

Statement of Environmental Effects (SEE)

Date: February 27, 2020

Owners: Mr Dennis Knezevic

Subject Property: 1 Wallumatta Road, Newport
Lot 8, DP 309693

1. Site suitability

The site is located within the E4 Environmental Living zone under the Pittwater LEP 2014. The subject site is on the corner of Wallumatta Road and Nullaburra Road, Newport. The subject site is a trapezoidal shaped block with an area of 486.30m². It has a northern, front street boundary to Wallumatta Road of 14.35m, a secondary street boundary to Nullaburra Road of 33.225m, a southern rear boundary of 14.375m and a side western boundary of 34.575m. The site slopes approx. 3m from the south-western corner of the site down to the north-eastern corner of the site towards the corner of Wallumatta and Nullaburra Roads.

Erected on the property is a single level dwelling house an attached carport some minor decking and rear garden shed.

We believe the proposed alterations have been designed to be compatible with the surrounding development and streetscape.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located within the E4 Environmental Living zone. Under this zoning, the proposed use is permissible.

The proposal consists of a new covered entertaining deck replacing an existing smaller deck, a new external WC at the back of the current carport, a new entry access platform off the existing kitchen and new raised seating around an existing lower decked area. It also incorporates a few minor internal changes namely creating a new entry and increasing Bed 3.

The new covered entertaining deck is proposed to replace an existing deck that is way too small to fit a dining table on. The current residence does not provide for any outdoor recreation space or private open space that is accessible from a living area. The new deck will rectify this and provide a much-needed multipurpose outdoor living area. It will complement the desired future character of the Locality, while not dominating the streetscape and is at human scale and has a visual impact which is secondary to landscaping and vegetation.

Due to the narrow nature of the site and the fact the site is a corner block the position of the deck does not comply with the DCP with respect to the secondary street setback of half the main street setback. While this is the case Council does allow for a variation to this for narrower blocks if the objectives of the control are met. Further to this the setback on the property to the north (also a corner block) are very similar to what is proposed. As such we seek Councils consideration of this non-compliance as the deck will not reduce views from public or private spaces, screen planting will be provided between the deck and the secondary street to soften the deck from the street and the deck as viewed from the street will not detract from the natural environment and as such the objectives of the clause are in fact met.

Under the E4 Environmental Living zone the subject site is required to provide 60% soft landscaping. The current landscaping on the site however is well below this at 178.67m² or 36.7%. Being a smaller block of only 486.3m² it is almost impossible to provide 60% of the site as soft landscaping. While the proposal does allow for the removal of an existing garden shed and to pull up an existing hard surface area the proposed landscaping will still only provide 187.84m² or 38.6%. While this is a non-compliance with the Councils DCP we ask that Councils favourable consideration be sought on the basis that while we are not able to provide 60% landscape space the proposal does seek to give back 9.17m² of soft area while providing a much needed outdoor recreation area.

The proposal complies with the overall height limit, the side boundary setbacks and envelope constraints.

Please see the DA drawing for further information.

4. Access and traffic

Existing access to and from the subject site is via a pedestrian/vehicular access way off Nullaburra Road. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposal has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The new proposed covered deck while sitting above the street will not look into any adjoining private open spaces as it overlooks Nullaburra Road only. The properties across the street will not be affected in any way with respect to visual privacy. Screen plating on the boundary will also provide visual privacy to the owners of the subject site.

Acoustic privacy:

Acoustic privacy has been considered in the design. The alterations and additions will not create any additional noise than already on site as the property remains a residential property.

Views:

The impact of the proposed alterations and additions on views from adjoining and nearby properties has been considered. As the alterations sit well below the adjoining neighbours no views will be affected.

Overshadowing:

There will be no shadows cast on adjoining properties by the proposal as the changes are single storey in nature.

6. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain unchanged.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

8. Energy efficiency

Refer to BASIX Certificate for further details.

9. Known Risks

The site is in the following zones:

1. Acid Sulfate Soils- Class 5- the proposal will have no effect on the levels of acid sulfate in the soil as the works involve minimal disturbance to the soil.
2. Pittwater Biodiversity- the biodiversity of the site will not be compromised by the proposed works. No native flora or fauna will be affected and no significant vegetation is proposed to be removed.

The site is not in a geotechnical slip zone, waterways zone, on riparian land, in a coastal zone, a wildlife corridor or bushfire zone, is not subject to soil erosion, mine subsidence nor flooding and is not within 2m of Council storm water pits and pipes.

10. Waste management

Existing council waste collection will remain in place for the subject site.

11. Conclusion

Having regard for all the above we believe that the proposal will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.



Existing residence from the corner of Wallumatta Road and Nullaburra Road



Existing residence from Nullaburra Road



Existing residence from Wallumatta Road



Existing decking off Nullaburra Road