

STATEMENT OF ENVIRONMENTAL EFFECTS
For
Development Application for Alterations and Addition at
1 Yachtview Ave, Newport



Dated 29th March 2021

Introduction - Site

Location: LOT 5 DP 16260

Site Area: 943.2 sqm

Address: 1 Yachtview Ave, Newport

Conservation Area – E4 – Environmental Living

Pre-DA application no: PLM2020/0157 (30/7/20)

The current building is a split level three storey detached building in a general residential area. The building has one points of access – the main driveway from Yachtview ave. The existing house consists of 4 bedrooms, two bathrooms, modern top floor living areas, with alfresco and entrance.

The site has 2 neighbours – on its eastern and western boundary. It's neighbours no. 123 Wallumatta road and no. 2 Yachtview ave, and are of similar bulk and scale as the subject property.

The proposal seeks an alteration and addition to the front, single side and rear of the residence, minor alterations to the rear and rebuilding of the existing carport to align with the neighbours.

A Pre-Lodgement Advice meeting was held on the 30/07/20, with favourable outcomes regarding the majority of the proposed works. Items that were deemed unsuitable have been modified or deleted from the proposal.

1. Proposed Works

The proposal seeks to alter the existing dwelling with the following changes:

- New driveway and stairs in frontage
- New garage and porch area Infront of existing dwelling
- New enclosed alfresco area and balcony to rear of dwelling
- New gym on lower level

2. Pre-DA meeting

A pre-DA meeting was held on the 30/07/2020 with David Auster and Thomas Burns from northern beaches council, with the following comments on the previously submitted design.

- Front garage setback noted as nil, with the result being supportable by council.
- Gym located under garage and extended, resulting in being supportable if 1m side setback retained.
- Breach in height limit at the alfresco – this has been reduced to comply with the 8.5m height limit.
- Geotechnical hazard H1 area, with geotechnical report required for lodgement.
- Landscaping below 60% as existing – proposed additional 31m² landscaping proposed.
- View sharing to adjoining properties and public walkway.
- Building envelope breach – encroachment reduced from pre-DA proposal.

3. Compliance with Development Standards

The proposed site falls under the Pittwater Local Environmental Plan 2014.

The design seeks alterations and additions to the existing three storey dwelling. The proposed changes will be visible from the road frontages. There is no proposed subdivision in this application.

LEP CL.2 - Permitted or prohibited development

The proposed alterations and additions to the existing dwelling are permitted under the LEP zoning of E4 -Environmental Management.

LEP CL.4.3 - Height of Building

The entirety of the building does not exceed 8.5m building height, with a maximum height of 8.26m

LEP CL.4.4 – Floor Space Ration

The site is not governed by the FSR control, however relies on the following objectives:

(1) The objectives of this clause are as follows—

- (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,
- (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,
- (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,
- (d) to maximise solar access and amenity for public places,
- (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- (f) to manage the visual impact of development when viewed from public places, including waterways,
- (g) to allow for the reasonable sharing of views

The proposals scale is similar and in line with the adjoining properties. The proposed additions have minimal implication on the perceived bulk from the streetscape and are in line with the rather recently approved garage of the adjoining property. The submitted proposal is less impactful than the proposal presented during the Pre-DA meeting as per advice given.

The location of the garage will not impact the adjoining neighbours negatively in terms of privacy and overshadowing. The extension to the rear has implements horizontal privacy louvres to minimise overlooking to the neighbours and the room proportioned to be orientated toward the rear.

The view of water is still visible from the public roadway as it is well elevated above the proposed garage and rear bulk.

The proposed alterations still allows for reasonable sharing of views to the water.

LEP CL.7.2 - Earthworks

The amount of earthworks/excavation is limited to the gym area. This is located behind the existing foundation area, and by aligning with the extent of the garage, allows for usable space to be created as a result of the structural requirement of the garage. The side setbacks are enough to ensure no potential structural issues result during the works. This was brought to light during the Pre-DA, and was likely to be supported.

LEP CL.7.6 - Biodiversity

The proposed alterations will have a minor impact on the existing poor quality landscaping, however as shown on the lodged landscape plan, shall be replaced with higher quality planting. The existing tree on the council strip has been discussed during the Pre-DA meeting, and shall be retained as it is significant. The amount of impact is restricted to the front of the property, with the remaining proposed alterations being largely within the footprint of the existing building.

LEP CL.7.7 – Geotechnical hazards

The site is identified within the Geotechnical Hazard H1 area of the LEP maps. As a result, a geotechnical report has been prepared and submitted as part of the application.

<u>Pittwater 21 Development Control Plan</u>
DCP CL A4: Localities
As discussed and documented in the Pre-DA, the original concept was considered to have excess bulk with the addition of a patio covering. This has been addressed and deleted to be more aligned with the desired character of the Newport Locality. Additional landscape in the form of high quality planter boxes and a reduced stair width (as directed by council), along with the safe retention of the existing tree, is more aligned with the objectives, and achieves the balanced outcome mentioned in the Pre-DA minutes.
DCP CL B3: Hazard Controls
B3.1 – Landslip Hazard
The site falls under a Geotechnical Hazard H1, and a Geotech report carried out by GCA for council's perusal.
DCP CL B4: Controls relating to the Natural Environment
B4.7 – Pittwater spotted gum forest – endangered Ecological Community
A detailed landscape plan created by Bluegum Design, has been provided as part of this application to address this control.
DCP CL B4.22: Preservation of Trees and Bushland Vegetation
An arborist report, written by 'Growing my way' has been provided with the qualification as stated in the Pre-DA minutes. The recommendation is to replace the tree.
DCP CL B5: Stormwater discharge into Public Drainage
The proposed alterations shall discharge the additional stormwater in accordance with the requirements of this control. A stormwater management plan has been designed by Amity Engineers and accompanies this application.
DCP CL B5.12: Stormwater Drainage systems and natural watercourses
The proposed works, namely the new stairs, is located 2m behind the kerb of Yacht Avenue, well clear of council's stormwater asset. These stairs and slab for the driveway have an invasive level of approximately 200mm, and at this depth, shall not interfere with council's asset.
DCP CL B6.1: Access driveways and works on Public road reserve & CL 6.2: Internal Driveways
The proposed driveway crossing shall be constructed as per council's DCP clause B6.1, with gradients complying with AS2890.1:2004.
DCP CL C1 : Design Criteria for Residential Development,
CL C1.1 - Landscaping
The front setback is to have at least 60% landscaping, however the existing condition is currently deficient in landscaping. Due to the addition of bulk created by the garage, the exiting concrete hardstand is proposed to be removed and replaced with landscaping. This will increase the current condition by 17.3sqm to a total of 22.7sqm (26.99%) of the 84.1sqm frontage. The existing condition only has 5.4sqm of landscaping (6.4%) forward of the building line. The landscape plan

prepared addresses the requirement of 80% new planting being listed in the Pittwater Spotted Gum Endangered Ecological Community.

CL C1.3 – View Sharing

The proposal aligns the new alterations and additions within the exiting building mass and side setbacks to the rear, with the garage proposed to widen the building by 2m. The elements proposed to the front of the building, have been minimised in bulk to minimum requirements for a double garage, with the reduction of the pedestrian accessway and patio as commented by council during the Pre-DA. Due to the elevated location of the residential building behind, no direct views should be impacted.

As for the public domain, as both the proposed alterations at 1 Yachtview and existing dwelling at no:2 have a 1m side setback, a view to the water is still possible to be viewed from the public road. Note, there is no pedestrian footpath on this side of Yachtview Avenue. The garage has been designed to reduce its perceived bulk and scale.

Section D: Locality Specific Development Controls

CL D10.1 - Character as viewed from a public place

The proposed parking structure is of a form and scale that permits the required internal height of 2.2m at the garage door to be achieved. The parapet is at the same height as the existing dwelling to achieve continuity of built form. This design response ensures the proposed additions are aligned with the existing building and therefore character as viewed from the public place.

CL D10.4 - Building Colours and materials

The external colour scheme is aligned with the existing dwelling, being a shale grey, natural timber to soften the appearance and correspond with the new landscaping at the front of the dwelling. The composition is dark and earthy tones as required by the DCP.

CL D10.7 – Front Building Line (excluding Newport Commercial Centre)

The control for the front setback is 6.5m as per the DCP. The proposed front setback to the garage is a nil setback.

The current character of the street at the start of Yachtview avenue is on that addressed the corner of the road, with proposed no.1 and no.2 Yachtview Ave to have nil setbacks to the front boundary with parking facilities.

The view to the water will still be available after the construction, albeit a reduced vista. Adjoining and properties behind the subject site, will still retain their views to the water post construction. The quality of architectural design, finishes and landscaping will ensure amenity of adjoining residences is maintained or enhanced.

Not only is the existing vegetation retained, but it will also be enhanced with quality plants selected as per the included landscape plan.

The vehicular access to the site will similar to existing, and identical to the adjoining property at no.2 Yachtview, with forward access available, and with the short driveway, sight lines to oncoming vehicles and pedestrians is possible to ensure safe moving of vehicles.

Pedestrian amenity will be enhanced in comparison to the existing condition, with additional landscaping proposed in lieu of existing concrete hardstand, and planter box adjoining the staircase to front door.

Not only does the proposed frontage works align with the established streetscape, it provides a quality precedent for landscaping and material selection, with appropriate bulk and scale.

CL D10.11 – Building Envelope (excluding Newport Commercial Centre)

The garage bulk and scale is comparable to the adjoining property at no. 2 Yachtview Ave. The encroachment to the 45degree building plane at 94mm in height and 91mm in width. This additional bulk is minimal in nature to create bulk that aligns wit the existing dwelling, creating a more cohesive composition from the streetscape.

The encroachment in the rear of the alfresco area is more substantial than the garage at 1.395m vertically and 1.385m horizontally. The privacy impact of this encroachment has been addressed using horizontal louvres. The proposed addition does not breach the height limit of 8.5m.

The adjoining properties achieve the required solar access for their private open spaces.

There shall be no impact on the existing vegetation due to the encroachment, and permits quality landscaping to the east of the garage.

CL D10.13 – Landscape Area – Environmentally sensitive land

The control requires 60% of the site to be landscaped. The existing landscaping is measured at 424m². 31m² additional landscaping is proposed, bringing the total to 455m². This represents a 48.2% ratio as opposed to the existing 44.9%, an increase of 3.3%.

The landscape plan created by Bluegum Design has been provided in this application, creating a sensitively designed approach to the streetscape. The quality landscape minimises the bulk and scale and creates interest in the streetscape. The amount of concrete/hardscape has been reduced, reducing stormwater runoff.

4. Conclusion

The proposed alteration and extension is to overall improve the living amenities of the existing household. It will allow the family to have additional living spaces and garage spaces to safety store their belongings and cars.

The overall design has minimum impact on its neighbours, contributes to the streetscape and retains the original bulk and scale of the area. As documented in this report, there was a Pre-DA meeting held, and the issues raised have been addressed and seek council's support for the proposed alterations and additions.