

Statement of Environmental Effects

Accompanying a development application for

**Proposed Alterations and Additions
14 Trevor Road, Newport**

Date prepared: 9/12/2021

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Introduction

This Statement of Environment Effects accompanies details prepared by Max Stephen Drafting. This statement describes the subject site and the surrounding area, together with 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.

Property Description

The subject allotment is described at 14 Trevor Road, Newport being Lot 1 in D.P. 218278. The property is zoned low density residential (R2).

Site Description and Existing Residence

The site is positioned on the Northern side of Trevor Road with a total area of approx. 1177m² and a perimeter of 142m. The site has a fall to the north of approx. 2m.

The dwelling is located as follows: 8.9m minimum from the Northern boundary, 5.8m from the Eastern boundary, 6.7m minimum from the Southern boundary and 9.5m from the Western boundary.

The existing residence is a elevated single storey brick structure with a rendered finish. The residence is L-shaped in plan and has a large unsheltered patio to the South, near the existing entry. A second porch is positioned to the North, with stair access down to the backyard. The main gable roof structure is tiled, with small lean-to additions on the North and West sides. A small out-house/laundry is located on the Northern boundary of the dwelling, and is accessed from the backyard.

The garage is disconnected from the dwelling and lies along the Western site boundary, it is a brick structure finished with render, to match the house. A straight concrete driveway enters the site from the South-West corner, and leads to the garage.

There is a 2 storey neighbouring property positioned 1m from the Western boundary, and 11m from the main dwelling. There is a single story neighbouring property positioned 2m from the Eastern boundary, and 8m from the main dwelling.

Proposed Works

Refer to Drawings DA00 – DA31 prepared by Max Stephen 8/12/2021

General:

- Existing gable roof tiles to be replaced by new metal sheet roofing
- Replace existing driveway drain, with a larger drain connected to stormwater

Front:

- Extend the existing front patio to the end of existing steps, this will be re-done in sandstone.
- New stair access for front patio
- New ramp access from garage to front patio/entry
- New handrail for patio perimeter
- Shading roof for the front patio
- New sandstone path access for front yard/incorporating new garden bed

Rear:

- Extend rear porch, in line with the existing laundry lean-to
- Enclose porch to create a new dining space, with a new gable roof form
- New outside BBQ area accessed from the dining space
- New ramp access from foot of the lean-to up to the back porch
- New handrail for porch perimeter

Interior:

- Adding a skylight above the living area, to offset the loss of light from extending the back porch
- Bathroom to be renovated using the existing plumbing points, a new vanity and larger shower would be installed, with the bathtub being omitted
- Safety/Grab rails included in the new bathroom layout
- Master bedroom to have a new robe installed
- Replace the benchtops and sink in the kitchen as well as the exhaust fan and stove

DCP and LEP Control Compliance**LEP Controls-**

Clause	Required	Provided	Complies
4.3 Height of Buildings	Zone I 8.5m Max height	No impact Under 8.5m	Yes
7.1 Acid sulfate soils	Class 5	No impact	Yes
7.2 Earthworks		Minimal impact	Yes
Lot Size	Zone Q	No change	Yes

	700sqm minimum	1177sqm currently	
7.5 Coastal Risk		No risk	Yes
7.6 Biodiversity		Not applicable	Yes
7.7 Geotechnical		Not applicable	Yes

DCP Controls-

D10.3 Scenic Protection

Currently, the development at 14 Trevor Road is mostly hidden from the public road due to a row of hedges along the Southern boundary. We propose to keep this hedge line. We believe that is proposal minimises any visual impact on the natural environment when viewed from Trevor Road.

D10.4 Building Colours and Materials

The current external wall finish (Beige coloured render) will be retained. This finish complies, as the development is within Area 3 of the Pittwater Landscaped Area map, where lighter finish external walls are permitted.

It is proposed that the current roof tiles will be replaced with a new metal sheet roof in a dark shade as to comply with the regulations.

D10.7 Front Building Line

We propose that the existing front setback (South) is retained. This setback is currently 6.7m at a minimum, which is greater than the required setback of 6.5m for a residential building classed R2 in the Newport Locality.

D10.8 Side and Rear Building Line

The existing East and West side setbacks will be retained, which are currently 5.8m and 9.5m from the boundary respectively. These setbacks are greater than the required setbacks of 2.5m to at least one side, 1.0m for other side for a residential building classed R2 in the Newport Locality.

The new rear setback (North) will be 7m from the boundary, greater than the required setback of 6.5m for a residential building classed R2 in the Newport Locality.

D10.11 Building Envelope

As mentioned prior, the existing roof-line and form will be retained, with the tiles simply being replaced. The current building envelope sits well within the requirement.

The new gable roof line will sit 400mm higher than the current roof line. This new roof line is still well below the maximum building height of 8.5m for the site, and as such complies with the council regulations.

D10.12 Landscaped Area

The Pittwater Development Control Plan requires that landscaped area accounts for a minimum of 50% of the site, for developments within Area 3 of the Landscaped

Area map. The current landscaped area totals at 81% of the site. After the proposed alterations and additions landscaped area will account for approx. 78% of the site, well within the regulations.

Conclusion

The objective of this development is to design alterations and additions to the existing dwelling at 14 Trevor Road, which satisfy the stated objectives of the Council's development controls. The proposed development satisfies the stated objectives, while not having a significant impact on the environment, scenic quality of the area or the adjoining allotment. The issue of Development Consent under the delegation of Council is requested.