



**Statement of
Environmental
Effects
at
65 Hillside Road,
Newport
NSW 2106
For
Mr & Mrs Altmann**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions & secondary dwelling at 65 Hillside Road in Newport.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

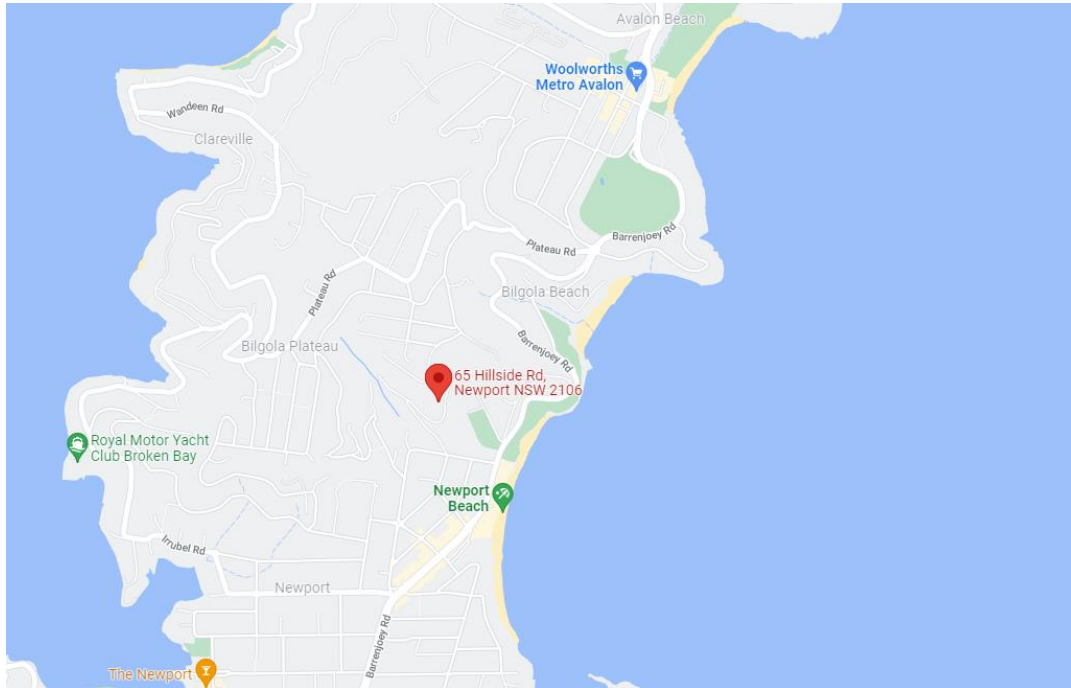
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Hillside Road in the residential neighbourhood of Newport.

Site Address: No 65 Hillside Road, Newport

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Pittwater)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 46 DP.9224 known as 65 Hillside Road, Newport, has a Zoning of C4 Environmental Living (E4). This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 21

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees with the surrounding area sloping from west to east to allow for properties to take advantage of ocean views to the east.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing multi storey stepped dwelling with a studio over the garage to the street front & with housing directly opposite. Houses in the street are mainly single and multi-storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Newport significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing multi storey dwelling stepping down the terrain with a studio over the garage area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of various tiered garden beds stepping up the substantial slope with palms & shrubs along the side boundaries with a grassed area between the studio & dwelling. Sloping garden beds & sections of rock extend up to the rear boundary along the existing dwelling with the property backing onto Kanimbla Reserve to the west that is a park area plateau above the properties to the east. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a multi storey building with car parking to the front. The appearance & bulk of the building is to be improved with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas with improved insulation, cladding, double glazed windows & screens for improved performance & aesthetic appeal of the dwelling with the proposed additions largely within the existing building footprint. To the upper floor a reconfigured master, walk in robe, ensuite & office improve the views with the master enclosing the existing deck area as part of the internal space along with new stairs & a sauna installed on the existing rear deck. The middle or first floor of the dwelling has a reconfigure kitchen, walk in pantry, bathroom & a new cellar. A new laundry is proposed as a rear addition that makes use of the existing undercroft area below the floor above. The deck is to be upgraded with a retractable awning, folding privacy screens to the northern side & handrails. To the ground floor of the dwelling the existing footprint is to be reconfigured to include a gym, office, retreat & a bathroom with a new front entry addition. The deck is to be upgraded with an extruded framed front of deck for a more modern look. Within the existing stairs & pathways accessing the house a new pool with a timber deck that slides over the pool when required for outdoor recreation & entertaining space. To the front of the property the existing studio is proposed to be converted into the secondary dwelling with a storey added enclosing the rooftop terrace creating a bedroom. Internal stairs are to be added from the existing bath, kitchen & living area below with a new pergola over the existing terrace. New stairs & landing along with tiered garden beds are proposed to incorporate a new inclinator along the northern side boundary & a new garbage bin storage area to the front of the property. New render & vertical alloy cladding improve the street level works.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New garbage bin storage to front
- New inclinator & tiered garden beds to accommodate track
- Modified stairs & landing to access inclinator

- New render & vertical cladding to garage
- Square off NW wall to Granny Flat on lower level
- Extend masonry walls vertically with roof to enclose terrace for Granny Flat upper-level bed
- New pool with pool safety barrier & sliding deck
- New rain tank to under croft of house
- Extruded front to existing ground floor deck
- New front entry addition extending up to create void to floor above
- New 1st floor vertical folding privacy screens, handrails & retractable awning to front deck area
- New 1st floor walls rear laundry addition to under-croft
- New roof additions over 1st floor void & where part of 2nd floor deck is removed
- New 2nd floor enclosing the front deck as part of the master bed
- New sauna to existing rear deck
- New low pitched sheet metal roof over front of 2nd floor walls with skylights & photovoltaic solar panels
- New insulation & exterior cladding to dwelling
- New double-glazed windows & doors throughout

Internally the proposal encompasses:

- Convert existing studio into a secondary dwelling with internal stairs
- New ground floor reconfiguration & refurbishment of all rooms for new gym, office, retreat & bathroom
- New internal stairs
- New 1st floor kitchen, walk in pantry, cellar, WC & laundry

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst largely maintaining the bulk of the dwelling that is fitting for the Newport area. The owner is looking to modernise the overall look of the house &

maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. Converting the existing studio into a multi-level Granny Flat provides additional accommodation for the family & visitors. Reconfiguring the main dwelling to take advantage of the easterly view lines to the ocean vastly improve the usable internal spaces for the owners with utility rooms relocated & reconfigured to the rear of the building against the steeply sloping site that is currently unusable in parts. The additions use either the existing building footprint or the under-croft areas to minimise impact on surrounding properties with the existing dwelling located much farther up the slope than the adjacent neighbouring properties. The design maximizes the existing dwelling & available area of land whilst largely maintaining the bulk. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

New metal inclinator

Remove stone facing & new render & vertical alloy slat cladding to exterior walls of garage & granny flat

Double glazed alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour

Rendered masonry retaining walls to match existing

Timber deck to pool enclosure

Concrete pool & glass pool safety barriers

3.5 Height

The height of the new development will exceed the 8.5m height limit.

Refer to the Clause 4.6 variation report included with this application.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	481.6 sq m	-
GFA (Gross Floor Area) Primary	240.18 sq m	-
GFA (Gross Floor Area) Secondary	48.76m2	60m2
Height Upper Floor Roof South	10.104m	8.5m
Height Upper Floor Roof North	8.819m	8.5m
Height First Floor Roof North	8.601m	8.5m
Height Privacy Screen Ground Floor	9.868m	8.5m
Built upon area	329.49 sq m	192.64 sq m
Landscaping	152.11 sq m	288.96 sq m

A concession is requested for an encroachment of the height limit. Refer to the Clause 4.6 variation report included with this application.

A concession is requested for an encroachment of the side boundary envelopes. The existing side boundary envelopes have been encroached by the existing structure as the existing topography is considered a steeply sloping site with the slope within existing building footprint at 44% which is well over the 30% considered as an acceptable variation. Due to the existing dwelling & terrain the proposal cannot reasonably achieve the side boundary envelope guidelines & achieves the desired future character by providing bulk & scale, streetscape, privacy & amenity within the outcomes of the PDCP21.

A concession is requested for the landscaped area being below the 60% guideline for E4 zoned properties under PDCP21. Although the landscaped area is less than the guideline, the landscaped area is in keeping with the existing landscaping on site with the difference being the proposed pool area that is the only area that a pool can be located on the property. The steeply sloping site means that the dwelling is stepped with extensive pathways & stairs reducing the existing landscaped area due to

access requirements. As the impact to landscaping is minimal with the bulk & scale largely maintained & existing amenity & solar access maintained for the subject & adjoining properties it is in our opinion that landscaped area provided is in keeping with the existing maintained vegetation of the outcomes outlined under the PDGP21.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back Garage	28mm (Existing)	6.5m
Front Set Back Granny Flat	3.37m (Existing)	6.5m
Front Set Back Primary Dwelling	18.73m (Existing)	6.5m
Rear Set Back Deck	0.802m (Existing)	6.5m
Side Set Back North Granny Flat	4.57m (Existing)	2.5m
Side Set Back South Granny Flat	0.103m (Existing)	1.0m
Side Set Back North Primary Dwelling	1.279m (Existing)	2.5m
Side Set Back South Primary Dwelling	0.456m (Existing)	1.0m

The setbacks of the primary & secondary residences will remain consistent with the existing dwelling & adjacent properties to maintain the openness of the property.

The secondary dwelling uses the existing wall lines & the additions to the sides the primary dwelling are minor prolongations of the existing wall alignments. The sauna to the rear uses the existing deck area under the existing roof line & the upper floor master addition encloses the existing deck area to allow the building to be sealed & prevent further leakages. Although a concession is requested for setback encroachments, the encroachments are in keeping with the existing built form that largely maintain bulk & scale as well as view lines & vistas for the neighbouring properties as the existing dwelling is located up the slope from the adjacent dwellings. Privacy is improved with the addition of privacy screens to the decks & vegetation is largely maintained with only a section of grass removed for the proposed pool area.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Hillside Road is to be maintained with the drive and pathways. A garbage bin storage area is proposed adjacent to the access stairs to provide an area that does not impede on vehicular & pedestrian access. The existing car spaces in the garage are maintained to be in keeping with the Council parking provision & provide safe vehicle movements with the crossover drive maintained. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 65 Hillside Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with many of the windows looking onto the steeply sloping site as the dwelling is located uphill of the adjacent dwellings. The decks facing east are to have privacy screens installed to improve privacy to neighbouring dwellings. The rendered masonry & cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and the new additions do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes heavily from the west to east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property with the properties shaded by the existing terrain in the afternoon due to its high elevation.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry walls to the Granny Flat are to be maintained & used for the upper-level addition along new insulation & cladding to the main dwelling with double glazed windows & doors used throughout to vastly improved acoustic privacy for both the subject & neighbouring properties with the privacy screens to the decks on the property act as a buffer to noise. It is considered that this development imposes improved acoustic privacy by lowering the noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system as well as a new rainwater tank to the under croft of the dwelling and piped to the street gutter.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the easterly aspect.

4.2 Passive Solar Heating

The living spaces to the Granny Flat has concrete floors and masonry walls. The living spaces to the main dwelling are timber framed floors & walls. The outdoor areas are tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. A retractable awning is proposed over the first-floor deck with an extruded frame around the ground floor deck provides shade to the deck area. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate double glazed improved aluminium doors & windows with pyrolytic low-e glass at a minimum are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north, east & south enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Solar Collectors

The existing & proposed roof pitch has been designed to accommodate photovoltaic solar panels to assist in off-grid power.

4.6 Insulation and Thermal Mass

The development will be constructed from a masonry and timber frame construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with a minimum R1.74 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.7 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for in the front garage. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.8 Siting and Setback

Newport is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 65 Hillside Road is a good example of this in that it maintains its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new sections to the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.9 Development on Sloping Land

No. 65 Hillside Road, Newport is shown in Landslip Category H1 on Northern Beaches Council Landslip map. In relation to Clause 7.7 of PLEP 2014, the proposed development has a low risk of landslide in relation to both property & life due to the structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system, along with a

new rain tank, with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil apart from the pool area.

4.10 Building Form

Residential buildings in Newport are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be rendered to the garage & Granny Flat with vertical alloy slat cladding added for decorative appeal. The main dwelling uses the vertical slat cladding along with new vertical wall cladding with improved insulation. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.11 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has low pitched sheet metal roofs with the proposal to utilize the existing roof form under this proposal by extending out over the enclosed deck to the upper floor & infill sections to the middle floor to maintain the roof form visually & limit increases in height & overshadowing. A new secondary flat roof is proposed over the Granny Flat with a new pergola over the terrace area.

4.12 Walls

A distinctive feature of the Newport house is that the walls are constructed from masonry to the front & cladded timber frame to the main house. The design incorporates these walls into the new works with upgraded exterior cladding & rendering both using vertical alloy slatted decorative cladding to create a seamless finish to the property.

4.13 Windows and Doors

A variety of window shapes and sizes can be found in the Newport area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 65 Hillside Road are to be constructed in alloy & double glazed for improved performance. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.14 Garages and Carports

The freestanding houses in Newport allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage location & concrete drive with parking available for 2 vehicles.

4.15 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house along with improvements by the owner.

Please refer to Appendix 1 for the Colour Scheme schedule

4.16 Fences and Gates

Fences & gates are to be maintained for this development except for wall sections to be removed & reconfigured for access the inclinuator & Granny as well as a pool safety barrier to the proposed pool area.

4.17 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area where necessary.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 65 Hillside Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Newport. The proposed design solution provides a private residence & secondary dwelling that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & clad walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this

residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Rendered Masonry & Cladded Stud with Vert. Slat Cladding	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber & Steel	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Alloy & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond Solar panels	Medium to Dark	By Owner