-	-	N/A
5.10 Heritage Conservation	-	-	N/A
5.11 Bush Fire Hazard Reduction	-	-	N/A
7.1 Acid Sulfate Soils	Yes	Class 5	Unchanged
7.2 Earthworks	-	-	N/A
7.3 Flood Planning	-	-	N/A
7.4 Floodplain Risk Management	-	-	N/A
7.5 Coastal Risk Planning	-	-	N/A
7.6 Biodiversity	-	-	N/A
7.7 Geotechnical Hazard	W	Geotechnical Hazard H1	Geo report
Bushfire	No	No	N/A

Development Controls DCP	Control	Proposed	Compliance
B5.15 Stormwater	Increase > 50m = OSD	Increase > 50m = OSD	Yes
B6.3 Off Street vehicle req	Minimum 2 spaces	Existing double garage	Yes
D11 North Narrabeen Locality	Control	Proposed	Compliance
D11.1 Character as viewed from a public place			Refer to SOEE
D11.2 Scenic protection			Refer to SOEE
D11.3 Building colours + materials			Refer to drawings
D11.6 Front Building Line	6.5m/established building line	6.5m	Yes
D11.7 Side + Rear Building Line	Min 2.5m one side 1.0m other side Rear: 6.5m	Min 2.5m one side 1.0m other side Rear: 68.1m	Yes Yes Yes
D11.9 Building Envelope	3.5m at boundary in 45°		Yes
D11.11 Landscaped Area	Min Landscaping 60%	60.14% Landscaping	Yes

Zoning and Development Controls

State Environmental Planning Policy (Resilience and Hazards) 2021

Remediation of Land

Given the history of residential use of the land, the site is not considered to be subject to contamination. The proposed development is consistent with the relevant provisions of SEPP (Resilience and Hazards).

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal meets water, thermal and energy standards as required by BASIX. A BASIX certificate has been included with the development application.

Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014.

The proposal is consistent with and complement the existing detached style housing within the locality. The proposed scale of the development respects the scale and form of other new development in the vicinity and the setbacks are compatible with the surrounding development. The proposal does not have an unreasonable impact on any long distance views.

Clause 4.3 – Height of Buildings

The proposal has a maximum height of approximately 7.8m. The proposed additions step down the site to follow the fall is maintained below the 8.5 m height control.

Clause 7.1 – Acid sulfate soils

The site is located within Class 5 of the Acid Sulfate Soils Map of PLEP 2014. The proposed development does not involve the works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Clause 7.2 – Earthworks

The proposal will require some minor excavation of the site to accommodate the proposed works. The proposed pool is located at the existing ground level of the house for accessibility and will not require excavation as it is proposed to be mostly above ground.

The site is identified as being within the 'Hazard H1' area on the Geotechnical Hazard Map of PLEP 2014.

In accordance with the recommendations of the Geotechnical Report, the proposal is compliant with the provisions of this clause.

Clause 7.7 – Geotechnical Hazards

The site is identified as being within the 'Hazard H1' area on the Geotechnical Hazard Map of PLEP 2014.

In accordance with the recommendations of the Geotechnical Report, the proposal is compliant with the provisions of this clause.

Clause 7.10 – Essential services

The site will continue to have access to all essential services at the completion of the proposed development.

Pittwater 21 Development Control Plan

Shaping Development in Pittwater– Desired Character

The proposal is consistent with the desired character of the locality by providing alterations and additions that are consistent with the scale and style of development in the vicinity. The streetscape remains unaffected as the site is a battleaxe lot and the location of the dwelling within the site.

The building materials and colours will harmonise with the natural environment and will not detract from the existing locality.

The site will maintain a suitable area of soft landscaping and does not require the unnecessary removal of any significant vegetation.

Section B General Controls

B3.1 Landslip Hazard

The site is identified as being within the 'Hazard H1' area on the Geotechnical Hazard Map of PLEP 2014.

In accordance with the recommendations of the Geotechnical Report, the proposal is compliant with the provisions of this clause.

B4.5 Landscape and Flora and Fauna Enhancement Category 3

The proposal maintains existing trees and vegetation on the site. Additional landscaping will be provided around the proposed pool with additional screen planting to the proposed additions along the western and eastern boundaries.

B5.15 Stormwater

The increase in building footprint is less than 50 m² and therefore on-site detention is not required. Stormwater we collected and directed to the existing stormwater system. This will remain unchanged.

B6.1 Access driveways and works on the public road reserve

The existing driveway from the access handle will continue to provide access to the site. The proposal connects this driveway to the existing garage located on the northern façade of the existing dwelling.

B6.2 Internal Driveways

The proposal will maintain the existing driveway servicing the site and extends this join with the existing garage.

B6.3 Off-street vehicle requirements

The proposal will maintain the existing double garage to the north east corner of the existing dwelling, providing sufficient off-street parking maintained on the site.

B8.1 Construction & Demolition – Excavation and Landfill

A Geotechnical Report has been prepared by Morrow reference P3633_01 dated 15.10.2025. In accordance with the recommendations of the Geotechnical Report, the proposal is compliant with the provisions of this clause. Appropriate soil barriers will be provided to address any sedimentation issues.

Section C Development Type Controls for Residential Development

C1.1 Landscaping

The proposal maintains existing trees and vegetation on the site. Additional landscaping will be provided around the proposed pool with additional screen planting to the proposed additions along the western and eastern boundaries.

C1.2 Safety and Security

The proposal has had sufficient regard to the CPTED principles.

C1.3 View Sharing

The siting and design of the proposed additions considers the layout of the existing dwelling and the context of the site and are maintained below the height limit and the required setbacks. Any existing views would be retained over the roof of the proposed additions.

C1.4 Solar Access

The proposal is accompanied by shadow diagrams which demonstrate that the proposal will not result in any unreasonable overshadowing of the adjoining surrounding properties. There is no impact to the southern neighbours No 8 and No 6 are well above the subject site and a minor change to the eastern neighbours No 12 and No 10 rear gardens facing west.

C1.5 Visual Privacy

The proposed additions have been designed to maintain visual privacy between neighbours. Sufficient setbacks are provided to mitigate any overlooking of the adjoining properties. There is no significant loss of privacy or amenity for the neighbours.

C1.6 Acoustic Privacy

Given the residential nature of the works, there will not be any significant impact on the surrounding locality in terms of acoustic privacy.

C1.7 Private Open Space

Suitable private open space has been provided with an area and at a grade which will facilitate outdoor private recreation. The proposal continues to provide for suitable functional areas to the rear of the dwelling to accommodate the recreation needs of the proposed development.

C1.9 Adaptable Housing and Accessibility

Single dwellings are not required to provide access in accordance with AS4299-1995.

C 1.12 Waste and Recycling Facilities

Suitable area for the on-site storage of waste and recyclables is available within the curtilage of the site, with the waste removed by Council contractors via the household garbage service.

C1.23 Eaves

The proposed additions incorporate deep eaves to provide appropriate solar shading and as an architectural style of roof form.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS – D11 NORTH NARRABEEN LOCALITY STATEMENT

The desired future character of North Narrabeen locality is to remain a predominantly low-density residential area. Development is to be positioned below the existing tree canopy, minimising bulk and scale by integrating with landscaping. Natural external finishes and materials are encouraged.

D11.1 Character as viewed from a public place

The proposal is screened from the street by the viewing angle down the access handle and the sloping topography of the site. The character of the streetscape will be maintained.

The proposal includes the required landscaped for the site and the existing vegetation throughout the site to soften the built form of the development.

D11.2 Scenic protection

The proposal has minimal impact on the visual character of the area. The proposed alterations are not visible down the access handle due to the viewing angles and will not alter the streetscape.

D11.3 Building colours and materials

Details of the proposed external materials are outlined on the drawings within the submission. The proposed materials are in keeping with the established character of the existing dwelling, chosen to keep the dwelling remaining subtle and unobtrusive to the landscape. A colour palette including natural tones with recessive qualities is proposed with materials that are sympathetic to the setting and neighbours.

D11.6 Front Building Line

The minimum front building line is 6.5m. As the block is a battle axe lot, the front of the existing dwelling is considered front side which is the northern elevation. The proposed additions to the front of the dwelling are setback over 6.5m to the northern boundary.

The proposed works will not be visible from the street as it is a battle axe lot and due to the terrain.

D11.7 Side and rear building line

The proposed additions generally maintain a minimum side boundary setback of 2.5m to at least one side, 1.0m for the other side and a rear boundary of 6.5m, complying with this control.

The side stairs result in a minor breach of the 2.5m minimum setback to the eastern side boundary, which is setback from the front of the dwelling reducing any impact.

The proposal, notwithstanding the minor non-compliance associated with the stairs, is considered reasonable.

The substantial extent of existing landscaping to the site provides a privacy buffer between the proposal and the neighbours. Current privacy levels, solar access and amenity to adjoining properties are all maintained.

D11.9 Building envelope

The proposed additions generally comply with the allowable building envelope as outlined by the 45 degree recession planes 3.5m above natural ground level at side boundaries.

A minor portion of the roofs on the eastern elevation protrudes beyond the prescribed envelope towards the rear of the site. The area of non-compliance is a consequence of the fall of the land.

The minor non-compliance does not result in any adverse impacts upon the amenity of the adjoining property, nor does it contribute to excessive bulk and scale as seen from the public domain.

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The proposal is considered to be in keeping with the outcomes of this clause and is worthy of support on merit.

D11.11 Landscaped Area – Environmental Sensitive Land

The total required landscaped area for the site is 60% as outlined by the DCP. The proposed works provide a landscaped area of 60.14% compliant with the numerical requirements of the DCP and the objectives for landscaped area.

The proposal continues to provide the residents with additional areas of outdoor living and open space, along with sufficient areas of planting and landscaping.

5 Summary

This statement has assessed the proposal against the objectives, policies and controls as set out in both the *Pittwater Local Environmental Plan 2014* and *Pittwater 21 Development Control Plan 2014*. The assessment demonstrates that the proposal is appropriate to the setting, sitting within the intent of the standards and is suitable to its surrounds and North Narrabeen's character as a whole.

The proposal respects the amenity of surrounding properties, with minimal impact upon the surrounding neighbours in regards to sunlight, privacy, views and amenity.

This report demonstrates the development is satisfactory with respect to environmental impacts.

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Appendix



Image One: Block Plan Aerial View, NTS



Image Two: No. 10 – 18 Bolwarra Road

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Image Three: Northern elevation



Image Four: Northern and western elevations

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Image Five: Southern elevation