

# Statement of Environmental Effects

## Alterations and Additions to 60 Prince Alfred Parade, Newport

Prepared by Design Confidential – 03.08.2022 – D.A. ISSUE

### Introduction

This Statement of Environmental Effects (SEE) is provided in support of a development application for additions and alterations to the existing multi-level dwelling at 60 Prince Alfred Parade, Newport, (Lot 22 in DP 527184). The proposal is for alterations and additions to the existing multi-level residence.

This statement reviews the proposed development by assessing the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, (as amended) including:

- The Environmental Planning and Assessment Act, 1979 as amended
- The Environmental Planning and Assessment Regulation 2000.
- Pittwater Local Environment Plan 2014
- Pittwater 21 Development Control Plan 2014

### Proposal

The development seeks approval for the altering of the existing ground floor plan with minor alterations to the external appearance and point of entry to the dwelling. The development is also to include the removal of existing bull nosed awning to the rear of the dwelling and the replacement of this with a typical lean-to verandah roof. Works to the lower ground floor include the conversion of the existing subfloor area into a functional living space which comprises of; sleeping quarters, a storage space, a small cellar, a laundry and a bathroom. The development looks to improve the existing dwelling whilst maintaining continuity with the locality.

### The Site

The property has a site area of approximately 754.31m/sq (996.39m/sq less access handle) and is zoned C4 Environmental Living. The property also identifies as being affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping.

The property is irregular in shape with access to a jetty at shore level. The site is located on the low side of the street and falls dramatically from the street to the water with the existing roofline being lower than street level. There is no established building line due to the irregular subdivision pattern and natural topography. Building placement is based on site constraints and managing a workable building platform between natural site features. Vehicular access to the property is from the driveway of The Royal Motor Yacht Club via a service road.



Photo from street



Photo from front NE corner



Photo from driveway, approach to house



<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=406914>

## Pittwater LEP 2014

The site is zoned C4 – Environmental Living. The development proposes no exceptions to the development standards prescribed in PLEP.

### Clause 4.3 Height of Buildings

The proposed development is contained beneath the existing roofline and within the existing footprint. The development is of an appropriate scale and is consistent with the locality. The resulting development will be contained beneath the 8.5m maximum height control with a maximum height of 6.752 m refer to Section C on drawing 03.

### Clause 4.4 Floor Space Ratio

There is no Floor Space Ratio requirement for this location.

### Clause 7.7 Geotechnical Hazards

The subject site is identified as Geotechnical Hazard H1. The development proposes ground works within the subfloor area. A Geotechnical Report provided by White Geotechnical Group that assesses the risks and constraints of the site has been included within the Development Application

### Clause 7.6 Biodiversity

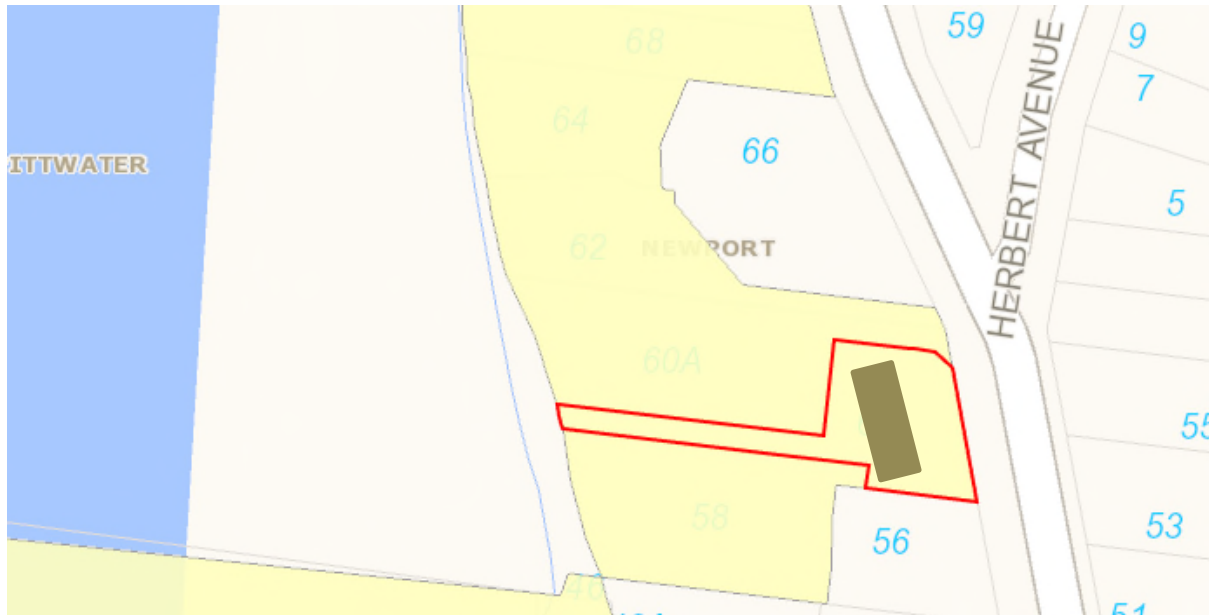
The subject site is Terrestrial Biodiversity. The proposed development is contained within the original footprint of the dwelling. Whilst the development proposes ground works this will have an insignificant impact to the sites terrestrial biodiversity.

## **Pittwater 21 Development Control Plan 2014**

### **Section B – General Controls**

#### **B3.7 Estuarine Hazard – Low Density Residential**

The property has been identified as being affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base estuarine planning level (EPL) of RL 2.64m AHD has been adopted by Council for this property. A reduction factor (RF) based upon the distance from the foreshore of proposed development may also apply at a rate of 0.06m reduction to the EPL for every 5.00m distance from the foreshore edge up to a maximum distance of 40.00m. No further reduction is applicable. The proposed works are sited at approximately RL 21.0m at a distance in excess of 50.0m. No additional report is required for the proposed works.



Courtesy of Pittwater DCP – Estuarine Hazard Map

#### **B6.3 Off Street Parking Requirements**

There is no change to the existing.

#### **B5.15 Stormwater**

There is no change to the existing.

### **C1 Design Criteria for Residential Development**

#### **C1.1 Landscaping**

The existing canopy trees and landscaped areas will remain untouched. The existing landscape is predominantly local species in a natural bushland setting. The proposed addition is contained largely within the existing footprint. The impact of the proposed addition upon the existing landscape is minimal. A Landscaped Area Plan has been included within the Development Application.

#### **C1.2 Safety and Security**

The relocation of the point of entry increases security and will direct visitors to the correct entrance and away from private areas. The use of glass panelling around the front door will enhance casual surveillance and will allow for visitors to be seen without the need to open the door.

#### **C1.3 View Sharing**

No change to the existing condition.

#### **C1.4 Solar Access**

The development proposes little change to the existing bulk and scale of the dwelling therefore little change to the existing access to sunlight penetration and the need for artificial lighting. The addition of the covered point of entry does produce some additional shadows. These shadows fall to the carport of within the subject site and do not impact any habitable space within the subject site.

#### **C1.5 Visual Privacy**

There is no change to the existing visual privacy. Due to extreme topography, views enjoyed by the property are directed above the lower level western property (currently under construction). Visual privacy is maintained both for the occupant and the adjoining residences.

#### **C1.6 Acoustic Privacy**

No change to the existing condition.

#### **C1.7 Private Open Space**

No change to the existing condition.

#### **C1.12 Waste and Recycling Facilities**

The location of onsite waste and recycling facilities has been identified on Drawing 01 – Part Site Plan. To address on site waste management during construction a Waste Management Plan has been included within the Development Application package.

#### **C1.23 Eaves**

The DCP prescribes a minimum width of 450mm eaves. The development is consistent with this clause.

### **Locality Specific Development Controls**

#### **D10 – Newport Locality**

*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. 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.*

*The western side of the Newport Locale is dominated by the Pittwater waterway and its nautical uses.*

*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.*

Pittwater DCP 2014

#### **D10.1 – Character as viewed from a public place**

The property is on the low side of Prince Alfred Parade and due to topography is largely below street level. The development sits well within its environment with little change to the existing residence. The dwelling retains the single storey appearance when viewed from the street and the existing landscaping will be retained ensuring the integrity of the treed location remains untouched. All care has been taken to ensure the property complements the bushland setting. The addition of a distinctive covered porch area adds articulation to the front façade and a functional architectural element.

The development will maintain a positive relationship with the environment. The proposed alterations do not impact the current landscaping ensuring a seamless almost untouched streetscape.

The incorporated design elements such as roof forms, textures, modulation, spatial separation and landscaping are compatible with the existing streetscape and are also consistent with the existing dwelling.

#### **D10.3 Scenic Protection – General**

The existing landscape, canopy trees and topography are the dominant features of the site. The existing dwelling with proposed subfloor addition is viewed as a secondary component to the natural bushland setting. The proposed development is to the rear of the dwelling and utilises the existing subfloor area. There will be minimal visual impact on the desired future character of the locality.

#### **D10.4 Building colours and materials**

The majority of the development is to the rear of the property with small alterations to the front of the dwelling. Colours, materials and finishes will be to match the existing dwelling to maintain continuity and reduce impact when viewed from the street.

#### **D10.7 Front building line (excluding Newport Commercial Centre)**

There is no change to the existing front building line. Existing established landscape, topography and canopy trees will be maintained. This natural setting helps to reduce and settle the existing dwelling into the site. The proposed addition will not increase the built form. The addition will preserve the current residential character and is consistent with desired future character of the locality.

#### **D10.8 Side and rear building line (excluding Newport Commercial Centre)**

The proposed development makes use of the existing side and rear building line. There is little change to the existing bulk and scale of the residence as the development seeks to improve the current subfloor area to create habitable spaces. Minimal changes to outward appearance of the dwelling but large changes to occupant amenity.

#### **D10.11 Building envelope (excluding Newport Commercial Centre)**

There is no change to the existing building envelope. Areas of existing roof have been replaced and updated. Please see Drawing 03 – West Elevation included within the Development Application.

#### **D10.13 Landscape Area – Environmentally Sensitive Land**

*The total landscaped area on land zoned C4 Environmental Living shall be 60% of the site area.* This is not achievable on the site. The development proposes no change to the existing landscaped area. The existing and proposed landscaped area is 224.39m/sq (29.7% of site) assuming the access handle is excluded. Please refer to the Landscaped Area Diagram shown on Drawing 05.

#### **D10.16 Construction, Retaining walls and undercroft areas**

The proposed development makes best use of the steep site. The subfloor/undercroft area has a modest ceiling height of 2.5m ensuring occupant amenity whilst keeping site disturbance to a minimum. The converted under storey area is to the rear of the dwelling so will have little impact to the street. When viewed from the water the dwelling appears as a 2 storey residence and is well screened by the treed nature of the area.

#### **Stormwater Drainage**

There is no change to the existing impervious areas, only minor roof alterations and a porch. All roof catchment areas will be piped to the existing stormwater drainage system, which is assumed to drain to Pittwater. The Plumber/Builder to confirm existing stormwater system location and condition prior to construction. All materials and workmanship to be in accordance with as 3500.3:2003 stormwater drainage, BCA & local council policy/consent/requirements.

#### **Conclusion**

Having seen the subject site and the surrounding locality and developed the plans and supporting documentation, I am of the opinion that the proposed development is well designed and responds well to the existing surrounds. The resulting design ensures the best possible economical solution for the development potential for the site. The proposal complies with Northern Beaches Council's objectives for development and the resulting development will maintain neighbour amenity and represent a desirable use for the land. I respectfully recommend Council's favourable consideration of the application.