

STATEMENT OF ENVIRONMENTAL EFFECTS

Property Details  
4 Irrubel Road, Newport, NSW 2106  
Lot A DP 383227

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## 1. INTRODUCTION

### **a. Background**

The subject site is a residential block known as Lot A DP 383227, No. 4 Irrubel Road, Newport. The lot has a total area of 1126sqm and currently contains a single residence. It is zoned as per Northern Beaches Council as follows: Zone No. E4 environmental living.

Alteration and additions to an existing dwelling are permitted under this zoning category with the consent of council. A thorough investigation of the site has been undertaken to identify all constraints and opportunities, which are detailed in this Statement of Environmental Effects.

### **b. Overview of the Proposed Development**

It is proposed to demolish a portion of the roof of the existing dwelling, carry out renovations to the interior, make good the existing carport and garage, construct a new addition and install a hydrotherapy pool. The development comprises a new gable roof to replace the present flat roof and two-storey addition to the north placed with consideration and sensitivity into the site. New paved terraces to the north and west and reinstated deck to the east replace the existing external decks. The existing carport and garage are to be made good. The proposal is submitted as local development.

### **c. Objectives of the Development**

The existing dwelling is to be modified to suit the needs of the owners whilst respecting the site in which it sits.

### **d. Scope of the Report**

An investigation of the site and surrounds has been undertaken and environmental and social interactions of the proposal examined. All relevant matters to be considered by Northern Beaches Council have been addressed in this report:

- Site details and description
- Description, identification and zoning of the proposed development
- Analysis of proposed development (bulk & scale, heights, setbacks and retaining structures)
- Statutory considerations
- Careful consideration of applicable sections of the Pittwater LEP & DCP
- Summary of SEPPs

Supporting documents referred to in this report include:

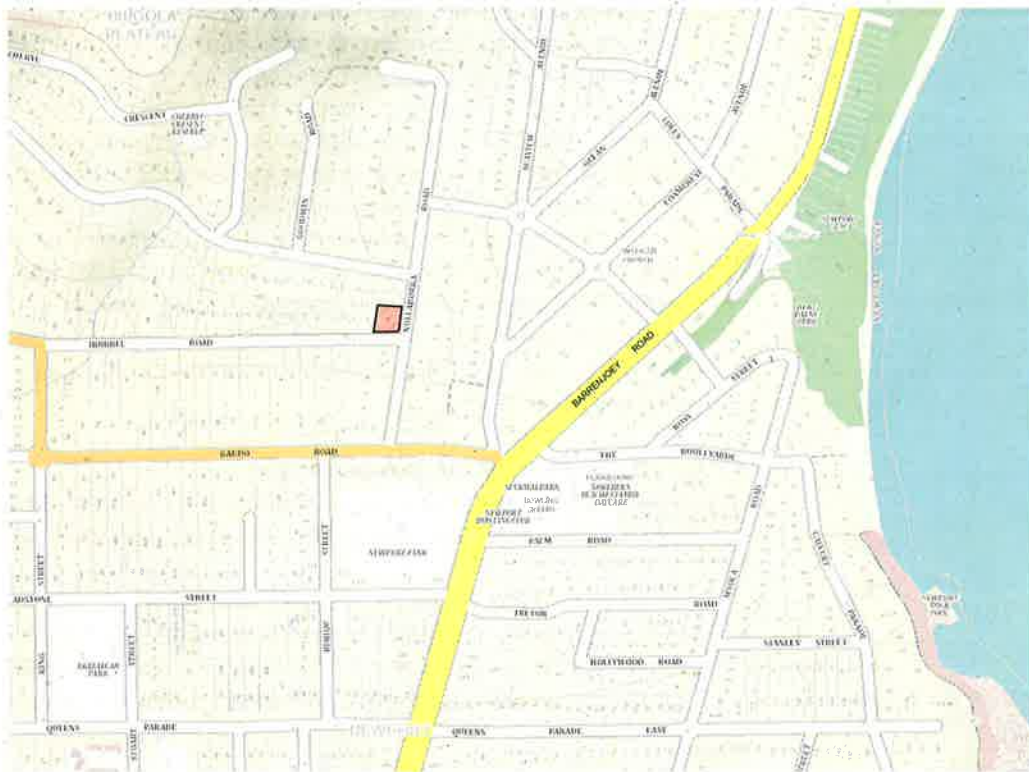
- Architectural drawings including Hydraulics plans
- BASIX certificate

## 2. THE SITE AND ITS CONTEXT

### a. Site Location

No. 4 Irrubel Road is situated on a corner residential lot in Newport. The site is square shaped and covers 1126sqm of land. The site enjoys the intimacy of canopy trees overhead. Site vegetation consists of grassed area, managed native and non-native shrubs, trees including several large spotted gums and other flora.

Neighbouring residential properties are a single storey residence to the north and 3 storey residence to the west. The site slopes gradually down to the southeast corner.



## Site Location

### b. Existing Development

The present dwelling is situated towards the southwest corner of the lot. The garage and carport are situated alongside the north boundary.

The existing dwelling is primarily constructed of lightweight timber framing and weatherboard cladding. A number of decks and shade awnings exist around the perimeter of the house.



External Photo

**c. Surrounding Development**

Surrounding land uses are as follows:

- Dwelling house (north)
- Dwelling house (west)

Surrounding points of interest:

- Newport village to the east
- Newport beach to the east

**3. THE DEVELOPMENT PROPOSAL****a. Proposal Description**

It is proposed to demolish a portion of the roof of the existing dwelling, carry out renovations to the interior, make good the existing carport and garage, install a hydrotherapy pool and construct a new addition that maximises light entering the house.

The proposal comprises a new gable roof to replace the present flat roof and a two-storey addition to the north.

The proposed dwelling is designed to provide a connection with existing trees on site. The main living spaces are directly linked to external level terraces and reinstated deck around existing trees.

The proposal is considerate of views, solar access and privacy to both occupants and neighbours. Occupants benefit from views opened to surrounding trees and landscaping. The new addition is screened from neighbours by new trees to the west and existing garage and carport structures to the north. The siting, design and material selection of the proposal improves environmental performance, maintains a visually light-weight building and provides a durable, cost-efficient, long-lasting building for the current and future owners.

The existing driveway to the dwelling will terminate in a new parking area beneath the first floor addition. The existing carport and garage structures will be made good. The first floor serves as a respite area from the main living and bedroom space. Architectural drawings are included in the development application.

#### **b. Future Character of Pittwater**

The proposed development is aligned with the characteristics of Pittwater. It is respectful and mindful of existing microclimates, ecosystems and hazards whilst paying homage to the natural beauty of the surrounds.

### 4. GUIDING PRINCIPLES

#### **a. Environmental Performance**

The proposed dwelling is designed to maximise light penetration to the house. The new north façade and east and west gables are glazed and benefit from winter sun exposure. Passive cooling in the summer is achieved through extended eaves and natural cross ventilation. Solar panels are proposed in order to maximise energy efficiency throughout the house. No artificial heating or cooling is required.

Rainwater is caught and distributed to rainwater tanks as per the Hydraulics Plan included with this submission.

#### **b. Construction**

The proposed development is to be constructed of lightweight timber framing, hardwood timber posts, glazing, concrete block and CFC panels. In addition to its thermal properties the cavity space accommodates services and ducts. A concrete slab serves as floor and thermal mass to the new addition. Existing timber floors will be retained and restored.

#### **c. Demolition**

Parts of the existing dwelling are in poor condition. The flat-roofed portion will be demolished. Existing decks and shade roofs will be demolished and replaced by the north and west terraces and reinstated east deck.

Recyclable waste will either be reused within the new dwelling or sent to recycling facilities. Non-recyclable waste will be disposed of responsibly.

No significant native trees or vegetation will be removed as a result of this proposal.

**d. Bulk & Scale**

The proposed residence is in accordance with Council guidelines. The building sits within the compliant envelope, setbacks and height limit.

**5. ADDRESSING THE PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

complies	<p><b>a. Land Use Table</b></p> <p>Land within Zone E4 Environmental Living</p> <p>Comment: The proposed dwelling is permissible with the consent of Council.</p>
complies	<p><b>b. Part 4 - Principle Development Standards</b></p> <p>4.3 Height of Buildings</p> <p>Comment: The proposed development complies with the PDCP 2014 height restrictions of 8.5m.</p>
not applicable	<p>4.6 Exceptions to Development Standards</p> <p>Comment: The development does not contravene development standards.</p>
not applicable	<p><b>c. Part 5 - Miscellaneous Provisions</b></p> <p>5.10 Heritage Conservation</p> <p>Comment: There are no heritage items listed on site as per PDCP 2014 mapping.</p>
not applicable	<p>5.12 Infrastructure Development and Use of Existing Buildings of the Crown</p> <p>Comment: There are no buildings of the Crown within the site.</p>
not applicable	<p><b>d. Part 7 - Additional Local Provisions</b></p> <p>7.1 Acid Sulfate Soils</p> <p>Comment: The site is identified as Class 5 on the PLEP 2014 Acid Sulfate Soils Map. The proposal does not involve works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land.</p>
complies	<p>7.2 Earthworks</p> <p>Comment: The earthworks of the proposal are modest and will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>

complies 7.6 Biodiversity Protection  
Comment: The land of the proposal is identified as "Biodiversity" on the PLEP 2014 Biodiversity Map. The proposal maintains and enhances existing vegetation on the site.

complies 7.10 Essential Services  
Comment: The site is currently connected to existing mains water, electricity and sewerage. Existing suitable vehicular access will be maintained. The proposal includes adequate provisions for storm water drainage as per the Hydraulics Plan included in this submission.

## 6. ADDRESSING THE PITTWATER 21 DCP

### SECTION A - SHAPING DEVELOPMENT IN PITTWATER

complies **A4 Localities**  
A4.1 Newport Locality  
Comment: The proposal is consistent with the desired character of the Newport Locality. In keeping with the low-density residential area, the proposal comprises renovations to the existing dwelling and a modest and lightweight two-storey addition. This is similar to surrounding properties. The local native tree canopy and vegetation will be retained and enhanced to assist blending into the natural environment. The building colours and features have been designed to harmonise with the natural environment, celebrating the natural bushland integral to the area.

complies **A5 Exhibition, Advertisement and Notification of Applications**  
A5.1 Exhibition, Advertisement and Notification of Applications  
Comment: The proposal will meet the following outcomes as per PLEP 2014:  
To achieve desirable and reasonable planning outcomes for development on the Northern Beaches.  
To provide the opportunity for public participation in the planning process that is appropriate to the type, location and form of development proposed.  
To provide transparent, consistent and efficient procedures for the exhibition of applications.



SECTION B – GENERAL CONTROLS

not applicable	<p><b>B1 Heritage Controls</b>  B1.3 Heritage Conservation - General  Comment: The property is not heritage listed.</p>
not applicable	<p>B1.4 Aboriginal Heritage Significance  Comment: The property is not identified as meeting the criteria for being a potential Aboriginal place or containing an Aboriginal object. Should an Aboriginal site or relic be discovered, it will be reported to the NSW Office of Environment and Heritage.</p>
not applicable	<p><b>B3 Hazard Controls</b>  B3.6 Contaminated Land and Potentially Contaminated Land  Comment: The site has never been used as any of the activities listed in this clause.</p>
complies	<p><b>B4 Controls Relating to the Natural Environment</b>  B4.6 Wildlife Corridors  Comment: The development proposes to retain the existing tree canopy and improve managed native landscape.</p>
complies	<p><b>B5 Water Management</b>  B5.1 Water Management Plan  Comment: Refer Hydraulic Plan.</p>
complies	<p>B5.3 Greywater Reuse  Comment: Refer Hydraulic Plan.</p>
complies	<p>B5.4 Stormwater Harvesting  Comment: Refer Hydraulic Plan.</p>
complies	<p>B5.7 Stormwater Management – On-site Stormwater Detention  Comment: Refer Hydraulic Plan.</p>
complies	<p>B5.9 Stormwater Management – Water Quality – Other than Low Density Residential  Comment: Refer Hydraulic Plan.</p>
complies	<p>B5.10 Stormwater Discharge into Public Drainage System  Comment: The stormwater discharge will be connected to the public drainage system by gravity. The proposed dwelling has legal access to a piped drainage system within the development land. Refer Hydraulic Plan.</p>
complies	<p>B5.12 Stormwater Drainage System and Natural Watercourse  Comment: The proposed development does not impact the integrity of a stormwater drainage system or natural watercourse. Refer Hydraulic Plan.</p>

not applicable	B5.13 Development on Waterfront Land Comment: The proposed development is not waterfront. This clause does not apply.
complies	B5.14 Stormwater Drainage Easements (Public Stormwater Drainage System) Comment: Refer Hydraulic Plan.
complies	<b>B6 Access and Parking</b> B6.1 Access Driveways and Works on the Public Road Reserve Comment: The existing driveway access between the road edge and property boundary is to remain unchanged. The existing driveway does not exceed 3m width and provides safe and convenient access as per Pittwater 21 DCP 2014 Appendix 10.
complies	B6.2 Internal Driveways Comment: Satisfactory access is provided to the proposed development via the existing driveway.
complies	B6.3 Off-street Vehicle Parking Requirements Comment: In accordance with Controls as per PDCP 2014, two off-street parking spaces will be provided since the dwelling consists of more than two bedrooms. The existing carport is to be retained.
not applicable	B6.6 On-Street Parking Facilities Comment: No on-street parking is proposed for the development.
not applicable	B6.7 Transport and Traffic Management Comment: The proposed development is provided with adequate transport and will not cause any adverse or unsafe traffic management issues.
complies	<b>B8 Site Works Management</b> B8.1 Construction and Demolition–Excavation and Landfill Comment: The proposed development requires modest excavation. There will be no adverse impact on any structures, bush land, significant trees or adjacent properties. Any excess excavated material will be recycled throughout the site. No landfill is required.
complies	B8.2 Construction and Demolition – Erosion and Sediment Management Comment: All attempts will be made to mitigate migration of sediment off-site. Refer Geotechnical Report.

complies	<p>B8.3 Construction and Demolition – Waste Minimisation  Comment: Site waste will be recycled where possible - either reused on-site or sent to an appropriate waste facility. Non-recyclable waste will be disposed of responsibly. The design has been considered to minimise waste.</p>
complies	<p>B8.4 Construction and Demolition – Site Fencing and Security  Comment: The site will be protected by appropriate site fencing where applicable for the duration of the works. Building construction is not proposed adjacent to the public domain. Refer Dwg No. 001 Erosion, Sediment &amp; Waste Plan.</p>
complies	<p>B8.5 Construction and Demolition – Works in the Public Domain  Comment: No works will occur in the public road reserve.</p>
complies	<p>B8.6 Construction and Demolition – Traffic Management Plan  Comment: The proposed development will not require transportation of excavation or fill material. Any excavated material will be recycled as fill.</p>

#### SECTION C – DEVELOPMENT TYPE CONTROLS

	<p><b>C1 Design Criteria for Residential Development</b></p>
complies	<p>C1.1 Landscaping  Comment: The proposal is aligned with the Landscaping Controls as per PDCP 2014. The landscaping strategy involves enhancing native and low water use plants. The existing extensive tree canopy is to be retained. An Arborist Report has been prepared to ensure the protection of existing canopy trees.</p>
complies	<p>C1.2 Safety and Security  Comment: The building design:</p> <ul style="list-style-type: none"> <li>• Allows visitors who approach the front door to be seen without the need to open the door</li> <li>• Incorporates adequate lighting to minimise the possibility of vandalism or damage, whilst designed to minimise electricity consumption and annoyance to neighbours</li> <li>• The driveway and street number is clearly visible from the street</li> <li>• The entrance to the building is clearly visible from the driveway</li> </ul>

complies

### C1.3 View Sharing

Comment:

#### **No. 1 Nullaburra Road**

No. 1 Nullaburra Road is orientated east and is situated closer to Nullaburra Road than the proposed development and does not have any views that will be obstructed by the proposed development.

#### **No. 6 Irrubel Road**

The design of the proposal will not obstruct the view of No. 6 Irrubel Road.

complies

### C1.4 Solar Access

Comment: Refer Dwg No. 401 Solar Access Diagrams included in this submission.

The proposed development is designed to maximize solar access during winter and control solar access during summer through the glazed northern façade and its roof overhang, and the eastern and western glazed façades with extended eaves.

The private outdoor areas and windows to the principle living areas will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21<sup>st</sup>.

complies

### C1.5 Visual Privacy

Comment: The open space areas and living rooms of the proposed building are protected from direct overlooking within minimum 8.7m of the proposed dwelling.

complies

### C1.6 Acoustic Privacy

Comment: Setbacks are adhered to on all boundaries, providing adequate separation in terms of noise transfer. The deck is positioned on the east side of the proposed development away from neighbouring properties.

complies

### C1.7 Private Open Space

Comment: The built form occupies 21% of the full block, leaving 79% as private open space for the occupants. The large north terrace benefits from solar access most of the day. The east deck connects the dwelling to a tree-shaded external area, allowing the occupants to be comfortable outside in summertime. Access is provided around the perimeter of the house via continuous grassed landscaping.

complies

### C1.9 Adaptable Housing and Accessibility

Comment: The house renovation and revised access is specifically designed to accommodate disabled requirements. As such all new openings and ramps comply.

complies	<p>C1.12 Waste and Recycling Facilities  Comment: Waste and recycling receptacles will be stored in the proposed storage structure to the east of the main dwelling. Refer Dwg No. 001 Erosion, Sediment &amp; Waste Plan.</p>
complies	<p>C1.13 Pollution Control  Comment: The proposed development is designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise, and/or land pollution.</p>
not applicable	<p>C1.14 Separately Accessible Structures  Comment: The lockable garage will be made good likewise adjacent carport.</p>
not applicable	<p>C1.19 Incline Passenger Lifts and Stairways  Comment: The proposal does not include such scope. This clause does not apply.</p>
complies	<p>C1.23 Eaves  The proposed dwelling has significant eaves on the northern elevation of the building in order to provide optimum summertime shading and winter passive heating. Eaves on all facades exceed 450mm in width, excluding any fascia/barge boards and gutters.</p>
not applicable	<p>C1.24 Public Road Reserve – Landscaping and Infrastructure  Comment: The proposal does not include such scope. This clause does not apply.</p>
complies	<p>C1.25 Plant, Equipment Boxes and Lift Over-run  Comment: The proposed development is designed to be sustainable and utilises passive energy resources. The use of mechanical equipment will be kept to a minimum. A small spa filter will be located in an acoustically screened designated area at ground level adjacent to spa.</p>

#### PART D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS

##### D1 Newport Locality

complies	<p>D1.1 Character as Viewed from a Public Place  Comment: The proposed development reinforces its relationship with the character of the Newport Locality. The building is secondary to landscaping and vegetation, specific to the topography of the site and of the highest quality design. The existing parking structures are to be retained.</p>
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complies	<p>D1.3 Scenic Protection – General</p> <p>Comment: The proposed development integrates with the landscape and does not provide any impact on the natural environment of the Locality.</p>
complies	<p>D1.4 Building Colours and Materials</p> <p>Comment: In keeping with the desired future character of the Locality, the building colours and materials have been chosen to compliment and harmonise with the visual character and natural landscapes of the location. Facades comprise of Australian timber and glazing. Refer to Schedule of Colours and Materials.</p>
complies	<p>D1.7 Front Building Line (excluding Newport Commercial Centre)</p> <p>Comment: Refer to Dwg No. 101</p> <p>A 6.5m setback has been adhered to from the Front Building Line – the eastern boundary – as per the property zoning E4 – Environmental Living. No new work is proposed within setbacks.</p>
complies	<p>D1.8 Side and Rear Building Line (excluding Newport Commercial Centre)</p> <p>Comment: Refer to Dwg No. 101.</p> <p>A 2.5m setback from the south boundary and 1m setback from the north boundary have been adhered to as per the property zoning E4 – Environmental Living.</p>
complies	<p>D1.11 Building Envelope (excluding Newport Commercial Centre)</p> <p>Comment: Refer to Dwg Nos. 201 and 202 Elevations.</p> <p>The proposed dwelling sits within the designated building envelope.</p>
complies	<p>D1.13 Landscape Area – Environmentally Sensitive Land</p> <p>Comment: Maximum vegetation and biodiversity is retained with a modest building footprint. The landscaped area of the site is within the required 60% and permitted 6% variation for outdoor recreational use.</p>
complies	<p>D1.14 Fences</p> <p>Comment: The existing fences will be retained and are outside the setbacks.</p>
complies	<p>D1.16 Construction, Retaining Walls, Terracing, and Undercroft Areas</p> <p>Comment: Retaining walls and terracing have been kept to a minimum and designed according to the topography of the site. It is unlikely the retaining walls or terracing will be able to be viewed from a public place. The proposed dwelling does not create any undercroft areas that exceed 3.5m in height.</p>

7. ADDRESSING THE PITTWATER SEPPs AND PROPOSED SEPPs

not applicable

**a. SEPP No. 19****BUSHLAND IN URBAN AREAS**

Comment: Pittwater is not listed in Schedule 1 of SEPP 19 and therefore the SEPP is not applicable. However, the proposed development seeks to encourage, enhance and promote the natural bush land found on the property.

complies

**b. SEPP****(BUILDING SUSTAINABILITY INDEX: BASIX) 2004**

Comment: A BASIX Certificate has been submitted as part of this development application.

8. CONCLUSION

The proposed alterations and additions have been designed to manage views, maximise solar access, provide passive ventilation and privacy to both the occupants and surrounds.

The proposed dwelling is passively managed and the design of facades and orientation of windows promote efficient controllable cross ventilation, producing effective building comfort. Eaves and shading devices are designed to protect the building in summer and allow maximum solar penetration in winter. The proposal presents no privacy, acoustic or overshadowing issues to adjacent buildings.

The position of the proposed dwelling encourages enhanced connection to and celebration of the surrounding landscape. Materials and colours are selected to complement the landscape. The proposal represents excellence in responsive architectural design and is consistent with the character of the area. It presents no damage to the amenity of the area or to the environment.

New planning allows more effective access and servicing, flexible spaces, disabled access, enhancement of beach character and sensitivity to neighbouring properties.

The proposed development, as described in this SEE demonstrates consistency with all planning objectives and provisions set out for the use of the land. The application is permissible under the Pittwater Local Environmental Plan 2014. Council's consent to the proposed partial demolition of the existing dwelling and construction of a new addition at Lot A, DP 383227, No. 4 Irrubel Road, Newport is requested. Should Council see any reason not to proceed with approval notification to applicant is requested within 41 days.