

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT 2021-135 | Newport House

PROJECT ADDRESS 59 Crescent Road | LOT - Y | DP - 408616

CLIENT Alana & Ben Morgan

RE: Alterations and additions to an existing dwelling

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INTRODUCTION

This statement of environmental effects (SoEE) is submitted to Northern Beaches Council in support of a Development Application (DA) for alterations and additions to an existing dwelling at 59 Crescent Road, Newport. Space Design Architecture (SDA) act on behalf of Alana and Ben Morgan, in seeking DA approval for the proposed works.

This statement gives a description and analysis of the existing site, its surroundings, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 79C (1) of the Environmental Planning & Assessment Act 1979 (EP&A Act1979). It shall be read in conjunction with the supporting documentation and Architectural drawings submitted with this application.

SITE ANALYSIS

Address	59 Crescent Road, Newport, 2106 NSW
Lot /DP	Y 408616
Zoning	<p>C4 – Environmental Living</p> <p>The subject land is zoned C4 – Environmental Living under the provisions of the Pittwater LEP 2014. The proposed development falls under the definition of ‘dwelling houses’ within the Pittwater LEP 2014.</p> <p>The subject property is currently used as residential. There will be no change to the use of the property.</p>
Site Area	862m ²
Floor space ratio	N/A
GFA (Existing)	100m ²
GFA (Proposed)	176m ²
Allowable height	8.5m
Heritage	N/A
Acid sulphate soils	Class 5
Bushfire Prone Land	The subject site is not proclaimed bushfire prone
Flooding	N/A
Mines Subsidence	The subject site is not proclaimed to be within a mines subsidence district.
Relevant planning provisions	Pittwater Local Environment Plan (LEP) 2014 Pittwater Development Control Plan 2014 (DCP)
Relevant Elements of Pittwater Development Control Plan	<ul style="list-style-type: none"> Section B – General Controls Section C – Development Type Controls <ul style="list-style-type: none"> C1 Design Criteria for Residential Development Section D – Locality Specific Development Controls <ul style="list-style-type: none"> D10 Newport Locality
Locality Description	The subject site is located on the Northern side of Crescent Road and is approximately 500m from Bungan Beach. The subject site is an existing weatherboard dwelling with attached carport.
Development Description	<p>The proposed development includes:</p> <ul style="list-style-type: none"> Demolition of the existing carport Removal of four trees and the existing driveway

	<ul style="list-style-type: none">• New lower ground floor dwelling extension<ul style="list-style-type: none">◦ Rumpus room◦ Powder room◦ Double garage with workspace and storage◦ Entry and staircase• Alterations to ground floor<ul style="list-style-type: none">◦ Open plan kitchen with walk-in pantry, living and dining◦ Laundry◦ Main bathroom alterations with new separate powder room• New first floor dwelling extension<ul style="list-style-type: none">◦ Master suite with walk-in-robe, ensuite and study◦ New bedroom 3• Site works including<ul style="list-style-type: none">◦ Double garage accessed from new driveway extension◦ Tandem parking space◦ New outdoor space◦ Landscaping <p>Refer to the proposed development plans submitted with this application for further detail.</p>
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Image 1– Location Map. Source - <https://www.mecone.com.au/mosaic/>



Image 2– Existing Dwelling. Source - <https://www.realestate.com.au/property//59-crescent-rd-newport-nsw-2106>

PLANNING PROVISION & ASSESSMENT

The following Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed works:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX);
- Pittwater Local Environmental Plan 2014 (LEP); and
- Pittwater Development Control Plan 2012 (DCP).

SEPP Building Sustainability Index: BASIX 2004	<p>The Building Sustainability Index ensures homes are designed to use less potable water and be responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.</p> <p>The proposal complies with the BASIX requirements and the BASIX certificate and assessor certificate is included in this application</p>
Newcastle Local Environmental Plan 2012	<p>Land Use</p> <p>The subject land is zoned E4 – Environmental Living under the provisions of the Pittwater LEP 2014. The proposed development falls under the definition of dwelling house within the Pittwater LEP 2014.</p> <p>The proposal is permissible within the E4 zone with development consent. The objectives of this zone are:</p> <ul style="list-style-type: none"> ○ 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. <p>The proposed development is consistent with the objectives of the E4 zone and will assist with increasing population levels without compromising the character of the area.</p>

3.02 Single Dwellings and Ancillary Development	
Density – Floor Space Ratio	<p>As the subject lot is within the E4 – Environmental Living zone there is no set FSR. The alterations and additions have been designed within the constraints of setbacks, respecting the neighbouring properties and overshadowing.</p> <p>The proposed additions will result in a dwelling with a GFA of 176m².</p>
Height of Buildings	<p>The subject lot has a maximum height restriction of 8.5m. The proposed extension provides a ridge height that is like the existing dwelling. On the Southern end of the extension, the ridge height is 8.5m. While this is over the maximum height restriction of 8.5m, the building height is consistent with the surrounding dwellings and immediate context.</p>
Street frontage appearance	<p>The subject property is a weatherboard dwelling amidst a strong presence of weatherboard properties.</p> <p>A street frontage consistent with the surrounding properties is proposed.</p>
Front Setback	<p>The proposed addition is consistent with the average predominant setback within 40m of the property. Given the varied nature of the streetfront setbacks and the winding nature of the street, the proposed addition will sit comfortably in the streetscape and be a positive addition to the area.</p>
Side / Rear setback (building envelope)	<p>Side and rear setbacks are consistent with the adjacent buildings, and Pittwater DCP requirements</p>
Landscape Area	<p>There is a landscaping requirement of 60% of the site. This equates to 517.2m² of landscaping. Total landscaping provided in the front yard, rear yard and side yards total 480m², or 56%. While this is under the requirement of 60%, the proposal maintains a large amount of useable landscaping, and is close to the property's existing calculation of 59% landscaped area.</p>
Private Open Space	<p>The private open space for this dwelling is the rear entertaining area accessed directly from the kitchen and living, which will be maintained.</p>
Privacy	<p>The privacy of the subject and neighbouring properties has been carefully considered. Majority of the proposed glazing to living spaces and bedrooms have been designed to face the back and side yards of the subject property only. Where glazing faces neighbouring properties the appropriate sill height has been introduced. Large existing trees will maintain privacy to the subject and neighbouring properties also.</p>
Solar Access	<p>Given the Southern orientation at the front yard, the large existing trees and that the proposal maintains a similar existing ridge height, there is minimal additional impact to solar access to neighbouring dwellings. Please refer to shadow diagrams DD500 / DD501 in the attached drawing set.</p>
View Sharing	<p>There are no significant views from the subject property or the immediate neighbours. The proposed addition will have negligible impact on any existing views.</p>
Car parking and vehicular access	<p>There is an existing driveway crossing on Crescent Road to enter the subject lot. This crossing will be maintained.</p> <p>There is an existing carport accessed directly from the driveway. This is proposed to be removed and replaced with a double garage on the Eastern side of the lot. Garages, both double and single are prevalent in this streetscape.</p>
Development within Heritage	<p>N/A</p>

Conservation Areas	
Ancillary Development	N/A
Carport	<p>There is a single carport accessed off Crescent Road. This carport utilises the existing driveway crossing. The carport is proposed to be removed.</p> <p>There is a double garage proposed to be accessed from Crescent Road. This garage is on the Eastern side of the lot and faces West, which minimises the visual impact on the streetscape.</p>
Pool	N/A
4.03 Mines Subsidence	
Mines Subsidence	The subject property is not located within a mines subsidence district.
5.05 Heritage Items	
Integrating Heritage Items into New Developments	N/A
Development in the Vicinity of a Heritage Item	N/A
6.02 Heritage Conservation Areas	
Materials and details in heritage conservation areas	N/A
Accommodating vehicles in heritage conservation areas	N/A
7.05 Energy Efficiency	
Energy Efficiency	Energy Efficiency is compliant with Section 7.05 Energy Efficiency of the Newcastle DCP 2012. The addition is compliant with the energy requirements as outlined by BASIX.
7.06 Stormwater and 7.07 Water Efficiency	
Stormwater and Water Efficiency	Rainwater from the new roofs will be connected to the rainwater tank in line with the BASIX with overflow connected to the existing stormwater system.
7.08 Waste Management	
Waste Management	The dwelling will continue to be serviced from Crescent Road.

7.11 Development Adjoining Laneways	
Design Criteria	N/A

CONCLUSION

This DA proposes a sympathetic addition to the front of an existing dwelling at 59 Crescent Road. It is anticipated that the new addition will provide an increase in useable space for the property and enhance the overall liveability for the owners. The proposal involves the addition of a new master suite with adjoining ensuite, walk-in robe and study, two new powder rooms, a new laundry, pantry and store, a new rumpus room and a new double garage with workspace. The development is permissible with development consent in the E4 zone under the Pittwater DCP 2014. The addition has been designed with careful consideration to the streetscape to ensure there is no adverse impact on the special qualities of the suburb.

The proposed alterations and additions have been designed in accordance with the Pittwater DCP 2014 as outlined within this report. The design drawings and this SoEE demonstrate that the development is compliant with the intent of all controls.

It is therefore proposed that Council support the alterations and additions to 59 Crescent Road.