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STATEMENT OF ENVIRONMENTAL EFFECTS

54 ATTUNGA ROAD, NEWPORT NSW 2106

Alterations and additions

Prepared for:	Alanna Smit
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Revision:	1.0
Pittwater Council Application #:	TBA



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Introduction

AusWide Consulting was engaged by Alanna Smit to prepare a Statement of Environmental Effects for alterations and additions to an existing dwelling at 54 Attunga Road, Newport. This Statement has been prepared to address the proposal in accordance with the *Environmental Planning and Assessment Act 1979*, Pittwater Local Environment Plan 2014 and the Pittwater Development Control Plan 2014. This Statement should be read in conjunction with design drawings and associated reports prepared by other parties.

Background and Existing Conditions

The subject property is located within the Pittwater Local Government Area (LGA) and may also be identified as lot 115/DP752046. The property is a trapezoidal in shape with a street frontage of 10m, west boundary depth of 55m, east boundary depth of 47m and rear boundary width of 18m; making for a total area of 677m². It slopes steeply from the frontage to the rear boundary and is minimally vegetated. The property is currently developed as a three bedroom, two storey weatherboard dwelling, with outdoor private open spaces, a large rear yard, and an established garden.

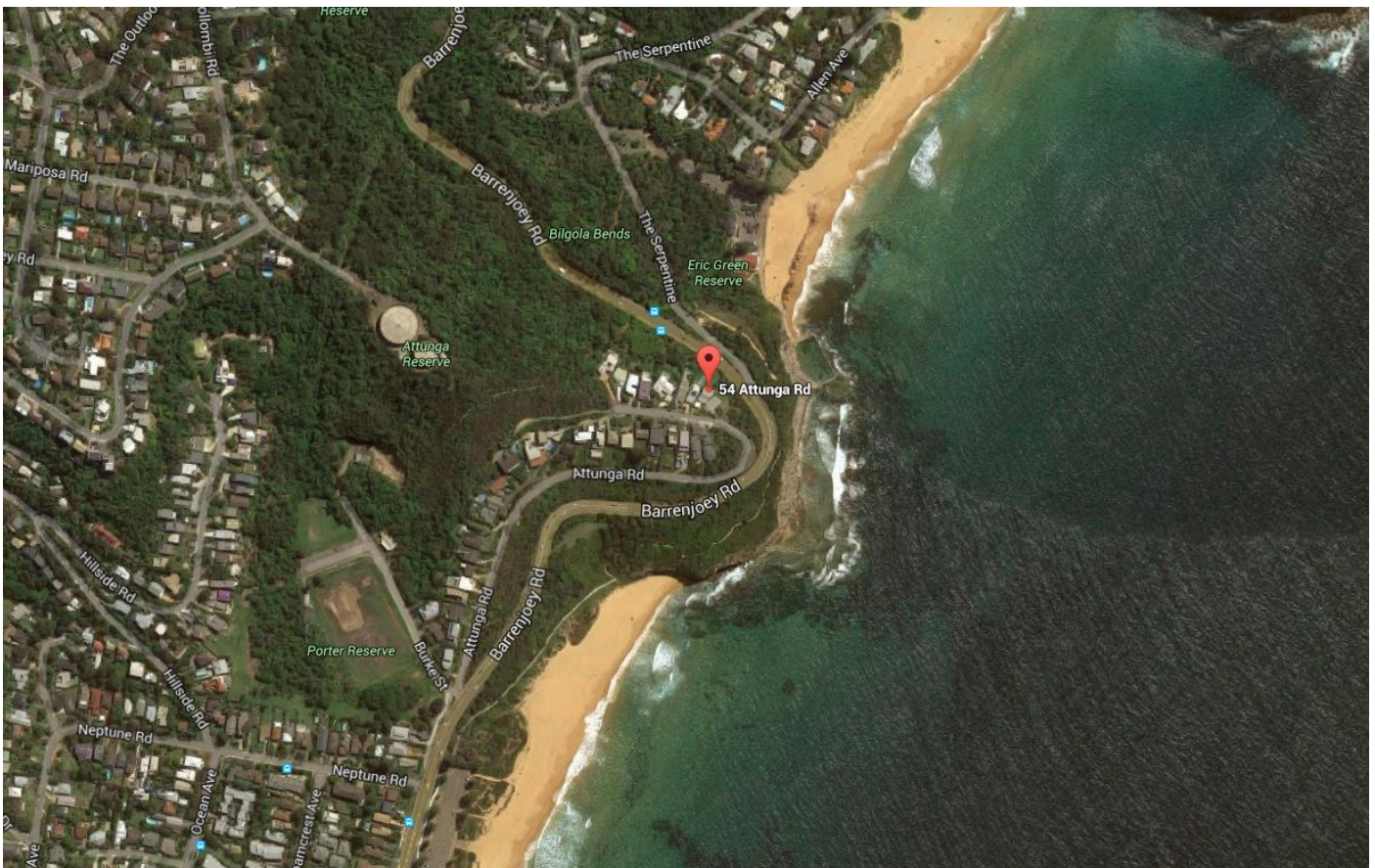


Figure 1: Location of the subject property

Source: Google maps (May 2016)

The property is located within the primarily within the 'E4 Environmental Living' zone under the Pittwater Local Environmental Plan 2014, however it is also partially within the 'SP2 Infrastructure' zone around Barrenjoey Road. The surrounding area is zoned as a mix of public recreation, environmental conservation, and low and medium density residential. The area is heavily vegetated with development consisting almost entirely of low density residential dwellings. The major roadway through the area is Barrenjoey Road, and the property is located close to the waterfront, that being the Tasman Sea.

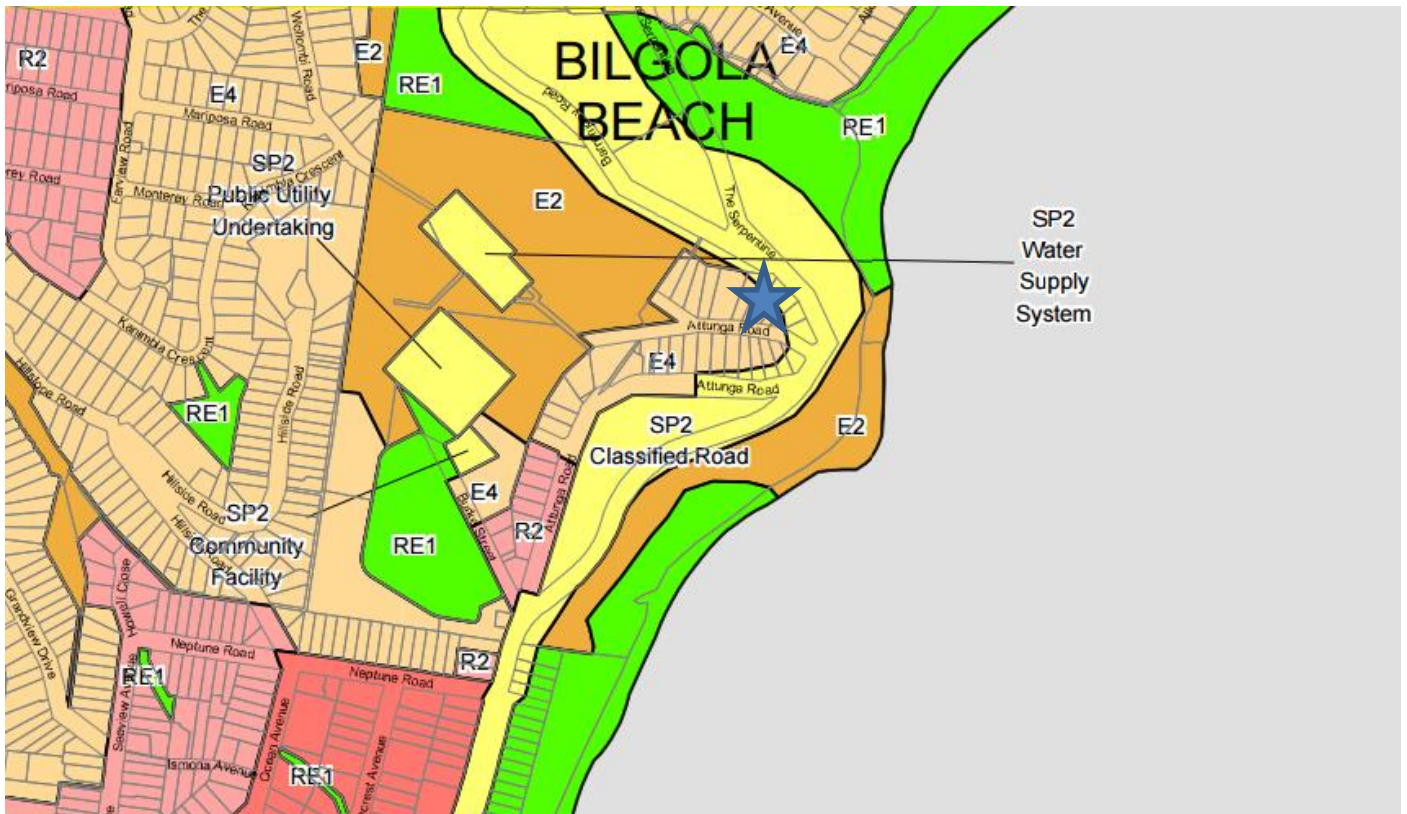


Figure 2: Local zoning plan

Source: Pittwater Local Environmental Plan 2014, Land Zoning Map Sheet 17 (May 2016)

Development proposal

The proposal is to perform significant alterations and additions upon the existing dwelling to provide an increased standard of living. The alterations include changes to landscaping, significant internal renovation and small extensions to the front and rear of the dwelling. The extensions shall add approximately 25m² of living space each to both the front of the ground floor, and the rear of the lower ground floor.

A summary of alterations include:

- Make new existing stairs, pathway and courtyard at the side and front of property. New stairs to access driveway;
- Extend outer wall to include existing covered deck at front and create new entrance. Extension of ground floor area to front of property. Renovate kitchen, living spaces (with fireplace), bathroom and bedroom; new laundry and powder room. New doors and windows to match newly configured rooms;
- Extension of lower ground floor to match ground floor. New bathroom and modified bedroom sizes. Office reconfigured as rumpus room
- Significant landscaping changes. New retaining walls and interconnecting stairs to allow levelling of lawn. New sliding door and stairs to lawn.

Environmental assessment

The proposal has been assessed under Section 79C(1) of the *Environmental Planning and Assessment Amendment Act, 1979*.

Section 79C(1)(a) Environmental Planning Instruments and Development Control Plan

The subject land is zoned as E4 Environmental Living by the Pittwater Local Environmental Plan 2014. The objectives of the E4 zone are:

- 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.

Response:

In consideration of objectives as stated above, the proposal is to provide an increased standard of living in a low density residential and ecological environment. There is expected to be minimal impact on the local built and natural environments. The development will be carried out using best practices, sustainable design methodology and constructed using high quality materials.

Section 79C 1(b) other impacts of the development

This section assesses the impact of the proposal in relation to the following issues, as required under section 79C 1(b) of the EP & A Act.

Pittwater Local Environmental Plan 2014

Part 4 Principle design standards

Part 4.3 Height of Buildings

Response: The subject property is located in the 'H' zone with a maximum building height of 8m. The existing dwelling is well under the allowable height restriction, and new additions shall not exceed the existing maximum height.

Part 4.4 Floor Space Ratio

Response: The subject property has no FSR restrictions identified in the LEP. The increase in FSR as a result of the proposal shall not be excessive.

Part 5 Miscellaneous provisions

Part 5.1 Relevant acquisition authority

Response: The subject property is partially zoned as SP2 Infrastructure on the Land Reservation Acquisition Map, related to the adjacent Barrenjoey Road. This is an established road, and no need to extend the roadway into the subject property has been established. Only the proposed retaining walls fall within the SP2 zone; the bulk of alterations shall be entirely within the E4 zone. Flexibility is requested as from the relevant authority when assessing the proposal under this clause.

Part 5.9 Preservation of trees or vegetation

Response: No trees shall be removed under this proposal.

Part 5.10 Heritage conservation

Response: The property is not identified as heritage/conservation under the LEP.

Part 7 Additional local provisions

Part 7.1 Acid sulfate soils

Response: The subject property is identified as 'Class 4' on the Acid Sulfate Soils Map. Minor excavation is proposed but shall not exceed two meters, nor affect the water table.

Part 7.7 Geotechnical hazards

Response: The subject property is identified as 'Geotechnical Hazard H1' on the Geotechnical Hazards Map. Minimal excavation is proposed. A geotechnical report has been prepared by others and shall be submitted with the Development Application.

Part 7.10 Essential services

Response: A sewer drain runs through the subject property. No development is proposed in close proximity of the sewer; however the drain shall be located prior to works.

Pittwater Development Control Plan 2014

Part B General Controls

Part B3.1 Landslip controls

Response: A geotechnical report has been prepared by others and shall be submitted with the Development Application.

Part B3.2 Bushfire controls

Response: The proposal shall be consistent with the requirements of *Planning for Bushfire Protection (2006)* and AS3959:2009 as relevant.

Part B6 Access and parking

Response: The proposal shall not affect parking utilisation or demand. The garage remains unchanged.

Part B8 Site works management

Response:

- Minor excavation for footings and retaining walls. A geotechnical report with erosion/stabilisation comments has been prepared by others and shall be submitted with the Development Application;
- Construction/demolition materials shall be recycled where possible;
- Hoarding/site control/asset protection to be in effect to Council satisfaction;
- Traffic management plan to be submitted to Council satisfaction;

Part C Development Type Controls

Part C1.1 Landscaping

Response: No changes proposed to vegetation. Areas to be renovated are for the most part already developed.

Part C1.2 Safety and security

Response: Alterations allow for increased casual surveillance of the property. There shall be improved visibility of the entrance, and increased control of the site.

Part C1.3 View sharing

Response: Alterations shall not affect neighbouring views. The additions are lesser in height than the existing dwelling and for the most part replace existing structures.

Part C1.4 Solar access

Response: Alterations shall not affect neighbouring solar access. The alterations shall make excellent use of the north facing vantage of living spaces.

Part C1.5 Visual privacy

Response: Alterations shall not affect neighbouring privacy. The additions are lesser in height than the existing dwelling and for the most part replace existing structures. The rear deck does not overlook, nor is overlooked by adjacent properties, while the courtyard shall be ringed with vegetation to provide privacy.

Part C1.6 Acoustic privacy

Response: Alterations shall not affect acoustic privacy. Bedrooms are not located in proximity to roadways and the development is not expected to produce sound in excess of neighbourhood background noise.

Part C1.7 Private open space

Response: Alterations shall have minimal effect on private open space. The rear yard shall remain largely undeveloped and easily meets minimum requirements.

Part C1.10 Building facades

Response: Alterations shall match existing colours, style and materials where possible.

Part C1.12 Waste and recycling facilities

Response: Waste and recycling facilities to continue as previously. Containers shall be stored on site, and relocated to kerb via driveway for collection by Council. Liquid waste and runoff to be discharged to appropriate authority drain.

Part D Locality Specific Development Controls

Part D.10 Newport locality

Response:

- Alterations to the property shall be minimal as viewed from the street frontage. Much of the dwelling, and proposed alterations, are located downhill from Attunga Road and do not dominate the streetscape;
- Materials shall match existing dwelling construction where possible. Lighter colours are common in surrounding area and attempt shall be made to match the existing dwelling;
- Established setbacks shall not be reduced on rear or side boundaries;
- No changes to boundary fences are proposed;
- Retaining walls are to be low lying, and seek to improve utilisation of rear yard. The rear yard is not visible from any public space.



Section 79C 1(c) suitability of the site for the development

The site is suitable for the proposed development, owing largely to:

- Legally permissible land use and meets the objectives of the E4 Environmental Living zone;
- Provision of a variety of housing types;
- The proposal meets the requirements of the Pittwater Local Environment Plan 2014 and Pittwater Development Control Plan 2014;
- Will not have significant environmental, social or economic impacts.

Section 79C 1(e) public interest

The proposal will maintain the liveability of the existing dwelling and impose no adverse impacts upon surrounding residences and services.



Summary

It is concluded that the proposed unit development is an appropriate proposal for the property at 54 Attunga Road, Newport. The proposal is supported on the following grounds:

- A Development Application is submitted to the Pittwater City Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the Application;
- The proposal is suitable for the E4 Environmental Living zone and meets the current zoning objectives;
- There will be no adverse social, economic or environmental impacts;
- Impacts to the amenity and character of the neighbourhood are negligible;
- The proposal is considered acceptable in terms of Section 79C of the *Environmental Planning and Assessment Act 1979*.