

Statement of Environmental Effects

ALTERATIONS & ADDITIONS
TO AN EXISTING RESIDENCE
at

Lot 16 DP10529,
18 Palm Road
Newport, 2106 NSW

For
L. Walden

Prepared by: Jo Willmore Designs

MAY 2024

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Introduction

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for a new first floor deck to the existing dwelling at 18 Palm Road, Newport

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by CMS Surveyors Pty Ltd dated 09/05/24.
- Architectural Plans, DA.01 - DA.06 prepared by Jo Willmore Designs dated May 2024.
- Basix Certificate A174953
- Finishes schedule dated May 2024
- Waste Management Plan.

Site Analysis:

18 Palm Road, Newport, Lot 16, DP10529

Existing Use : Single Residential

Site Area : 588.5 sq.m.

Locality: Newport Locality

Zoned: R2 Low Density Residential

Hazards effecting site: Low - Medium Flood risk

18 Palm Road is situated on the north side of Palm Road. The property is of trapezoid shape with a frontage of 15.235m and a depth of 40.36m. The site has a slight fall from the front south boundary to the rear north boundary of approximately 1.5m. An existing two storey brick and clad house is positioned centrally on site with rear covered patio overlooking pool and cabana. Landscaped areas consist of garden beds to the front yard with levelled lawns and boundary screen planting to both the eastern side and rear of the site. The houses in the immediate area range in size and style with a number being enlarged and modernised.



VIEW OF EXISTING HOUSE FROM PALM ROAD



VIEW OF EXISTING HOUSE FROM REAR YARD

Design / Streetscape Statement:

The proposed works are for a small first floor tiled deck to the rear of the home which is accessed from the master bedroom and is positioned over the existing lower floors covered patio.

The works are relatively minor with a size of only 11sqm and are not visible from the street. An existing highlight window from the master bedroom will be replaced with a new bifold door to give access to the new deck. A timber slat screen is to be constructed along the western side of the deck providing privacy to the neighbouring property. With no change proposed to the existing overall height, boundary setbacks and landscaped areas there will be no change to the existing bulk & scale of the home. The new deck has been designed to have minimal impact on the the existing built form with all new materials to match that of the existing. Due the minor nature of the works and it positioning there will be no impact on the amenity of neighbouring properties nor the streetscape character.

Pittwater LEP 2014 Considerations (as relevant)

Zone R2 Low Density Residential

The stated objectives of this clause are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Proposal:

The proposed first floor deck to the existing house is considered to be permissible with the consent of council and will not alter the use from existing residential, maintaining a low density and scale of the area that is consistent with the desired future character of the area.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

The proposed works will not increase the overall height of the dwelling with all works well below the maximum allowed height of 8.5m.

Part 5.21 Flood Planning

The stated objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- (c) to avoid significant adverse impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of flood.*

Proposal:

Council Maps advise that the property is within a low & medium risk flood area. As the proposed works are to the upper floor of the existing dwelling, to be built over an existing roofed patio area, minor in scope (total 11sqm) and with a floor level of 8.29 AHD that is well above the FPL of 5.08 AHD there will be no impact on existing flood behaviour and as such there will be no changed risk to human life or property. Senior Floodplain Management Officer, Chris McLean has advised that a formal Flood Management Report is not required for submission. Please refer to email dated 28th May 2024 from Chris which forms part of this submission.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Proposal:

As all works are to the existing upper floor no earthworks are proposed.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.10 - Newport Locality

Desired Future Character

*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.
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.....*

Proposal:

As stated above the proposed works are relatively minor and will not alter the use from existing residential maintaining the low density and scale of the area. The new works will not be seen from the street and with no change to building height, building setback or landscaped areas the character of the site and home will remain as existing which compliments that of the neighbouring dwellings.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Flood Prone Land

Council Maps advise that the property is within a low & medium risk flood area. As the proposed works are to the upper floor of the existing dwelling, to be built over an existing roofed patio area, minor in scope (total 11sqm) and with a floor level of 8.29 AHD that is well above the FPL of 5.08 AHD there will be no impact on existing flood behaviour and as such there will be no changed risk to human life or property. Senior Floodplain Management Officer, Chris McLean has advised that a formal Flood Management Report is not required for submission. Please refer to email dated 28th May 2024 from Chris which forms part of this submission.

B4 - Controls relating to natural environment

Landscape and Flora and Fauna Enhancement

As all of the proposed works will be over the existing roofed patio there will be no disturbance to existing established landscaped areas and no loss of canopy cover therefore maintaining the landscaped character of the site.

B5 - Water Management

Stormwater

As the new deck is to be constructed over the existing ground floor patio there will be no increase to the built upon area and with no new roof to be constructed all existing stormwater lines will remain as is which fall by gravity to an existing below ground water tank then to an absorption trench to the rear yard.

B6 - Access & Parking

Access Driveway

No change is proposed to the existing driveway, crossover or parking.

Internal Driveways

No change is proposed to the existing driveway, crossover or parking.

Off - Street Vehicle Parking Requirements

No change is proposed to the existing driveway, crossover or parking. The existing garages are to remain as is which provides for two parking spaces on site.

B8 - Site Management

Excavation and landfill

As stated all proposed works are to the upper floor and above existing roofed patio therefore no earthworks are required.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

View sharing

As there will be little change to the existing built form and no increase in overall height or change to boundary setbacks any views experienced from neighbouring dwellings will not be impacted.

Solar Access

Due to the orientation and low scale of the proposed works there will be no change to the overshadowing on neighbouring properties. At no time during mid winter will increased overshadowing reduce the sunlight to private open spaces of neighbouring dwellings to less than 50% during mid winter.

Visual Privacy

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The proposed new deck though to a first floor will be screened along its western edge so as not create any overlooking issues to the property at 16 Palm Road with existing planting along the rear boundary providing privacy screening to and from the rear neighbours therefore maintaining the existing level of privacy experienced from neighbouring properties.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Private Open Space

A minimum of 160 sqm of private open space and pool in landscaped gardens is maintained to the rear yard of the site and has direct access from the main living/ dining /kitchen areas of the house.

Waste and Recycling Facilities

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction phase to minimise any waste. Area along the western side passage is available for bin storage with household waste removed by council garbage collection service.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D14 - Newport LOCALITY

DCP Part D10.1 & D10.3 Character as viewed from a public Space & Scenic Protection

Proposal:

The proposed works will maintain the existing two storey scale and character of the dwelling which is consistent with neighbouring homes. As the works are minimal there will be no change to the dwellings height, boundary setbacks or landscaped areas. None of the proposed works are visible from the street with all existing planting and canopy trees to be retained resulting in a low density dwelling in a landscape setting.

DCP Part D10.4 Building colours and materials

Proposal:

The colours and finishes for the proposed works will match those of the existing house maintaining the character of the dwelling and complimenting that of

surrounding developments.

DCP Part D10.7 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater. Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

No change is proposed to the front boundary setback which will be maintained at 6.52m complying with the minimum allowed of 6.5m.

DCP Part D10.8 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

No change is proposed to setbacks from the side boundaries to the house. The minimum setback from the eastern boundary to the house will remain at 3.09m with the minimum setback from the western side boundary to house to remain at 2.48m. Both of these comply with minimum requirements.

The setback from the rear boundary to the house will also remain as is at 9.32m with the setback from the proposed new first floor deck being 10.45m therefore fully compliant with the minimum required setback of 6.5m.

DCP Part D10.11 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen all new works fall below this envelope.

DCP Part D10.12 Landscape Area - General

Control: The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

Proposal:

No change is proposed to the area of soft landscaping which with an area of 264 sqm or 44.86% of the site is slightly lower than the 50% required. However including councils allowance of up to 6% for impervious outdoor recreational areas 35 sqm of the rear deck, pool and paved area of 47 sqm area can be included taking the total area to 299 sqm or 50.85% of the site which is compliant.

Summary

The proposed first floor deck is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The works are fully compliant and take into consideration neighbouring dwellings with regard to access to light, privacy, views, and bulk and scale. There are no adverse effects from the proposed development on the environment, either biophysical, economical, or social and as such the proposed development is consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

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