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Northern Beaches Council

Planning & Development

**STATEMENT OF ENVIRONMENTAL EFFECTS.**

**Proposed Alterations & Additions  
118 Irrubel Road Newport NSW 2106**



**CONTENTS**

1. INTRODUCTION
2. TYPE OF DEVELOPMENT
3. SITE DESCRIPTION
4. CONTROLS & ASSESSMENT
5. CONCLUSION

## **1. INTRODUCTION**

The following document is to be read in conjunction with plans, specifications and associated documentation prepared by:

**Planning 2 Build  
Design & Drafting**

**Alterations & Additions – 118 Irrubel Road Newport NSW 2106**

## **2. TYPE OF DEVELOPMENT**

The owners of the property wish to apply for a Development Approval for the following scope of works:

Alterations and Additions to provide a new first floor area to accommodate the following:

- Increased floor area of the existing Kitchen & Dining areas with access to a deck area.
- Alfresco Dining area with direct access to an existing and enlarged deck area.
- The renovation of an existing pool and surrounding deck area.
- The construction of a new Spa and associated decking.
- Construction of a new retaining wall and associated gardens.

## **3. SITE DESCRIPTION**

- The existing home sits on Lot 1 DP 562825 and has an area of 715 sqm
- The zoning controls are – C4 Environmental living
- The existing dwelling is a two-storey timber framed and weatherboard clad cottage with a corrugated Colorbond roof.
- The property has a double garage providing off street parking for two vehicles with access via an existing concrete driveway from Irrubel road.
- The property is on a steeply sloping site and contains established landscaping including lawns, terraced gardens and fencing.

## **4. CONTROLS & ASSESSMENTS**

This statement has been prepared to analyse and respond to the relevant objectives, planning controls and to adhere to the desired future character of the local environment contained within the:

***Pittwater Local Environment Plan 2014***

### **PART 1 PRELIMINARY – NA**

### **PART 2 PERMITTED OR PROHIBITED DEVELOPMENT**

#### **Zone – C4 Environmental Living**

#### **1 Objectives of zone**

- 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.

## Assessment

- The proposed development is allowable under the objectives of the zone.

## PART 3 EXEMPT AND COMPLYING DEVELOPMENT – NA

## PART 4 PRINCIPAL DEVELOPMENT STANDARDS

Control	Requirement	Comments	Compliance
<b>4.3 Height of buildings</b>	<p>(1) The objectives of this clause are as follows:</p> <p>(a) a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,</p> <p>(b) b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</p> <p>(c) c) to minimise any overshadowing of neighbouring properties,</p> <p>(d) d) to allow for the reasonable sharing of views,</p> <p>(e) e) to encourage buildings that are designed to respond sensitively to the natural topography,</p> <p>(f) f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the <a href="#">Height of Buildings Map</a>.</p> <p>Maximum Height = 8.5m</p>	<p>The proposed first floor alterations and addition does not exceed the maximum building height – 8.5m.</p> <p>The maximum height from natural ground level to the existing and proposed ridge is – 7.1</p> <p>This can be noted on the West elevation in the Architectural drawings.</p>	Yes
<b>4.4 Floor space ratio</b>	<p>1. The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>•</p>	<p>• NOT SHOWN IN MAPPING</p>	
<b>4.5 Calculation of floor space ratio and site area</b>	<p>1. <b>Definition of “floor space ratio”</b> The <i>floor space ratio</i> of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area</p> <p>1. <b>Existing buildings</b> The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings</p>	<p>The proposed Floor space of the addition has an area of 96.5 sqm and a total new floor area of 200 sqm</p> <p>The proposal has a floor space ratio of 29.8 %</p>	Yes

## PART 5 MISCELLANEOUS PROVISIONS – NA

## PART 6 RELEASE AREAS – NA

## PART 7 LOCAL PROVISIONS

Control	Requirement	Comments	Compliance
<b>7.1 Acid sulphate soils</b>	<p>1. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.</p> <p>Class 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p>	<p>The property is identified in area Class 5</p> <p>The proposal requires excavations of approximately 600mm deep to support the new retaining walls and deck areas.</p> <p>The proposal will require strict sediment control measures this will ensure the proposal will have minimal effect on the environment and local waterways.</p>	Yes
<b>7.7 Geotechnical hazards</b>	<p>1. This clause applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the Geotechnical Hazard Map.</p>	<p>The property has been identified on the Pittwater Geotechnical Hazard map and does fall within the geotechnical zone. H1.</p>	Yes

### Pittwater 21 - Development Control Plan 2014

#### Section A Shaping Development in Pittwater - NA

#### Section B General Controls

Control	Requirement	Comments	Compliance
<b>B3.1 Landslip Hazard</b>	<p>All development on land to which this control applies must comply with the requirements of the <a href="#">Geotechnical Risk Management Policy for Pittwater (see Appendix 5)</a>.</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the <a href="#">Geotechnical Risk Management Policy for Pittwater (see Appendix 5)</a> for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards</p>	<p>The property has been identified on the Pittwater Geotechnical Hazard map and does fall within the geotechnical zone.</p> <p><b>Geotechnical Hazard H1</b></p> <p>A preliminary Geotechnical report has been submitted with this application.</p>	Yes



## Section C Development Type Controls

### C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Control	Requirement	Comments	Compliance
<b>C1.1 Landscaping</b>	<p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p> <p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</p> <p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p> <p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m<sup>3</sup> within this area to ensure growth is not restricted</p>	<p>The proposal retains an area of 167sqm which is 23% of the site for landscaping which enables adequate areas for planting.</p> <p>However, the fire pit and garden area plus the associated pool and deck areas are to be considered which provide an additional 136m<sup>2</sup> calculations would provide a total landscaped area of 303m<sup>2</sup> which represents over 42% of the site as considered landscaped area</p> <p>The proposal will provide and maintain landscaped open space with canopy trees of a size and density to mitigate the height, bulk and scale of the building and to enhance privacy between buildings.</p>	Yes
<b>C1.3 View Sharing</b>	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation</p>	<p>The proposed development has adhered to the guidelines in the DCP regarding height, size and bulk, and It has been designed to allow for the reasonable sharing of views.</p> <p>The design has considered the effect upon view sharing with adjoining properties and the roof has been designed with a minimal pitch to address any view loss to the property at the rear.</p> <p>There are no trees to be removed for the proposal which ensures existing canopy trees have priority over views</p>	Yes
<b>C1.4 Solar Access</b>	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows)</p>	<p>The proposal has considered the impact on adjoining properties and has minimal impact upon their solar access.</p> <p>The design has incorporated an open Alfresco area with large windows which provides adequate light to the interior and the deck areas are orientated in the north and provide solar access for the occupants.</p>	Yes

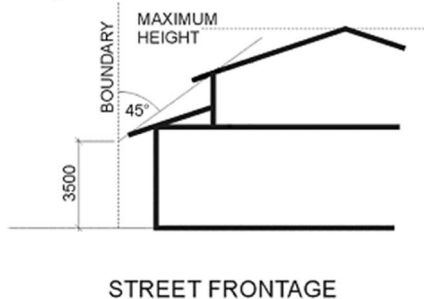
<b>C1.5 Visual Privacy</b>	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation (measured from a height of 1.7 metres above floor level).</p> <p>Elevated decks and pools, verandas and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</p> <p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below</p>	<p>The additional effect upon any private open space of adjoining dwellings is considered minimal</p> <p>The existing pool and landscaping provide privacy for both the occupants and adjoining properties. The use of hedging and screen plants is to be utilised to further enhance the privacy of both the occupants and adjoining properties.</p> <p>There are no elevated decks or balconies which would require screening.</p>	Yes
<b>C1.6 Acoustic Privacy</b>	<p>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.</p> <p>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>).</p> <p>Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary</p>	<p>The proposal has ensured that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.</p>	Yes
<b>C1.7 Private Open Space</b>	<p>Private open space shall be provided as follows:-</p> <p><u>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</u></p> <p>Minimum 80m<sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m<sup>2</sup> with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p>	<p>Due to the steeply sloping terrain of this site and its site restraints the use of timber decks has replaced turfed yard areas and provides effective and adequate private open space</p> <p>The site provides an existing and proposed rear deck with private open space of 67 sqm in the rear of the property which have direct access from the first-floor alfresco dining area.</p> <p>The deck areas which are considered as private open space receive several hours of direct sunlight from the north.</p> <p>The deck area adjoining the kitchen dining area is 14 sqm and is to be used as a clothes drying area with adequate access to the laundry area.</p>	Yes

	Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.	There is a clothes drying area included in the private open space.	
<b>C1.17 Swimming pool safety</b>	Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the <a href="#">Swimming Pools Act 1992</a> and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	The proposal includes the renovation of the existing pool and the construction of a RC Spa with associated decking and pool safety fencing to comply with the Swimming Pools Act 1992	Yes

## Section D Locality Specific Development Controls

### D10 Newport Locality

Control	Requirement	Comments	Compliance
<b>D10.1 Character as viewed from a public place</b>	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.  Blank street frontage facades without windows shall not be permitted.  Walls without articulation shall not have a length greater than 8 metres to any street frontage	The proposal has considered its effect on the streetscape and although there are no changes to the front façade a colour change is to be read in conjunction with the application and shown in the schedule of exterior finishes.  The existing front façade complies with the objectives of the DCP	Yes
	Any building facade to a public place must incorporate at least two of the following design features: entry feature or portico; i. awnings or other features over windows; ii. verandas, balconies or window box treatment to any first-floor element; iii. recessing or projecting architectural elements; iv. open, deep verandas; or v. verandas, pergolas or similar features above garage doors	The existing design incorporates transitional walls an entrance porch and a balcony on the front façade to give relief to the wall height and subsequent width of the structure.	Yes
	The bulk and scale of buildings must be minimised.  Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	The proposed additions are located within the rear of the site and are not viewed from the street. It is considered the addition does not affect the streetscape. It has a scale and bulk that will have minimal effect on the local character of the area.	Yes
<b>D10.3 Scenic protection - General</b>	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The size and scale of the proposed development has minimal impact on the visual character of the area.  The size and scale ensure that the bushland landscape of	Yes

		Pittwater is the predominant feature.	
<b>D10.4 Building colours and materials</b>	<p>External colours and materials shall be dark and earthy tones as shown below</p> <p>White, light coloured, red or orange roofs and walls are not permitted</p>	The colour and materials of the development will closely match the colour and textures contained in the proposed schedule of finishes attached to this proposal.	Yes
<b>D10.7 Front building line</b>	<p>Land zoned R2 Low Density Residential or E4 Environmental Living</p> <p>6.5, or established building line, whichever is the greater</p>	The existing buildings front setback from Irrubel road is shown on the survey and is 9.1m which complies with the DCP.	Yes
<b>D10.8 Side and rear building line</b>	<p>Land zoned R2 Low Density Residential or E4 Environmental Living</p> <p>2.5 to at least one side; 1.0 for other side</p> <p>6.5 rear (other than where the foreshore building line applies)</p>	The Proposed addition is to be constructed on the existing foundation wall and RC slab which is 980mm from the west boundary. The proposed alfresco sits predominantly upon the footprint of the existing.	Yes
<b>D10.11 Building envelope</b>	<p>Buildings are to be sited within the following envelope:</p>  <p>STREET FRONTAGE</p>	The proposed development is single storey and the wall adjacent the west boundary is sited on the existing footprint which complies with the building envelope contained in the DCP	Yes
<b>D10.13 Landscaped Area – Environmentally sensitive land</b>	<p>The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area</p> <p><b>Variations</b> Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:</p> <ol style="list-style-type: none"> <li>1. impervious areas less than 1 metre in width (e.g. pathways and the like);</li> <li>2. for single dwellings on land zoned R2 Low Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private</li> </ol>	<p>The site plan shows the proposed Landscaped area of 42% and includes a table identifying:</p> <ul style="list-style-type: none"> <li>• Existing roofed area</li> <li>• Additional roofed area</li> <li>• Existing and proposed hard surface area</li> <li>• Total site area</li> <li>• Existing and proposed landscaped area</li> </ul> <p>The proposal retains an area of 167sqm which is 23% of the site for landscaping which enables adequate areas for planting.</p> <p>However, the fire pit and garden area plus the associated pool and deck areas are to be considered which provide an additional 136m2 calculations would provide a total landscaped area of 303m2 which represents over 42% of the</p>	Yes



	open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).	site as considered landscaped area	
<b>D10.14 Fences – General</b>	<p>a. <u>Front fences and side fences (within the front building setback)</u></p> <p>b. <u>Rear fences and side fences (to the front building line)</u></p>	The existing rear and side fences to the front building line will be retained post construction.	Yes
<b>D10.16 Construction of retaining walls</b>	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres.</p> <p>Adequate landscaping shall be provided to screen undercroft areas.</p>	<p>The construction of the retaining wall is to be designed and constructed in accordance with the design and details of a structural engineer who will provide supervision and certification post construction.</p> <p>The proposed retaining wall will be integrated to retain soil and landscaping to the current ground levels as shown on the attached plans.</p>	Yes

## **5. CONCLUSION**

The proposed development has considered the relevant guidelines contained in the;

- Pittwater Local Environment plan 2014
- Pittwater 21 - Development Control Plan 2014

It is thought the development will have minimal impact on its surrounding natural and built environment, streetscape and general visual character and has sought to comply with the guidelines provided.

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