

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS INCLUDING FIRST FLOOR ADDITION 49 GRANDVIEW DRIVE, NEWPORT

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Introduction

This Statement of Environmental Effects accompanies drawings prepared by Beecraft P/L Drawing Reference No. 01-21- GRA sheets 1–12 dated January 2021.

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 considered to be acceptable and is worthy of the support of the council.

In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended
- The Environmental Planning and Assessment Regulation 2000
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan 2014

Property Description

The subject allotment is described as 49 Grandview Drive, Newport being Lot 25 in D.P.16029 and is zoned E4 Environmental Living as per Pittwater Local Environmental Plan 2014.

The site is not listed as a heritage item or located within a conservation area and is not noted as being within bushfire prone or flood risk land. Council's mapping indicates the property is located within an Area 5 Acid Sulfate Soils zone and a H1 Geotechnical Hazard zone.



Looking at no.49 and surrounding area

Site Description

The subject site is a large residential bushland block, 1,052m² in area located on the south side of Grandview Drive. The site extends to a reserve at the rear which connects with Nullaburra Road. The block is irregular in shape with a frontage to Grandview Drive of 10.67 metres fanning out to a cranked rear boundary of 25.28 metres. The block has an overall depth through its axis of approximately 76 metres. Natural surface falls steeply (approximately 35%) from Grandview Drive through to the Nullaburra Road reserve at the rear. The existing residence is located midway down the block approximately 23 metres from the front boundary. The residence is a two storey weatherboard clad and brick structure with a flat metal roof. There are timber decks at both levels extending across the rear of the house. At the front of the house at the upper floor level there is a partially covered deck and paved area. At the top of the block adjoining the road reserve is a double carport with studio under. A series of stairs and paths leading off the western side of the carport provide access to the residence below. The front and rear yards contain lush natural vegetation and introduced gardens with numerous mature tree and palms.

The adjoining properties to the east and west contain single level residences and are located in the same general building zone as the subject residence.

Details of the subject and adjoining properties are as detailed on the accompanying Survey Plan by DP Surveying Reference 3419.



Looking at No.49 from Grandview Drive



Looking at front of house



Looking at rear of house



Looking towards No.47 to the east



Looking towards No.51 to the west



Looking at area of proposed first floor deck

Proposed Development

Lower Ground Floor

- Remove stove from existing kitchenette and refurbish cabinetry to form new wet bar.

Ground Floor

- Reformat existing internal layout to provide a master bedroom with walk in robe and ensuite, two additional bedrooms, bathroom, laundry and staircase to new first floor level.
- Rebuild existing rear deck to same dimensions.

First Floor

- Construct new addition comprising of an open plan kitchen/dining /living area, study, WC and entry foyer.
- Construct a small covered tiled balcony at rear of addition and a timber deck with Vergola across front of addition.
- Construct new elevated walkway to join new deck with existing stairs from road. Construct a series of stairs and landings off western side of walkway to provide access down to existing lower levels of house.

State Environmental Planning Policy (Building Sustainability Index: BASIX)

The proposal has been designed to meet the water, thermal and energy targets required by BASIX. Refer to BASIX certificate accompanying this application.

Pittwater Local Environmental Plan 2014

Clause 2.3 Zone Objectives and Land Use Table

The subject site is zoned E4 Environmental Living under Pittwater LEP 2014. The development of and the use of the land for residential purposes within E4 Environmental Living is to be consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposed development will be consistent with the desired future character of the surrounding area for the following reasons:

- The proposal will be compatible to and complement the existing style of detached multi-level development in the surrounding area.
- The proposed development respects the scale and form of other new multi-level development in the surrounding area.
- The proposed setbacks are consistent with DCP objectives resulting in satisfactory spatial separation to adjoining dwellings.
- The proposal will not impact on the open outlook and views of the adjoining properties.
- The proposal will have no significant impact on the natural vegetation and landform which provides a habitat for local wildlife.

Clause 4.3 Height of Buildings

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

When viewed externally all new structure is maintained below the maximum height requirement, however a technical breach of the maximum building height occurs at the rear of the residence where existing lower ground floor structure located below natural surface level creates a portion of structure in excess of 8.5 metres high.

A Clause 4.6 Objection discussing this non-compliance accompanies this application.

Clause 5.9 Preservation of trees or vegetation.

The proposal will not require the removal of any trees or significant vegetation.

The new covered deck at the front of first floor will be in close proximity to three trees.

The impact on these trees and tree protection measures are detailed in the accompanying Arboricultural Impact Assessment Report by Raintree Consulting Reference No.1482.

Clause 7.1 Acid Sulphate soils

All the proposed works are located on Class 5 land and will not result in a lowering of the water table to below 1 metre AHD.

Clause 7.2 Earthworks

The proposed works do not require any excavation apart from post hole footings for the new front deck and side access stairs. Refer to Geotechnical Report by White Geotechnical Group Reference J3594 dated 12 July, 2021.

Clause 7.6 Biodiversity Protection

The proposed covered deck at the front of first floor will be the only new structure that extends outside the existing building footprint. A small portion of the deck will overhang an existing earth bank that is covered with an exotic ground cover plant. (see photo above)

This small loss of vegetation will have no impact on native fauna with the existing generous areas of lush natural vegetation surrounding the residence continuing to provide a foraging habitat for local wildlife.

We request therefore that in the circumstances of this case as the development will not result in any undue impact on the existing wildlife habitat the requirement for the relevant Ecological and Biodiversity Reports be waived.

Clause 7.7 Geotechnical Hazards

A Geotechnical Report by White Geotechnical Group Reference J3594 supporting the development accompanies this application.

Clause 7.10 Essential Services

The property is serviced by all the normal residential services.

Pittwater 21 Development Control Plan 2014

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

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.

Section B General Controls

The General Controls applicable to the proposed development are summarised as:

B3.1 Landslip Hazard

The control seeks to achieve the outcomes:

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

Refer to Clause 7.7 above for comment.

B4.4 Flora and Fauna Habitat Enhancement Category 2 Land

The control seeks to achieve the outcomes:

Conservation, enhancement and/or creation of habitats for locally native flora and fauna to ensure the long-term viability of locally native flora and fauna and their habitats.

Refer to Clause 7.6 above for comment.

B5.8 Stormwater Management – Water Quality- Low Density Residential

The control seeks to achieve the outcomes:

No increase in pollutants discharged with stormwater into the environment.

Development is compatible with Water Sensitive Urban Design principles.

Stormwater from the existing residence is piped to a drainage easement extending across the rear of the property. All new stormwater will be connected into this existing system.

Refer to the stormwater management plan accompanying this application.

B6.5 Off-Street Vehicle Requirements – Low Density Residential

The control seeks to achieve the outcomes:

Safe and convenient parking.

The controls requires a minimum of 2 parking spaces for the three bedroom dwelling. The existing carport provides parking for two vehicles.

B8.1 Construction & demolition – excavation and landfill

The control seeks to achieve the outcomes:

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.

Refer to Clause 7.2 above.

B8.2 Construction & demolition – Erosion and Sediment Management

The control seeks to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.

Reduction of waste throughout all phases of development.

Public safety is ensured.

Protection of the public domain.

As discussed previously in this document excavation required for the proposed works will be limited to post hole footings. Spoil from the post holes will be appropriately dealt with to ensure there is no transportation of sediment to adjoining properties.

B8.3 Construction & demolition – Waste Minimisation

The control seeks to achieve the outcomes:

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

Due to the difficult nature of the block construction waste will be loaded directly into builder's trucks and removed from site on a regular basis. Some short term on-site storage of waste will be made available within the existing carport.

Section C Design Criteria

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

C1.1 Landscaping

The control seeks to achieve the outcomes:

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

The proposed works will have no significant impact on the sites existing generous areas of landscaping and will not require the removal of any trees or significant vegetation.

C1.2 Safety and Security

The control seeks to achieve the outcomes:

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicant's of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements)

Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

The properties existing security levels will not alter as a result of the proposed works.

C1.3 View Sharing

The control seeks to achieve the outcomes:

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

The properties along this part of Grandview Drive enjoy expansive views to the south and southeast towards Newport Beach.

The proposed works will have no impact on the outlook and views of adjoining properties.

C1.4 Solar Access (Refer to Shadow Plans on Sheets 10 -12)

The control seeks to achieve the outcomes:

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and/dependence for artificial lighting.

The properties along this part of Grandview Drive are orientated on a north / south axis with the front of their properties facing north.

The shadow plans indicate the adjoining property to the west No.51 sustaining some additional shadow at the front of its residence in the morning and along its eastern side wall during the middle part of the day. In the afternoon additional shadow technically striking the side wall of No.47's residence to the east will actually fall within shadow cast by No.49's higher placed carport.

We note that the shadow plans detail shadow cast by existing and new structure ignoring any shadow cast by existing trees which in this forested and heavily vegetated locality contribute significantly to shadowing particularly during the winter months.

We submit that in this instance the majority of additional cast by new structure will be negated by shadow from existing trees and thick vegetation located on the northern hillside.

C1.5 Visual Privacy

The control seeks to achieve the outcomes:

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

At ground floor level there will be no new overlooking opportunities created as a result of the internal layout changes at that level.

At first floor level the new balcony at the rear will look over the roof of No.47 to the east which is orientated away from No.49. As a result of the elevational differences there will be no direct viewing opportunities into that residences primary living spaces.

The new deck at the front of first floor incorporates privacy screens along both sides to prevent any cross-viewing into both adjoining properties front yards.

A study window along the western side wall will simply look at the roof of No.51.

Overall the privacy levels of both adjoining properties will not be unduly affected as a result of the proposed works.

C1.6 Acoustic Privacy

The control seeks to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas

The new primary living space created by the deck at the front of first floor will be located a satisfactory distance from the primary living areas of the adjoining residences to ensure their existing aural amenity is maintained.

C1.7 Private Open Space

The control seeks to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

Due to the steep topography along Grandview Drive most properties outdoor living spaces are provided by decks and balconies.

The new deck off the front of first floor will provide over 45m² of private open space and the deck at the rear of this level another 12m², In addition the existing decks at the rear of ground and lower ground floor provides another 50 m² of outdoor space.

C1.12 Waste and Recycling Facilities

The control seeks to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

There is designated space within the existing carport for the storage of waste and recycling bins.

Section D Locality Specific Development Controls

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

- Proposing a form of development that is compatible with the surrounding residential character and will provide a structure of appropriate scale to similar multi-level developments in the surrounding area.
- The proposal maintains the amenity of adjoining properties in terms of solar access, visual privacy and views.

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

D11.1 Character as viewed from a Public Place

The control seeks to achieve the outcomes:

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 scale 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'. Within residential areas, buildings give the appearance of being two-storey maximum.

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.

The proposal will provide for much needed alterations and additions to an aged modest residence. The proposal presents a contemporary built form which compliments the style and scale of other new development in the Newport area.

Outlooks will be retained to adjoining properties.

The altered and enlarged structure is considered to be consistent in terms of bulk and scale to surrounding development which due to hilly terrain comprises an abundance of multi-level structures.

The setbacks provided in the design provide satisfactory separation between dwellings. The proposed form and modulation of the dwelling is well articulated to provide visual interest.

D11.2 Building Colours, Materials and Construction

The control seeks to achieve the outcomes:

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

It is considered the development is appropriate as it intended to utilise recessive tones and a mix of finishes to provide visual interest whilst blending rather than contrasting into the landscaped environment.

A schedule of colours and finishes accompanies the application.

D11.5 Front Building Line

The control seeks to achieve the outcomes:

Achieve the desired future character of the Locality.

Equitable preservation of views and vistas to and/or from public/private places.

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Vehicle manoeuvring in a forward direction is facilitated.

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

To encourage attractive street frontages and improve pedestrian amenity.

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

The relevant control is to maintain a minimum front setback of 6.5 metres.

New structure at the front of the residence proposes a setback of approximately 17.1 metres from the front boundary. We note that due to the steep fall in natural surface new structure will not be visible from Grandview Drive.

D11.6 Side and Rear Building Line

The control seeks to achieve the outcomes:

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/or from public/private places.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Vegetation is retained and enhanced to visually reduce the built form.

To ensure a landscaped buffer between commercial and residential zones is established.

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.

Ground and lower ground floor structure will remain unchanged maintaining their existing side setbacks. New structure at first floor proposes a side setback of 1 metre to the east boundary and along the west boundary a varying setback of 2.25 metres – 2.8 metres. We submit the developments generally meets the objectives of this control.

D11.7 Building Envelope

The control seeks to achieve the outcomes:

To achieve the desired future character of the Locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

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

The bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/or from public/private places.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Vegetation is retained and enhanced to visually reduce the built form.

Due to the steep fall in natural surface compliance with the designated building envelopes is challenging. At the front of new first floor structure the breaches are relatively minor however at the rear as natural surface falls away the breaches increase. Along the eastern elevation the new structure is orientated at a skew to the boundary therefore the impact of the offending portion of structure outside the envelope is somewhat negated as the separation to the adjoining residence increases towards the rear of the building. We note the adjoining residence also faces away from the subject residence.

Along the western elevation new first floor structure is stepped to reduce the envelope breach and provide satisfactory separation to the adjoining residence.

Based on the relatively generous separation between residences and the insignificant impacts on those properties we request Council consider a variation to the control in this instance.

D11.8 Landscaped Area – Environmentally Sensitive Land

The control seeks to achieve the outcomes:

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

The relevant control is to limit residential development in order to maintain a minimum landscaped area of 60% of site area (631.2m²).

The development provides for a landscaped area of 664.9 m² or 63.2%. This figure excludes any impervious area allowance.

Conclusion

The principle objective of the development is to provide for alterations and additions to an existing aged and modest dwelling including a first floor addition and new covered outdoor living space at the front that will capitalise on the northern aspect.

We submit that the proposed works satisfy the stated objectives of Councils Development Controls and will provide a high quality attractive dwelling that will contribute positively to the surrounding area.

As the development will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments we request the issue of Development Consent under the delegation of Council.