

Statement of Environmental Effects Modifications to Existing DA

ALTERATIONS & ADDITIONS A RESIDENCE

48 TATIARA CRESCENT,
NORTH NARRABEEN, NSW
JULY 2021



architecture
modularisation
project management
interior design
procurement

1300 799 986

335 MONA VALE ROAD
TERREY HILLS NSW
AUSTRALIA 2084

www.georgegroup.com.au



Statement of Environmental Effects

LOCATION: 48 TATIARA CRES NORTH NARRABEEN, NSW
DATE: JULY 2021
PROJECT: MODIFICATIONS TO EXISTING DA
PROPOSED ALTERATIONS & ADDITINS TO RESIDENCE
OWNER: JOURNEE / ALTINK
AGENT / APPLICANT: THE GEORGE GROUP PTY LTD
ATTENTION: PHILIP GEORGE
CONTACTS: 0412 015 955 / philgeorge@bigpond.com

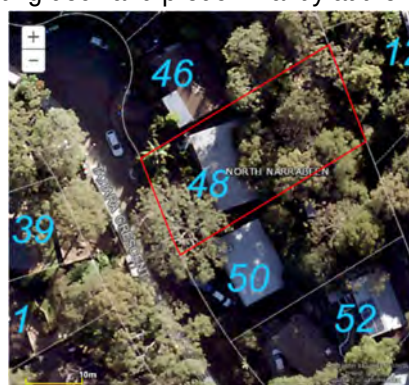
Brief Summary of Proposal:

- This Development Application is for MODIFICATION ONLY of the existing DA N0237/16
- The amendment proposal is essentially to the roof form only over the approved deck at the frontage and associated amendment of support columns. The plan footprint is to remain the same as the existing DA Approval
- Supporting columns have been proposed to be angled back to the existing structural elements below so as to minimize any disturbance to the front yard.
- Supporting columns have been proposed to be spaced further apart centrally so as to create a more open visual outlook from the deck over the street and distant landscape beyond. This will also afford better corner bracing for the structure.
- The proposed roof form over the deck is raised marginally but kept "flat" in approach to allow it to function without the need for a box gutter while maintaining good air flow through the deck area.
- The proposed alterations also include minor modification of the current 3 french doors and minor wall zones that address the space and outflow between the current living areas and the deck beyond. This will ensure better use of the deck and better linkage to the current living areas of the house. A glass sliding door suite is proposed in lieu of the 3 french doors sets.
- The roof form is modelled to remain under 8.5m height and is pitched at a minimum of 3 degrees suitable for colorbond roofing. This report is accompanied by **drawings and photographs** illustrating the proposal. These indicate a proposal offering an asset to the street and community and minimising impacts to the neighbours.

THE SITE CONTEXT – The property sits up against the steep escarpment at the rear and faces to the street in a southerly direction. It has no immediate northerly neighbours that are affected by view or other concern. Views to the site are minimised to primarily directly below from the street. All proposed work is in the front yard and is extension work built off the existing deck and predominantly at the right easterly side facing to the street.

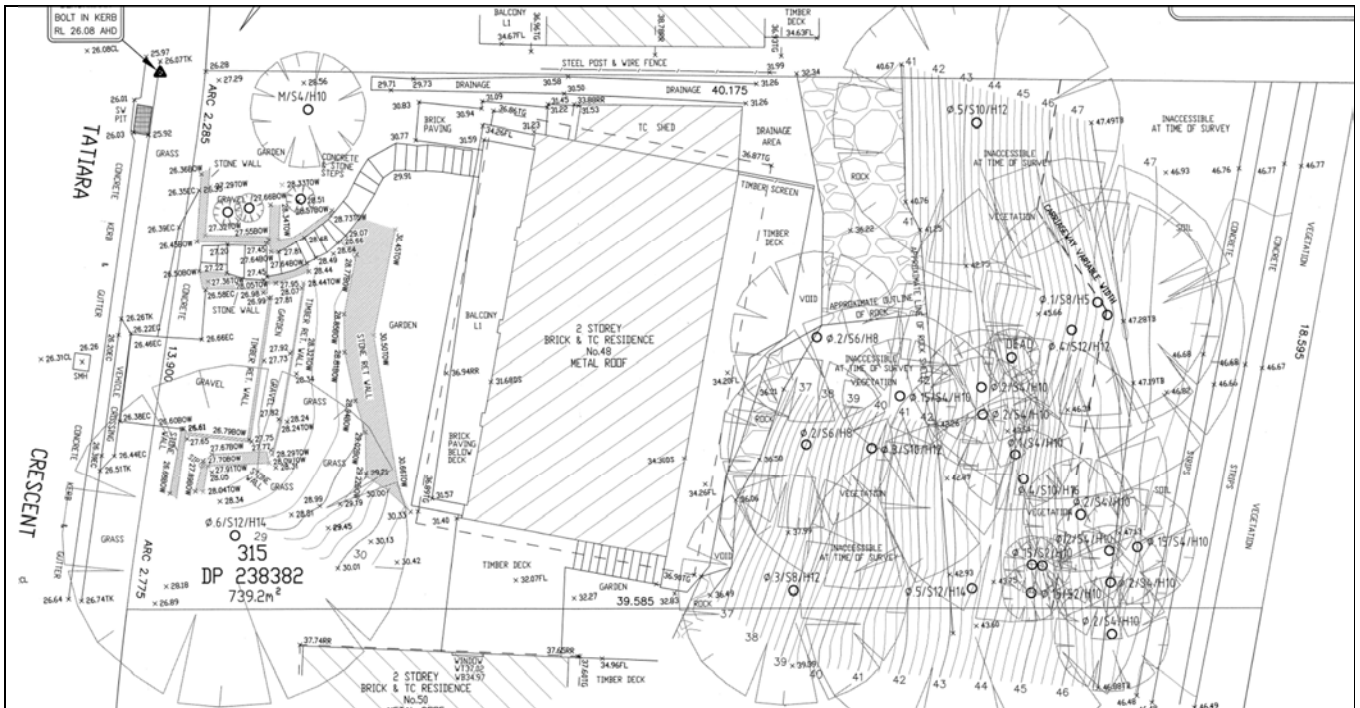


Zoning – E4 Environmental Living

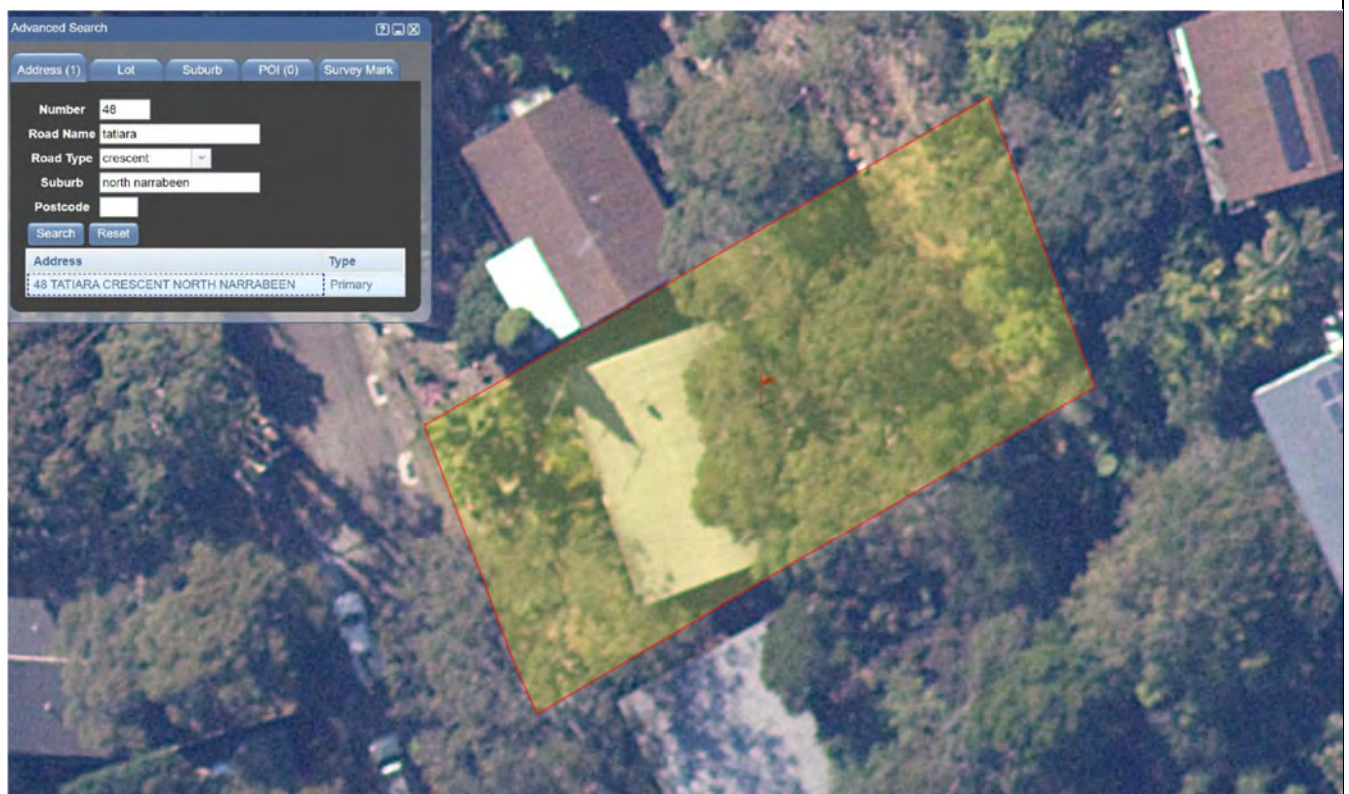


Existing residence – proposed deck extension at right end





SITE SURVEY – This indicates an existing house that is recessed behind the frontage line of it neighbours allowing modification of the existing DA Approval for deck extension to the SE corner in the same location to the existing approval with the same plan footprint.



DETAIL OVERHEAD SITE PHOTO



EXISTING SITE FRONTAGE PHOTOS - The house is a timber-clad dwelling with "flattish" metal roof

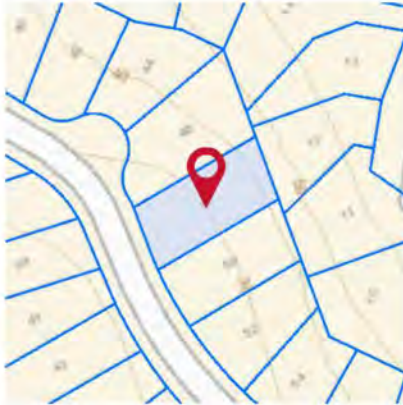


EXISTING SITE FRONTAGE –This indicates that the existing house is recessed in setback and recessed in height in relation to its immediate neighbours.



Property Report

48 TATIARA CRESCENT NORTH NARRABEEN 2101



Property Details

Address: 48 TATIARA CRESCENT NORTH
NARRABEEN 2101

Lot/Section /Plan No: 315/-/DP238382

Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	E4 - Environmental Living: (pub. 30-5-2014)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	550 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions	Geotechnical Hazard H1
Terrestrial Biodiversity	Biodiversity

We note that alterations and additions to a dwelling is permitted with consent.

DEVELOPMENT STATISTICS

BASIC DA STATISTICS are as follows

DA Issue	REQUIRED	PROVIDED
Site Description		LOT 315 DP 238382
Site Area		739.2m2
Deck Floor Area added		14.85m2 added to the existing deck (as per existing DA approval)
Zoning		E4 ENVIRONMENTAL
Front Setback		7.4m indicated on the site plan that is consistent with the existing deck DA approval and with the neighbours' setback
Side setbacks	4m high then 45 degrees	1.2m min indicated at existing stair

EXECUTIVE SUMMARY

- This Development Application is for MODIFICATION ONLY of the existing DA N0237/16
- The amendment proposal is essentially to the roof form only over the approved deck at the frontage and associated amendment of support columns. The plan footprint is to remain the same as the existing DA Approval
- Supporting columns have been proposed to be angled back to the existing structural elements below so as to minimize any disturbance to the front yard.
- Supporting columns have been proposed to be spaced further apart centrally so as to create a more open visual outlook from the deck over the street and distant landscape beyond. This will also afford better corner bracing for the structure.
- The proposed roof form over the deck is raised marginally but kept "flat" in approach to allow it to function without the need for a box gutter while maintaining good air flow through the deck area.
- The proposed alterations also include minor modification of the current 3 french doors and minor wall zones that address the space and outflow between the current living areas and the deck beyond. This will ensure better use of the deck and better linkage to the current living areas of the house. A glass sliding door suite is proposed in lieu of the 3 french doors sets.
- The roof form is modelled to remain under 8.5m height and is pitched at a minimum of 3 degrees suitable for colorbond roofing.

1. SITE SUITABILITY

SEE Criteria Requirement	Response of proposal to Design Requirements
Site Constraints	The site area is 739.2. The aesthetic is designed sensitively and in keeping with the scale and bulk of houses found in the immediate vicinity.
Proximity to transport services, shops, community recreational facilities	The proposed dwelling is in a long-established residential neighbourhood that has all of the normal community infrastructure support and recreational facilities at hand
Compatibility with adjoining development	This site sits within a hilly context rising sharply from the road and up the escarpment beyond to the north. It demonstrates a similar bulk and scale to many of the existing residences in the immediate vicinity
Compatibility with visual setting	The natural ground levels of the site are proposed to be maintained. The design DOES NOT necessitate the of significant trees or landscape. The positioning of the alterations and additions is proposed to overlay the footprint of the existing DA Approved Deck.

2. PRESENT & PREVIOUS USES

SEE Criteria Requirement	Response of proposal to Design Requirements
Present use of site & commencement date	The site is in a long-established residential area
Previous uses of site	The site is in a long-established residential area. Prior to this we assume the site was in a natural treed environment.
Present use of adjoining land	The site is in a long-established residential area. Residences are adjacent.
Contaminating activities	No contaminating activity is proposed for the site excepting for normal residential living.
Contaminated Land	We believe that the current residential site is not contaminated land
Contaminated Land testing	There has been no specific testing for contaminants. The site is in a long-established residential area with no history of contamination.

3. DEVELOPMENT COMPLIANCE

SEE Criteria Requirement	Response of proposal to Design Requirements
Development controls of height, setback, envelope etc and Planning justification for non-compliance with development controls	The proposed alterations and additions to this dwelling is in excess of 6.5m setback and is consistent with the surveyed setback of the immediate neighbouring properties. Side setbacks are in excess of requirements and are consistent with the existing house. Height envelopes are complied with - roof under 8.5m height.
Changing built form of area	Many new and refurbished overlay houses and extensions to houses of 2+ level construction is being added to in the immediate area as it undergoes a resurgence of new and refurbished residences of good standard.
Landscape Outcomes	Landscape coverage is in excess of requirements (refer to the drawings statistics as noted). Outcomes are addressed as follows: • Landscape achieves the desired future character of the locality as there are many refurbished residences in the area that respect the existing nature flora as does this proposal. Natural flora and fauna is to be maintained • The bulk and scale of the built form is minimised to the upper portion of the site, with significant landscape area facing the street and ocean. • Solar access is provided and maintained with the proposal with NO southerly neighbours. The adjacent neighbours (east and west) will not receive adverse shadow from this minor modification to roof form. • Existing vegetation is retained on the property. • Conservation of natural vegetation and biodiversity has been • Stormwater runoff is not amended and will run back to the existing stormwater system of the house (as the footprint and roof area remains the same as the existing approved DA. • The focus of the development is to preserve and enhance the landscape character of the area.

4. ACCESS AND TRAFFIC

SEE Criteria Requirement	Response of proposal to Design Requirements
Existing and proposed access provisions	Current site access is minimal and involves a small indented zone at the frontage. As per the Pre DA Meeting there is intent for future DA for proposed carport at the frontage, but this is NOT the subject of this modification application.
Pedestrian amenity	Current site pedestrian access is from the street and pathway. The existing pedestrian access is to remain. This is facing to the street.
Proposed bicycle facilities	N/A
Public transport services	N/A
Vehicle access grades	N/A
Parking arrangements	N/A
Parking calculations	N/A
Potential vehicle conflicts	N/A
Major traffic generation	N/A

5. PRIVACY, VIEWS AND OVERSHADOWING

SEE Criteria Requirement	Response of proposal to Design Requirements
Visual Privacy	Visual Privacy will be maintained to adjoining property in a similar manner to acoustic privacy. The proposed residence deck extension focuses to the front yard and street and is fitted with privacy screens to the eastern neighbour.
Acoustic Privacy	Acoustic Privacy will be maintained to adjoining property in a similar manner to visual privacy. The proposed residence deck extension focuses to the front yard and street and is fitted with privacy screens to the eastern neighbour.
Views	There are localised landscape views to the garden over the subject property. These are encouraged with glazing to the secondary dwelling north frontage.
Overshadowing	No adverse overshadowing to neighbours will be evident from the proposed amendment to the upper level deck roof. The project has no southern neighbours and being located against the rear northern escarpment does not get winter sun down to the area. Neighbours to the side are located east and west and are more recessed to the north than the proposed deck extension modification.

6. AIR AND NOISE

SEE Criteria Requirement	Response of proposal to Design Requirements
Air	Air flow is encouraged through the upper level extension with windows on opposite walls. Air flow through the house is encouraged with good opening glazed area that can be opened up to best layer the comfort requirements of various times of day and the season.
Noise	The proposed residence extension focuses to the front and rear yard and “turns it back” to the adjacent side boundaries. Windows at the proposed upper level are arranged to focus to the rear yard and front yard to ensure privacy to neighbour.

7. OPERATION AND MANAGEMENT

SEE Criteria Requirement	Response of proposal to Design Requirements
Type of business	N/A for private residence
No of staff	N/A for private residence
No of customers	N/A for private residence
Hours / days of operation	N/A for private residence
Plant, machinery	N/A for private residence
Type & quality of goods	N/A for private residence
Hazardous materials	N/A for private residence

8. SOIL AND WATER

SEE Criteria Requirement	Response of proposal to Design Requirements
Proposed water management	Roof water for the proposed deck extension is proposed to flow to the existing residence roof and gutters and to the existing stormwater system and to the street (as the residence footprint and roof area is the same as the existing DA Approval).
easement	N/A
Maintenance strategies	Roof water for the proposed deck extension is proposed to flow to the existing residence roof and gutters and to the existing stormwater system and to the street
Rehabilitation of	N/A
Impact to local water table	N/A

9. ENERGY EFFICIENCY

SEE Criteria Requirement	Response of proposal to Design Requirements
Orientation	The work proposed is a modification only to the existing DA
Sun / shade control	There is good roof overhang, with orientation of the deck to the south
Insulation	N/A
Natural ventilation	Air flow is encouraged through the proposed deck extension with a raised roof gap to allow for air flow.
Heating and cooling	N/A
Lighting	Natural lighting
Clothes drying	N/A

10. WASTE MANAGEMENT

SEE Criteria Requirement	Response of proposal to Design Requirements
Proposed at-source waste management program	Normal residential waste bins are provided internally for waste distribution to the council supplied wheelie bins.
Domestic Food and organic waste composting	Domestic food and organic waste composting will occur as existing.
Proposed waste storage areas	Domestic waste will be stored in the normally provided council wheelie bins at a location out of the normal site lines from the street and away from neighbours.
Proposed reuse, recycling, and disposal of building materials	Any construction materials will be placed in skip bins provided during construction and will be removed to site to appropriate waste management facilities. Any site fill that is not required (as removed from under the house and for construction of the driveway) will be removed to site to appropriate waste management facilities.
hazardous waste	Any hazardous waste encountered will be removed to site to appropriate waste management facilities.