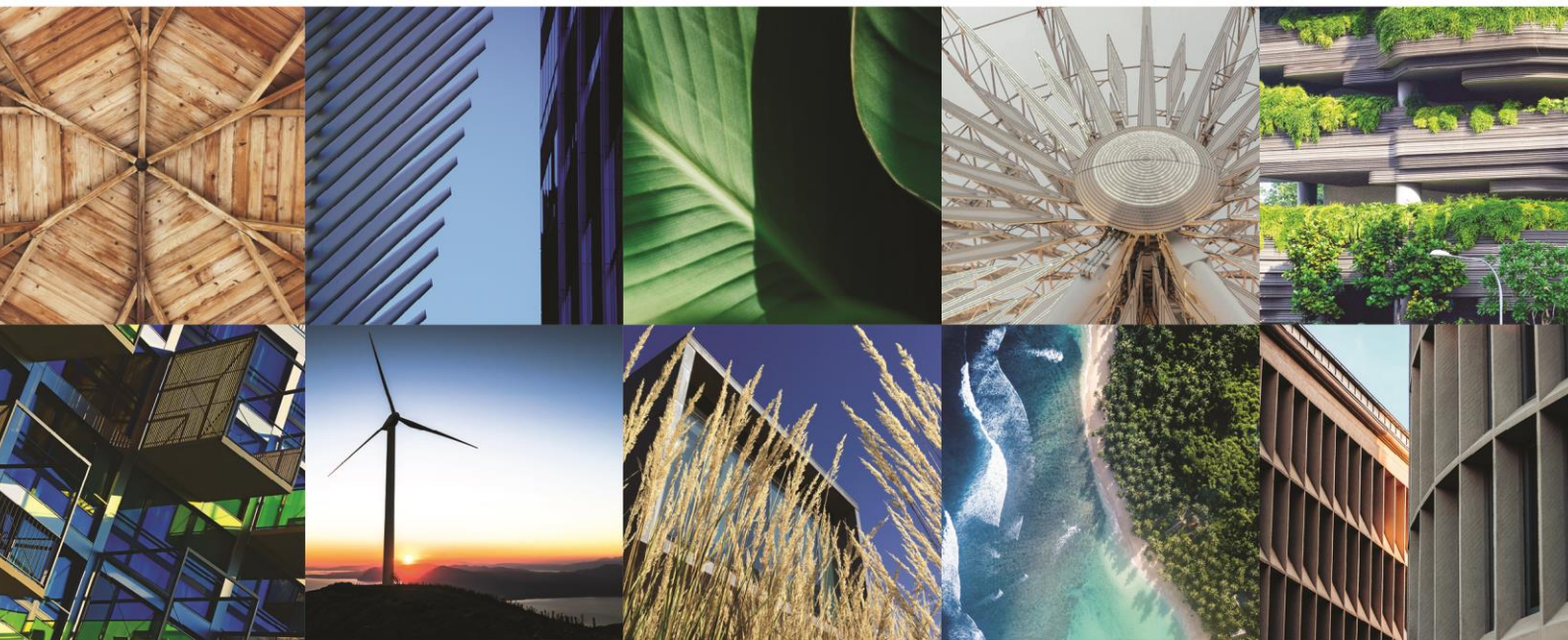




Statement of Environmental Effects

S4.55 submission to approved DA N0491/15

Alterations to existing dwelling

To be built at: 35 Warrabe Road North Narrabeen, NSW 2101

File Ref	Description	Author	Date
NA	Statement of Environmental Effects	HE	15/04/2020



1. Introduction

This Statement of Environmental Effects has been prepared by Efficient Living, Sustainable Building Consultants for the proposed modification at 35 Warraba Road North Narrabeen, NSW 2101.

The proposal modification is to submit a S4.55 to an already approved development application. The owners intend to reduce the scale of the already approved proposal. The proposed modification is an alteration to an existing single story dwelling. This statement is intended to provide further details, and takes into consideration matters listed under Section 79C(1) of the Environmental Planning and Assessment Act 1979.

2. Site Description

The site of the proposed modification is located at 35 Warraba Road North Narrabeen, NSW 2101. The proposed residence is located in R3 Medium Density Residential. The site has a total area of 669.80m² it is a rectangular block that is flat in nature with a slop to the South East. It is a corner block with primary frontage along Warraba Road West and secondary frontage to The Crescent South.

The surrounding properties in the area consist of a mixture of well-established residential developments such as detached dwellings, duplexes and secondary granny flats. Surrounding dwellings vary in sizes and architectural styles and periods. There is an array of building materials and external colours with a mixture of original structures alongside new renovations. To the south of the property is industrial complexes.

The site is deemed to be within a high risk flood zone and is not located on bushfire prone land. This submission will be accompanied by a flood report.



Six Maps – Site Location and street view- 35 Warraba Road, North Narrabeen NSW 2101

3. Modifications to approved development

DA N0491/15

The approved DANO491/15 is to alter the existing dwelling this includes an extension of the internal floor area of 31.2m², reconfiguration of internal layout to facilitate the addition of a third bedroom and ensuite, additional windows to SE, NE and NW proposed kitchen, colourbond roof over new extension and weatherboard timber frame walls.

Modifications

The proposed modification is to alter the existing development application this includes an extension of the internal floor area of 2.08m², reconfiguration of internal layout to facilitate the addition of a third bedroom, addition of laundry, relocate front door to allow window in proposed third bedroom, remove existing windows and replace with new windows to living dining kitchen area, proposed colourbond roof over existing deck and replace and extend existing colourbond roof on the North.

JJDrafting have been engaged to design and provide construction drawings of the alterations. Halina Consulting have been engaged to provide structural engineering advise, inspections and report.

4. Site Works

- Nil trees to be removed
- Alteration of existing single story dwelling including an increase to internal floor area, update to internal floor plan to facilitate the addition of a third bedroom, extend and replace existing north colourbond roof, new living dining and kitchen area windows, colourbond roof to existing deck and update of rear façade.
- Proposed modifications sit outside the 100 year flood line
- All building waste will be segregated for recycling, reuse and disposal and will be taken off site accordingly
- The surrounding community will be respected with regards to noise and traffic access
- Proposed modifications are within current site setbacks

5. Relevant Planning Controls

Northern Beaches Council as the 'Consent Authority' is required to take into consideration those matters listed under Section 10.7(C) of the Environmental Planning & Assessment Act 1979 (EP&A Act) which are of relevance to the subject Development Application modifications (S4.55).

5.1 Pittwater Local Environmental Plan (LEP) 2014

The proposed modification site is located within R3 Medium Density Residential Zone as per the Pittwater LEP.

The objectives of the R3 Medium Density zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses

Zone Compliance

The proposed modification satisfies the zoning requirements of R3 Medium Density Residential. The applicants are seeking to alter the approved DA consisting of an alteration to an existing single story dwelling.

5.2 Pittwater 21 Development Control Plan 2014 (DCP)

This DCP has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (The Act) and the Environmental Planning and Assessment Regulation 2000 (The Regulation). This DCP compliments the statutory provisions contained in the Pittwater Local Environmental Plan 2014 (LEP 2014).

Below is a table of relevant controls set by Council and proposal compliance:

Control	Council Requirement	Development Proposal	Complies
Building height as per LEP	8.5m	Dwelling: 2.71m finished floor to ceiling	Yes
Setbacks: Front	6.5m or established building line whichever is greater	6.385m established building line	No
Setbacks: Rear	6.5m	6.5m	Yes
Setbacks: Side	2.5m (Side A) 1.0m (Side B)	Dwelling North: 2436mm Dwelling South: 1595mm	No Yes
Building Envelope	Planes are to be projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the maximum building height	The proposed alteration will fall within the building envelope requirements.	Yes
Heritage	N/A	N/A	N/A
Landscape Area	Area 3 of the Landscaping Area Map 50% of the site area	The existing landscape area is 292.71sqm 43.7% which does not comply with controls however, the new proposed work has been	No

35 Warraba Road, North Narrabeen NSW 2101

	Variation: single dwellings on land zoned R2 Low Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes	designed so that site coverage remains unchanged. Variation: two existing outdoor recreation areas are patio and deck.	
Flood Risk	Refer to flood risk matrix	Category 1 low hazard. Flood report has been completed by ACOR Consultants to accompany development application.	N/A
Building colours and materials	External colours and materials shall be dark and earthy tones	External colours proposed are to match existing. Minimal new areas of external wall proposed.	Yes
Private Open Space	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3m. No more than 75% of this private open space is to be provided in the front yard. 16m ² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%)	The property has ample POS areas consisting of a deck, patio and grassed area. This area is unchanged from current private open space.	Yes
Visual & Acoustic Privacy	Ensure that residential development is designed to provide a reasonable level of privacy for dwellings and to protect the privacy of adjacent and nearby properties	The proposed alterations will not be a privacy concern for neighbouring properties. The alteration has been designed to improve on the current level of privacy for all parties.	Yes
Solar Access & Overshadowing	The main private open space of the proposal as well as the adjoining properties private open space are to receive a minimum of 3 hours of sunlight, between the hours of 9am to 3pm on 21 st June.	The dwelling and private open space are positioned on site to receive adequate sunlight with a north-east aspect. The proposed alteration will have no impact on solar access and overshadowing to neighboring private open space.	Yes
Energy Efficiency	BASIX Compliance	BASIX Additions and Alterations Report completed to accompany development application.	Yes

5.3 Non-compliances

Landscape area – There are no proposed modifications to the current landscaping and outdoor POS spaces. This is a pre-existing non-compliance with the landscaping area at 43.7%.

Side A setback – Setback is unchanged from the original established building envelop and approved DA N0491/15. Requires a 2.5m setback the dwelling is at 2.436m it is over by 0.064M. The proposed modifications do not encroach further than the current setback.

Front setback - Setback is unchanged from the original established building envelop and approved DA N0491/15. Requires a 6.5m setback the dwelling is at 6.385m it is over by 0.115m. The proposed modifications do not impact the front of the dwelling.

6. Conclusion

The proposed modification is permissible within the R3 Medium Density Residential and incorporates thoughtful design that satisfies Council's DCP requirements. The proposed modification to DA N0491/15 has been carefully planned to minimize the impact on the surrounding environment. The design has been developed to maintain the natural building characteristics of the North Narrabeen locality.