

Statement of Environmental Effects

PROPOSED SECONDARY DWELLING AND RETAINING WALL 56 CRESCENT ROAD, NEWPORT

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INTRODUCTION

This Statement of Environmental Effects accompanies details prepared by Network Design Drawing Reference No. 04-24- CRE sheets 1– 11 dated April 2024. This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

As a result of this assessment it is concluded that the development of the site in the manner proposed is acceptable and is worthy of the support of the council.

PROPERTY DESCRIPTION

The subject allotment is described as 56 Crescent Road, Newport being Lot 37L in D.P.402192

Site Description

The site is a 746.1 m² residential block, located on the west side of Crescent Road.

The site is irregular in shape with a road frontage of 25.19 metres. The block is fan shaped and has an average depth of approximately 38 metres. The rear boundary measures 14.02 metres.

Natural surface falls diagonally across the block towards the west at approximately 19%.

At its closest points the existing residence is located approximately 6.5 metres from the front boundary, 1.1 metres from the north boundary and over 8 metres from the south boundary. The residence is a one and part two storey weatherboard clad structure with a pitched tile roof at the front and metal skillion roof at the rear. There is a covered entry deck at the front of the residence accessed off the property's driveway.

The house is elevated at the rear with a covered timber deck across the full width of the house. Within the foundation at the rear there is a laundry room on the north side and double garage on the south side. The garage is accessed via a driveway which extends along the southern boundary. The driveway continues past the garage to form a turning area and provide access to a single car space adjacent the western side of the garage. Beyond the car space to the north is a paved terrace with a staircase providing access up to the residences covered rear deck.

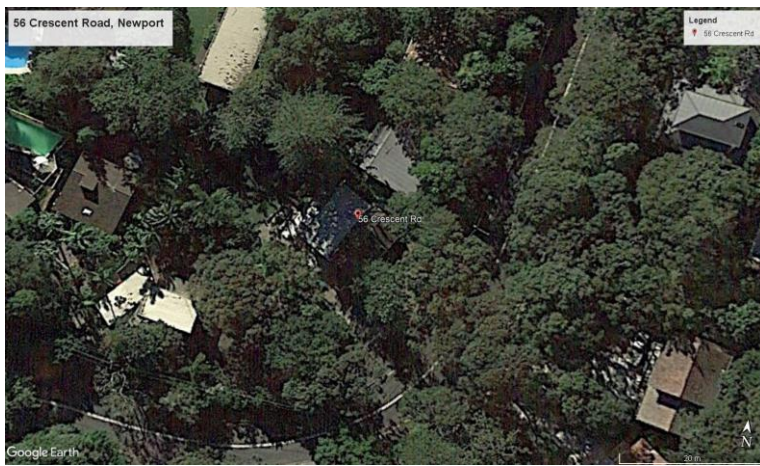
The front yard is on a considerable slope and is established with lawn. There are several mature trees in the northeast corner of the yard and within the nature strip at the front of the property.

The rear yard has been terraced into several lawn areas which also extend along the southern side of the driveway up to the street. There are two mature trees within the lawn along the southern fence line.

The adjoining properties to the north and south contain two storey residences.

The residence to the north is located approximately 4 metres from the subject residence and in the same general building zone while the residence to the south is over 20 metres away.

Details of the subject site and surrounding area are as detailed on the accompanying survey plan by DP Surveying Ref: 3060 and accompanies this application.



Arial view of subject site and surrounding area.



Looking at front of No.56
Location of proposed retaining works



Looking at rear yard
Location of propose secondary dwelling

Proposed Development

Secondary Dwelling

- Construct a two bedroom secondary dwelling within the rear yard. The dwelling will be located approximately midway between the existing residence and the rear boundary over what is currently a level lawn area.
- Remove concreted area adjacent existing car space and extend existing lawn in that area.

New retaining wall at front of residence.

- Excavate front yard adjacent entry deck and construct rendered block retaining walls to suit new level lawn area. We note these works were previously approved under DA2019/0172 but were never carried out.

Pittwater Local Environmental Plan 2014

Part 2 Permitted or prohibited development

Clause 2.3 Zone Objectives and Land Use Table

The subject site is zoned R2 Low Density Residential under Pittwater LEP 2014.

The development of and the use of the land for residential purposes within R2 Low Density Residential Zone is consistent with the zone objectives, which are noted as:

- *To provide for the housing needs of the community within a low 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.*

The proposed secondary dwelling will provide additional affordable accommodation within a new structure that will have no undue impact on adjoining or surrounding development whilst also maintaining a satisfactory amenity at the rear of the existing residence.

The retaining works at the front of the residence will provide an improved amenity in this area which is currently dominated by the overbearing embankment rising to the street.

Part 4 Principal development standards

Clause 4.3 Height of Buildings

The maximum building height in this part of Newport is 8.5 metres.

The proposed secondary dwelling will be a single storey structure that is maintained well below the maximum 8.5 metres building height.

Part 5 Miscellaneous provisions

Clause 5.1 Heritage Conservation

The site does not contain any heritage items or located in a conservation area.

Clause 5.4(9) Secondary dwellings on land other than rural land

The control seeks to limit the total floor area of the secondary dwelling, excluding any area used for parking to whichever of the following is the greater—

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

The secondary dwelling proposes a floor area of 59.8m²

Clause 5.9 Preservation of trees or vegetation

The proposed works will not require the removal or impact on any trees. The building footprints both at the rear and front of the property are located over existing lawn areas.

We note a portion of existing concrete is being removed adjacent the existing car space to compensate for the loss of lawn at the rear of the property.

Part 7 Additional local provisions

Clause 7.1 Acid Sulphate soils

The site has been identified on Council's zoning maps as being in a Class 5 zone.

The excavation works are not within 500 metres of a Class 1, 2, 3, or 4 land.

Clause 7.2 Earthworks

Excavation for the new level lawn area at the front of the property will require a maximum excavation of approximately 1.7 metres.

As detailed in the accompanying Geotechnical Report by White Geotechnical Group the proposed development is suitable for the site and no geotechnical hazards will be created because of the works.

Clause 7.6 Biodiversity Protection

The land is noted within Council's Biodiversity mapped area. The proposed works as discussed above do not require the removal of any trees or significant areas of natural vegetation. In total the development will result in a reduction of 32.7m² of lawn area.

The property is in a typical suburban situation with boundary fencing and domestic animals inhibiting any natural fauna habitats. The property is also located adjacent a relatively busy road that would deter any feasible habitats at the front. At the rear where any possible fauna habitats could be sustained the yard is generally open with lawn and hard surfaces providing little to no protected foraging opportunities.

We request therefore that in the circumstances of this case as the development will not result in the loss of any native vegetation the requirement for any Ecological and Biodiversity Reports be waived.

Clause 7.7 Geotechnical Hazards

The property is identified on Council's mapping as a Geotechnical Hazard.

A geotechnical report by White Geotechnical Group supporting the development accompanies the application.

Pittwater 21 Development Control Plan 2014

Council's Pittwater 21 DCP Section B (General Controls), Section C (Design Criteria) and Section D10 Newport Locality Statement outlines controls and objectives for development within the subject locality.

Section B General Controls

B3.1 Landslip Hazard

Refer Clause 7.7 above for comment.

B3.2 Bushfire Hazard

The property is not identified on Council's Mapping as being located within a bushfire prone area.

B3.11 Flood Prone Land

The rear western corner of the property is identified on Council's mapping as being low to medium risk flood prone. A small portion of the proposed secondary dwelling will fall just inside the low risk zone. A flood report by Northern Beaches Consulting Engineers accompanies this application and supports the development.

B4.5 Landscape and Flora and Fauna Enhancement

Refer Clause 7.6 above for comment.

B4.6 Wildlife Corridors

Refer Clause 7.6 above for comment.

B5.7 Stormwater Management – On-Site Detention

The proposed development results in an increase in built upon area of 32.7m² and will not therefore require an OSD system to be installed.

B5.10 Stormwater Discharge into Public Drainage System

Stormwater from the property currently drains via a system of pipes and pits into a Council stormwater pipe passing through the rear western corner of the property. Drainage from new roofing will be connected into this existing system. Also part of the existing systems which passes through the footprint of the proposed secondary dwelling will be diverted around the new structure. Refer to Sheet 9 for Stormwater Management Plan.

B6.3 Off-Street Vehicle Parking Requirements – Low Density Residential

The existing garage provides accommodation for two vehicles whilst the car space adjacent the garage allows for an additional vehicle to be parked. The existing turning area allows vehicles to exit the property in the forward direction.

The parking requirement for this property is two vehicles' spaces for the existing 4 bedroom residence and an additional space for the proposed secondary dwelling.

B8.1 Construction & demolition – excavation and landfill

Refer to Clause 7.2 above for comment.

B8.2 Construction & demolition – Erosion and Sediment Management

Sediment control measures will be implemented prior to the start of construction.

Refer to Site Plan for details.

B8.3 Construction & demolition – Waste Minimisation

All waste will be removed from site by the builder or a waste contractor to Kimbriki Waste Centre.

B8.4 Construction & demolition – Site Fencing and Security

At the rear of the site where most of the proposed work will be carried out is secured with fences and gates. Temporary fencing will be installed as necessary to earth works at the front of the property. Statutory site signage will also be installed at the front of the property.

Section C Design Criteria

The Design Criteria applicable to the proposed development are summarised as:

C1.1 Landscaping

As discussed above the development will require the removal of only lawn with remaining landscaping on-site unaffected by the proposed works.

C1.2 Safety and Security

The proposed works will not affect the properties existing safety and security. The rear part of the property is secured with fences and gates whilst the front of the property including entry points are quite visible from the street.

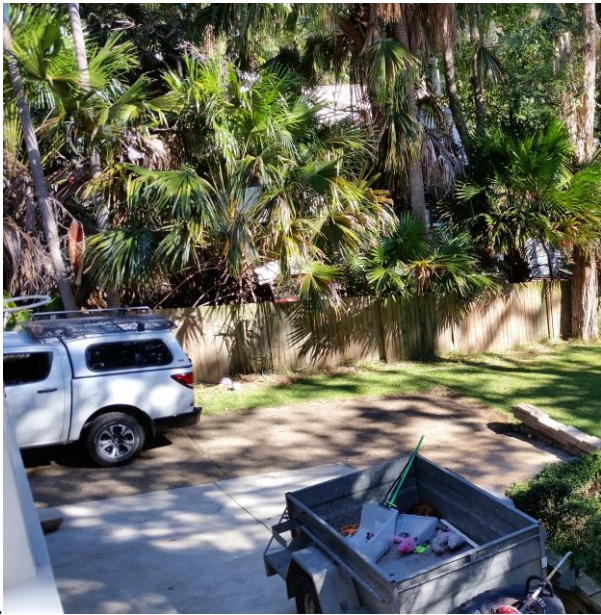
C1.3 View Sharing

There will be no loss of outlook from either adjoining residence which are located well away from the proposed secondary dwelling and at a higher elevation.

C1.4 Solar Access (Refer to Sheets 9 – 11)

As detailed on the accompanying shadow plans during the morning period and middle part of the day additional shadow will strike thick vegetation and palm trees within the adjoining property to the south No.54.

During the later part of the day additional shadow will fall entirely within the subject property



Looking at thick vegetation within No.54 that proposed shadow will strike

C1.5 Visual Privacy

The secondary dwelling is a single storey structure located at ground level. Any cross viewing opportunities from windows located along the side and rear elevations will be restricted to boundary fencing and thick vegetation within adjoining properties extending along the respective fence lines. We note also that the secondary dwelling will be located a significant distance (over 10 metres) from adjoining dwellings.

C1.6 Acoustic Privacy

As described above the generous separation between the proposed secondary dwelling and adjoining residences will ensure the aural amenity of those properties is maintained.

C1.7 Private Open Space

The rear yard alone after the completion of the development will provide approximately 190m² of private open space that can be shared separately if desired between the primary and secondary dwellings.

Section D Locality Specific Development Controls

The **D10 Newport Locality Statement** contains a number of outcomes for development in the locality. In regard to those outcomes we submit that the secondary dwelling is well designed and consistent with community vision for development in Pittwater in that it is:

- Well designed to take advantage of the open and light amenity at the rear of the property.
- Will not result in the loss of any native vegetation or trees.
- Is a low profile structure that will be located a significant distance from adjoining residences and will not therefore impact on their existing amenity.
- Will provide additional affordable accommodation within the Newport locality.

A summary of the DCP controls for the D10 Newport Locality is as follows:

D10.1 Character as viewed from a Public Place

To achieve the desired future character of the Locality.

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

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

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

As the proposed secondary dwelling will be located behind the existing residence it will be barely visible from the street and will not feature within the broad streetscape.

The proposed works will not interfere with any existing public vistas or outlook from adjoining development. Spatial separation to adjoining development will be maintained protecting their visual and aural amenity.

D10.3 Scenic Protection - General

Refer to D10.1 above.

D10.4 Building Colours, Materials and Construction

The new structure will be finished in colours to match the existing residence which are earthy and recessive in nature.

D10.7 Front Building Line

The relevant control is to maintain a 6.5 metre setback to all new structure at the front of the property.

The proposed retaining wall at the front of the property will be located 400mm from the front boundary at its closest point. The retaining wall will allow the sloping yard at the front of the residence to be opened up and levelled improving the amenity in the area and allowing greater light penetration into the structure.

We note that the property is located on a bend with a wide nature strip up to 9 metres wide which provides good separation from the street. When viewed on-site the proposed works within the front yard will not appear out of context to adjoining and surrounding development located within the front setback zone.

D10.8 Side and Rear Building Line

The relevant control is to maintain a minimum side boundary setback of 2.5 metres for at least one side and minimum 1 metre setback for the other side.

At the rear the control requires a minimum 6.5 metre setback.

The secondary dwelling proposes minimum side setbacks of 1.35 metres and 3.25 metres to the north and south side boundaries respectively which conform comfortably to the control.

At the rear new structure proposes a minimum rear setback of 5.65 metres.

We note that the proposed secondary dwelling will be over 20 metres from adjoining residences at the rear and separated by thick vegetation. See arial photo above.

We submit therefore that although the proposed rear setback is less than the DCP requirement considering the unique location of the new dwelling in relation to adjoining development the objectives of the control will be met.

D10.11 Building Envelope

All new structure is contained within relevant building envelopes.

D10.12 Landscaped Area – General

The relevant control is to limit residential development to maintain a minimum landscaped area of 50% of site area (373.m²).

The developments proposed landscaped indices are as follows:

<u>Site Area</u>	746.1
<u>Landscaped Area</u>	
Vegetated areas	340.1
<u>Impervious Landscaping</u>	
Residence front entry deck.....	11.7
On ground paved terrace at rear of residence	16.0
Paving and path at rear of secondary dwelling	10.4
Total Impervious landscaping (5.1% of site area)	38.1
Total Landscaped Area (50.7%)	378.2
<i>Required (50%)</i>	<i>373.0</i>

Conclusion

The principle objective of the proposed secondary dwelling is to provide affordable accommodation within a detached low profile structure that has been designed and located to maintain the amenity of both the principle dwelling and the surrounding properties.

The proposed retaining works at the front of the property were previously approved under DA2019/0172. As described above the works will not only improve the external amenity at the front of the residence but also improve light levels within the dwelling.

We submit that the development as described within this document and detailed in the accompanying documentation will meet the objectives of Council's controls.

We therefore request the issue of Development Consent under the delegation of Council.