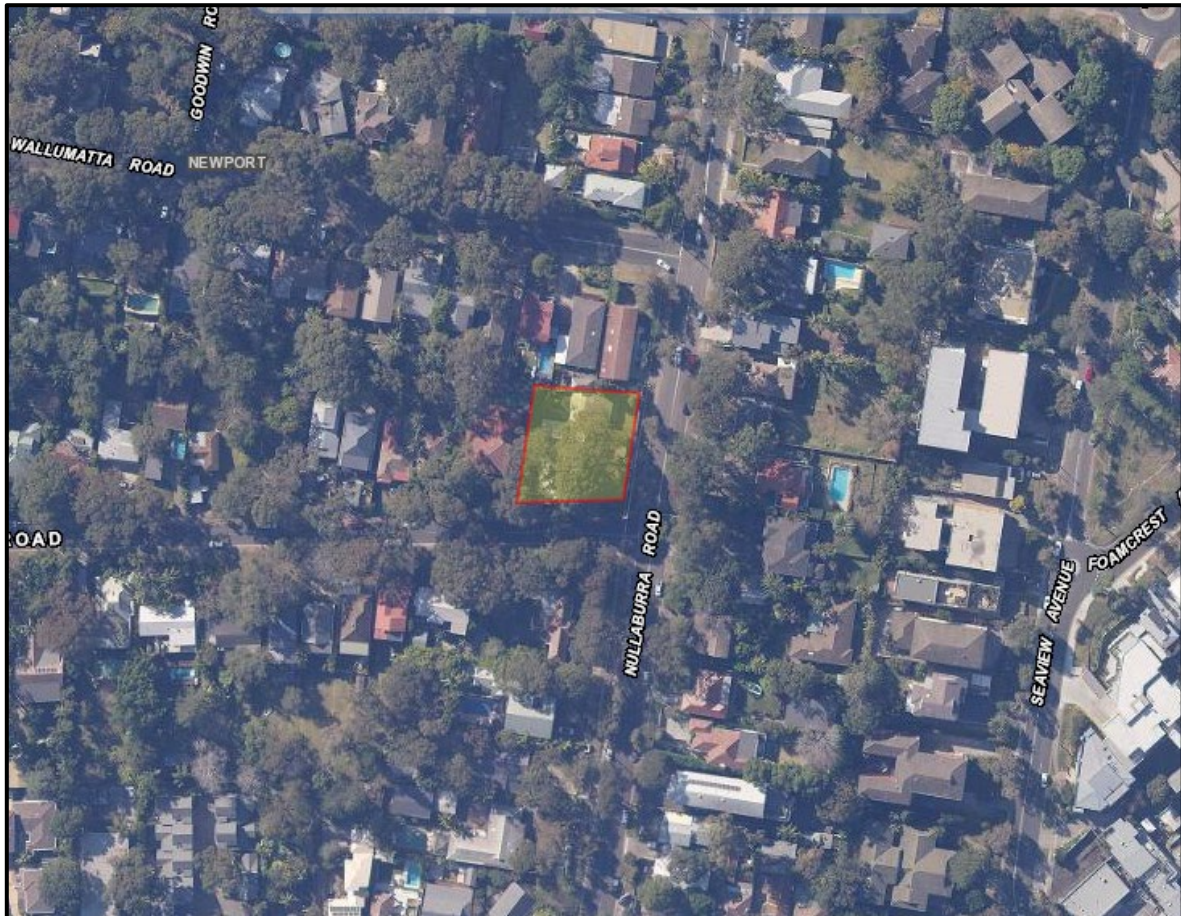


STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot A DP 383227
4 Irrubel Road
Newport

APPLICANT: Drafting Help

PROPOSAL: Construction of a granny flat, and alterations and additions to an existing residence.

CONTENTS

INTRODUCTION.....	3
ENVIRONMENTAL EFFECTS	3
(a)(i) Relevant environmental planning instruments	4
State Environmental Planning Policy (Building Sustainability Index) 2004	4
State Environmental Planning Policy (Resilience and Hazards) 2021	4
State Environmental Planning Policy (Transport and Infrastructure) 2021	4
State Environmental Planning Policy (Biodiversity and Conservation) 2021	5
Pittwater Local Environmental Plan 2014.....	5
(a)(ii) Relevant draft environmental planning instruments	8
(a)(iii) Relevant development control plans	8
Pittwater Development Control Plan No. 21	8
(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.	17
(c) The suitability of the site for the development	17
(d) Any submissions made in accordance with this Act or the regulations	18
(e) Public interest.....	18
CONCLUSION.....	18

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the alterations and additions to an existing residence that contains a two storey dwelling and detached outbuilding/garage.

The proposed works include:

Principle dwelling:

- Front deck extension
- Construction of access ramps to deck

Outbuilding:

- Demolition of existing outbuilding
- Construction of a detached building in similar siting to the existing outbuilding to be used as a secondary dwelling and double garage

Supplementary works:

- Construction of a new caravan carport
- New driveway gradient with retaining walls

The subject site is a corner allotment located on the northern side of Irrubel Road and the western side of Nullaburra Road. The allotment is generally square in shape with a frontage to Irrubel Road of 33.045m, a secondary frontage to Nullaburra Road of 33.14m and a total land area of 1,130m². The lot currently contains a two storey dwelling and outbuilding. The dwelling is to be retained however the outbuilding is to be demolished to site the new granny flat and garage.

No trees are required to be removed in order to site the proposed works. Existing vegetation to the front and rear of the allotment is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the primary street frontage with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Building Sustainability Index) 2004

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 17 Roads & Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.118 Development with frontage to classified road

- (1) *The objectives of this section are—*
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- (2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*

- (i) *the design of the vehicular access to the land, or*
- (ii) *the emission of smoke or dust from the development, or*
- (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Bushland in urban areas

Consideration towards this instrument has revealed that it is designed to preserve bushland as much as possible within areas that have been zoned for urban purposes. The subject site is zoned for residential use, therefore the proposed granny flat and ancillary works can be constructed on the land as long as it is undertaken in a sympathetic manner, preserving bushland vegetation as much as possible. Council's LEP and DCP have incorporated the main objectives and aims of this policy in order to preserve bushland areas where the impacts of development can be critical to these habitats. The subject development has been designed in accordance to Council's instruments, and does not require tree removal.

Based upon the above, it is considered that the aims and objectives of the SEPP have been achieved and the development of the site can occur in a reasonable manner in accordance to Council's policies.

Pittwater Local Environmental Plan 2014

The subject site is zoned C4 Environmental Living pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is for a "secondary dwelling" as well as ancillary works to the existing dwelling house. A "dwelling house" is defined in the Plan as "a building containing only one dwelling". A "secondary dwelling" is defined as "a self-contained dwelling that—

- (a) *is established in conjunction with another dwelling (the principal dwelling), and*
- (b) *is on the same lot of land as the principal dwelling, and*
- (c) *is located within, or is attached to, or is separate from, the principal dwelling."*

The identified zone permits the construction of a 'secondary dwelling' and 'dwelling house' and therefore ancillary development subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the C4 Zone are:

- *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.*

The proposed works are suitably located on the allotment to ensure there is minimal impact on the surrounding properties and the character of the area. The proposed development is a suitable development for the site and is considered to meet the objectives of the C4 zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Maximum building height unchanged by proposal. Proposed works <8.5m	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

Clause 5.4 Controls relating to miscellaneous permissible uses

*(9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—*

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

The proposed secondary dwelling has a floor area of 30.2528m² being <25% of the floor area of the existing dwelling, complying with this requirement.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within proximity of heritage items.

Clause 5.11 Bushfire hazard reduction

The subject site is not identified as bushfire prone land.

Clause 5.21 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires minimal excavation.

Clause 7.2 Earthworks

Earthworks are required for the siting of the proposed works. The extent of earthworks is not considered excessive for the site's topography. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

Clause 7.6 Biodiversity

The subject site is identified as being within an area of terrestrial biodiversity. The proposed development does not involve removal of excessive vegetation or land clearing and will maintain landscape character of the area. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land or the importance of the vegetation to the habitat of native fauna and the habitat elements providing connectivity on the land.

Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

* * *

Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Pittwater Development Control Plan No. 21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Newport Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.10 Locality character statement – Newport Locality

Context (extract)

The Newport Locality was occupied by farming settlements from the early 1800s, and was a port for coastal steamers in the latter part of the nineteenth century. The Newport Hotel built in 1880 attracted visitors from Manly by coach and Sydney by steamer. As the road improved and beach holidays became popular, Newport expanded. Until the 1950s, Newport remained largely a holiday location with few permanent residents. Residential development and permanent occupation of dwellings increased from the 1950s.

Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along valley floor, plateau and slopes. The locality is characterised mainly by one and two-storey dwelling houses on 500-1,300 square metre allotments (some blocks may be smaller), increasing to 950-1,600 square metres on the plateau and slopes. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Newport Commercial Centre along Ocean and Foamcrest Avenues, and in pockets along Kalinya Road, Gladstone Street, Livingston Place, and Queens Parade.

The locality is serviced by the Newport Commercial Centre on Barrenjoey Road, north of Bardo Road and South of Coles Parade, and neighbourhood retail centre at Kalinya Street. The locality also contains the Newport Primary School, Newport Arms Hotel, and recreational facilities including the Newport Bowling Club and several reserves.

The eastern side of the locality is dominated by the beach and adjoining headlands, with its recreational facilities including Newport Surf Life Saving Club. Whilst the western side is dominated by the Pittwater waterway and its nautical uses. Public pedestrian access around the Pittwater frontage is difficult and should be enabled and enhanced in future developments.

Houses and vegetation in the vicinity of Burke Street, Bungan Head Road, Prince Alfred Parade, Queens Parade and Myola Road, indicative of early settlement in the locality, have been identified as heritage items.

The locality is characterised by the steep slopes to the north and south, and valley

floor. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops of the locality are visually prominent.

Substantial tree growth has been established, although the locality contains few natural reserves and bushland areas.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastal (bluff) hazard, and estuary wave action and tidal inundation.

The major roads within the locality are Barrenjoey Road, Prince Alfred Parade, Beaconsfield Street, Irrubel Road and Myola Road. Barrenjoey Road which forms a distinct barrier between the east and western sides of the locality, is the primary access road to the northern suburbs of Pittwater. Few pedestrian/cycle links and pathways exist within the locality.

The proposed development is to be located on a 1,130m² existing allotment being in keeping with the typical size for the area. No trees are identified for removal with the existing landscaping to the fronts and rear of the allotment to be retained to ensure the landscape character of the area is maintained.

The proposed development is considered to be consistent with the intended character of the area and the character of Irrubel and Nullaburra Roads. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials which ensures that the built form will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

Desired Character (extract)

The Newport locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the

like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Newport's coastal setting is what contributes most to the distinctive character of the commercial centre. Responsive, energy efficient buildings will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to a unique sense of place. Contemporary design solutions within the commercial centre will respond to Newport's climate and setting, including providing shade and shelter to streets and entries, generous private outdoor spaces, openings that capture ocean breezes, and shade elements.

The erection of the proposed development will meet with the objectives of the low-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed granny flat and ancillary works are considered to be in keeping with newer development throughout the surrounding area and remain below the dominant tree canopy height.

No trees are to be removed as part of the proposed development with existing landscaping to be retained to the fronts and rear of the allotment to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with the proposed works considered to be the most suitable development for the site.

The overall design of the proposed developments has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed works are considered to be in keeping with the desired character of the Newport area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance, within a conservation area or within proximity of a heritage item.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table and minimal excavation is required. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

The subject site is not known to be located within a flood planning area.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B5 Wastewater management

Drainage from the subject site is to be directed to the existing drainage collection system.

B6 Access and Parking

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Driveway width at boundary unchanged by proposal.	N/A
Driveway width at kerb to be maximum of 3.5m	Driveway width at kerb unchanged by proposal.	N/A
Required parking spaces per dwellings (not secondary dwelling) 1 bedroom – 1 space 2 bedrooms + - 2 spaces	2 parking spaces provided within proposed garage.	Yes
Min. enclosed garage dimensions - 3.0m x 6.0m	4.46m x 5.91m	No – See below

Carport dimensions – Council's policy requires that garages are provided with minimum internal dimensions of 3.0m x 6.0m. The proposed development includes a double carport with a width of 5.91m and a depth of 4.46m. Thus, requiring a variation to Council's minimum dimensions requirement.

The proposed carport requires a variation of 1.54m to the depth of the double carport to allow for a 4.46m x 5.91m garage. When 2 spaces are provided within a double carport the 3.0m x 6.0m requirement for the carport is considered to be excessive.

The required variation to the internal depth dimension will not prevent the garage from being utilised in the intended manner and will not have any detrimental impact on the amenity of the dwellings occupants or the adjoining properties.

The proposed garage dimensions are not considered to prevent the dwelling from meeting the objectives of the specific carparking controls. Furthermore, the amenity of the dwellings future occupants will not be impacted upon by the proposal as the garage will provide adequate area for vehicles. Therefore a variation to this control should be supported in this instance.

B8 Site works management

Site works required for the siting of the proposed development. The level of site works is not considered excessive for the site's topography. Sediment and Erosion Control Plan provided for Council's consideration.

SECTION C Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% primary front setback remains landscaped.	Yes
<u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it. Casual surveillance of front yard. Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	The proposed development is not anticipated to result in any loss of safety and security to the existing or proposed dwellings. Sight lines from the existing dwelling to the street are maintained by the development with adequate lighting provided within the front yard to permit access without annoyance to neighbours.	Yes
<u>C1.3 View sharing</u>	The proposed development is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still	Yes

	be obtained due to appropriate setbacks.	
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs solar access provided to the existing dwelling and adjoining dwellings due to favourable orientation of lot and appropriate setbacks and height of the proposed development. Shadows cast from the proposed development are not beyond anticipated levels for a single storey development on the allotment.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development due to appropriate setbacks, single storey nature of the secondary dwelling and the location of windows.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities.	Existing POS areas are maintained by the proposed development.	Yes
<u>C1.9 Accessibility</u>	Access to and from the site is enhanced by the new driveway gradient. Siting of driveway remains unchanged by proposal.	Yes
<u>C1.11 Secondary dwellings and Rural workers dwellings</u> Not more than 2 dwellings to be located on site. Contains a maximum of 2 bedrooms and 1 bathroom.	2 dwellings proposed. Complies.	Yes Yes

Detached secondary dwelling – Max. 1 storey	Single storey proposed.	Yes
Attached secondary dwelling – Max. height as per the LEP.	N/A	N/A
A secondary dwelling above a detached garage is not supported.	N/A	N/A
<u>C1.12 Waste and recycling facilities</u>	Adequate area continues to be available for bin storage within the site. Waste Management Plan provided for Council's consideration.	Yes Yes
<u>C1.17 Swimming Pool Safety</u> Swimming Pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the <i>Swimming Pools Act 1992</i> and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	N/A – swimming pool does not form part of the proposed development.	N/A
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	Yes

SECTION D Locality specific development controls

D10 Newport Locality

D10.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

The ancillary development to the existing dwelling has maintained the streetscape appearance of a single storey dwelling that has been effectively characterised. Streetscape presence is reinforced through siting of the proposed development.

The high quality design of the development will ensure the visual bulk of the works in is minimised as much as practical for a site containing a single storey dwelling.

Based upon the design of the ancillary development and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Irrubel Road.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

D10.3 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The proposed development is designed with contemporary design elements to complement the existing dwelling and changing character of the area.

D10.4 – 10.16 Newport Locality Residential Sectors

This section of the DCP applies to all land within the Newport Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D10.7 / Front Building line</u> Land zoned R2, R3 or E4 adjoining Barrenjoey Road – 10m or established building line, whichever is greater All other land zoned R2, R3 or E4 – 6.5m or established building line, whichever is greater.	N/A Existing setbacks to the dwelling unchanged by the proposal.	N/A Yes
<u>D10.8 / Side and rear building line</u> Land zoned R2, R3 or E4: 2.5m to one side; 1.0m to other side. 6.5m to rear (except land in foreshore)	Side setbacks to the existing dwelling unchanged & setback to proposed secondary dwelling Min. 0.9m >6.5m to the existing dwelling and guest accommodation.	 No – See below Merit consideration
<u>D10.12 / Landscaped Area – General</u> Landscape area min = 50%	N/A to C4 zone	N/A
<u>D10.13 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	Landscaped area unchanged by proposal – 62%.	Merit consideration.

<u>D10.14 Fences</u>	No front fencing proposed. Internal dividing fences to be retained / replaced as required.	N/A Yes
<u>D10.16 / Retaining Walls</u> Retaining Walls visible from street ideally of sandstone or similar materials. Undercroft areas limited to 3.5m and provided with landscaping.	Rock retaining wall located on the southern side boundary to be replaced with a masonry block wall. Not visible from the street. No new undercroft areas proposed.	Yes N/A

Variations

Side setbacks - The proposed dwelling is sited with a 900mm setback from the northern boundary, thus requiring a variation to Council's 2.5m and 1.0m requirements. The zero lot line wall extends for 7.305m, relates to a garage and guest accommodation.

The non-compliant side setbacks relate to the secondary dwelling only which is a single storey component. The proposed secondary dwelling is provided with an increase setback to that of the existing outbuilding that is being replaced by the development.

In this instance there is no apparent impact by way of overlooking, overshadowing or visual bulk resulting from the proposed side setback. The side setbacks maintain adequate space for landscaping to soften and screen the proposed development from neighbours. Adequate setback is provided to allow access to the rear yard and ensure separation is provided between properties.

The proposed secondary meets the objectives for side setbacks by providing a development that is compatible with the streetscape character of the area while allowing for sufficient solar access, visual and acoustic privacy. The proposed addition is not anticipated to interrupt any view corridors and promotes openness and separation between dwellings. It is considered an acceptable design solution for the proposal whilst meeting the objectives of the control.

As the proposed development will not result in any impact beyond that of a compliant proposal, it is requested that the variation be supported in this instance.

* * *

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed contemporary development will be compatible with surrounding developments, and is considered consistent with a typical residential site in a well-established suburban location.

The siting of the ancillary works maintains existing boundary setbacks, retaining existing spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed development is consistent with other contemporary residential buildings within the locality and will complement the streetscape. The front façade comprises different building elements including a pronounced decorative front entry feature and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within an established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The secondary dwelling and ancillary works to the existing dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding area.

The development is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The proposed ancillary works is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that the proposed secondary dwelling and ancillary works to the existing dwelling will compliment and blend with the existing, and likely future character of this section of Newport. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



Maxine Booth (B.UrbRegPlan & MPIA)
Town Planner
Urban Planning & Building Consultants
22 April 2022