

STATEMENT OF ENVIRONMENTAL
EFFECTS
Including Flood Risk Assessment

PROPOSED ALTERATIONS AND
ADDITIONS TO AN EXISTING
RESIDENCE AT

10 YACHTSMANS PARADISE
NEWPORT 2106

Application No: DA2022/1756 - PAN-263912

Lot: 25 DP: 233779

October 2022
Revised November 2022

Statement of Environmental Effects

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10 Yachtsmans Paradise, Newport 2106

Introduction

This Statement of Environmental Effects accompanies documents prepared by Gaea Architects DA/CC 1.1 - DA/CC 4.2 to detail proposed alterations and additions to an existing residence.

Alterations and additions to this property will have little impact on the environment as outlined below. The majority of the work is internal apart from the following:

- a) Increase in 3.084sqm of floor area within the new living room which is "bumped out " onto an existing covered deck, under the existing roof line.
- b) Remove the existing balcony from the main bedroom at the rear of the house. Replace with smaller covered balcony and replace roof to lower balcony with a Vergola. Same footprint as existing.
- c) A change in position and shape of kitchen and laundry windows.
- d) Change in position of the laundry door.
- e) New door fitted to rear of house permitting entry to backyard from newly extended hallway.
- f) Change the sliding door to a window in the new study at the rear of the house. This window will be significantly smaller than the previous sliding door unit.

1. Present and Previous Land Uses.

The dwelling on the site was built in the late 1960's and as far as it is known, has always been used as a residential property. Residential properties exist on all adjoining land.

There is no evidence that the site is on contaminated land.

The site is zoned C4 environmental living.

2. Privacy, views and overshadowing.

Visual privacy.

As seen in the plans, the kitchen window will be replaced with a lower positioned splashback window which is longer and narrower. This window looks into the side garden. The laundry window will also change from the existing high window to a lower positioned, narrower splashback window. This window is at the side of the house and being lower will create more privacy than the existing window.

The new window in the living area looks into the backyard pool and is replacing the existing glass sliding doors.

Acoustic Privacy

The only change of use area would be the new living area which was previously a bedroom. There is no change of impact of noise transmission to nearby dwellings. In fact this new living room is further away from neighbours than the existing living room.

Views

The block of land is flat and there are no views over adjoining properties.
The existing deck area off the main bedroom will be reduced significantly.

3. Energy Efficiency:

1. The new living area will have a large north facing vented window to maximise winter sun.
An external blind to be fitted to minimise heat in Summer.
2. Splashback window in both kitchen and laundry to have glass louvres to maximise ventilation.
3. A Vergola replacing the fixed roof will allow more sun control, minimising winter shade.
The covered balcony on the 1st floor will aid in temperature control in Summer in the main bedroom.
4. Two new skylights will increase light in the kitchen and laundry.
5. New energy efficient LED downlights will be installed throughout the residence replacing existing halogen downlights.

4. Flood Risk Assessment

From information from the Council's Flood Risk Precinct Maps, this property is in a high flood risk precinct due to evacuation difficulties (Northern Beaches Council - Newport Flood Study Report July 2019) The following is an extract from that report ;

"Yachtsmans Paradise is a roadway located on the western side of the study area and is located in a subcatchment that drains to the Pittwater Estuary. The area is located on flat terrain at the confluence of two overland flow paths, the first originating in steep

terrain north-east of The Crescent, and the second originating near Philip Rd, south-east of The Crescent. During the 1% AEP event, floodwaters of depths between 0.5 and 1 metres are predicted within the road reserve before spilling through properties on the northern side of Yachtsmans Paradise and draining to the Estuary. The significant flooding in this area again appears to be associated with the lack of stormwater capacity. However, elevated water levels within the Pittwater estuary may also be contributing to the reduced capacity of the stormwater system in this area (i.e., when water levels in the estuary are elevated, they can "fill" the downstream pipes, which reduces their capacity to convey flows from the local catchment). The stormwater system fails after approximately 30 minutes during the 1% AEP flood near the sag point in Yachtsmans Paradise " (which is at the eastern end of the street). "As a result, evacuation would be cut relatively early for properties located at the western end of Yachtsmans Paradise. Evacuation is predicted to remain cut for about an hour."

1% AEP Depths in 10 Yachtsmans Paradise (located at the western end of the street) after 30 mins of rainfall show 150mm - 200mm depths of water only on the southern side of the property and the residence is already elevated a min 350mm from ground level on this side of the property.

In regards to the planned alterations and additions, the majority of the work is internal. The proposed extension (living room) involves an increase to the existing floor area of 2.570 x 1.200 which is a total increase of only 3.084 sqm. The floor level here on the northern side of the residence is 550mm above ground level.

5. Zoning and Developmental Controls

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014.

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible according to council guidelines.

Within *Pittwater 21 DCP 2014 - B3.11 Flood Prone Land* it states in C4 that "a one-off alteration below the Flood Planning Level of less than 30 sqm in total may be considered where (a) it is an extension to an existing room (b) the FPL is incompatible with the existing room and (c) out of the 30 sqm not more than 10sqm is below the AEP flood level.

There is no change of the roof structure with the proposed addition using the existing roof line which at present serves as a covered verandah on the northern side of the house. (see attached photos



PLEP 2014

The relevant planning controls that apply to this development under PLEP 2014 are Part 5 (5.21) Flood Planning.

The relevant planning controls applying to the proposed work are as follows;

In reference to 5.21(1-4) The renovation will not change the flood function or behaviour on the land, adjoining properties or environment. As stated previously the exterior work only involves enclosing a length of 2.5m of the existing veranda and is being built under the existing roofline of the dwelling. It does not in anyway affect the safe occupation or evacuation in the event of a flood. It does not adversely affect the surrounding environment or cause erosion, siltation or