

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED CONSTRUCTION OF A SECONDARY DWELLING

PROPERTY
30 IRRUBEL ROAD, NEWPORT

CLIENT
FLEUR MCNICOL

JOB NO 21-89

DATED 15 October 2021

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The logo for RK DESIGNS is located in the bottom right corner. It consists of a solid yellow square. Inside the square, the letters 'RK' are written in a large, bold, white sans-serif font. Below 'RK', the word 'DESIGNS' is written in a smaller, white, all-caps sans-serif font.

RK
DESIGNS

1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new dwellings the proprietors wish to construct on the property at 30 Irrubel road, Newport.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

2.0 THE SITE AND EXISTING BUILDING

The property is located at rubble Road. The block of land is approximately 795.4 same in site area, faces south on Irrubel Road. The site has a minor fall towards the southern (front) boundary.

A single- storey dwelling and a shed exist on the property. There is a vehicle crossing on Irrubel Road and a driveway which runs along the western boundary that leads into an attached garage.



Image 1: 30 Irrubel Road, Newport

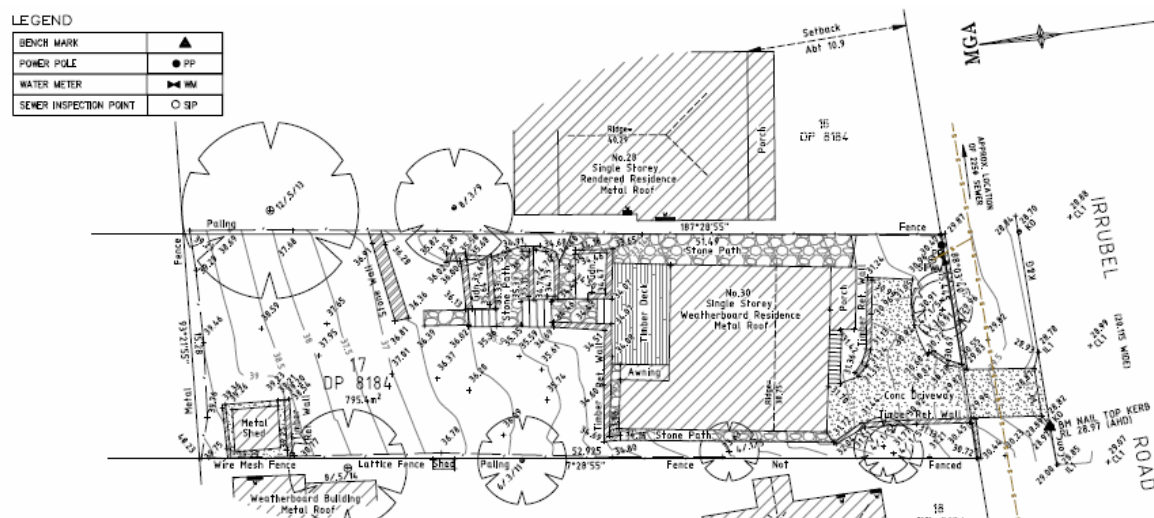


Image 2: Survey Plan

3.0 EXISTING STREETScape

To the immediate west of the subject property, at 32 and 34 Irrubel Road single- and two- storey dwelling exists.



Image 3: 32 and 34 Irrubel Road, Newport

To the immediate east of the subject property at 28 Irrubel Road, is a two- storey dwelling.



Image 4: 28 Irrubel Road, Newport

To the immediate North of the subject property at 29 Wallumatta Road, two- storey dwelling exist.



Image 5: 29 Wallumatta Road, Newport

Across the road of the subject property, at 21 Irrubel Road, a single- storey dwelling exists.



Image 6: 21 Irrubel Road, Newport

The remainder of Irrubel Road is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.



Image 7: Streetscape of Irrubel Road, Newport



Image 8: Streetscape of Irrubel Road, Newport



Image 9: Streetscape of Irrubel Road, Newport

4.0 THE PROPOSAL

Object:

The proprietors of 30 Irrubel Road, Newport, requested RK Designs to propose a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

Privacy:

A private entry has been created to give a sense of intimacy to the secondary dwelling. There is a separated open space between the primary and secondary dwelling where the family can enjoy outdoor activities individually. The living area and the decking is designed and positioned well away from the living spaces of neighbouring properties, creating the private, light and open space for the family. As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Privacy issue is also resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings. Therefore, there will be no adverse impact on the privacy to the Proprietors and any adjoining properties.

** These details also address how privacy is kept for Section 5.9.*

Amenity

To increase the amenity, habitable areas including living, kitchen and dining are placed towards East. The openings towards the east allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for uses. This coupled with the high raked ceiling in the living area that creates a very spacious and healthy space. Also, openings towards rear garden will open out onto a covered alfresco area. This will enable both visual and physical interaction between indoor and outdoor living and entertaining.

Context consideration

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a gable roof with a similar colour tone of the surroundings. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

5.0 COMPLIANCE WITH THE PITTWATER DCP 21 AND PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Zone E4 Environmental Living

1- Objectives of zone

- 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.

2- Permitted without consent

Home businesses; Home occupations

3- Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite Day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Water recreation structures

4- Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Therefore, the development is permissible with consent.

5.1 BUILDING COLOURS AND MATERIALS

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

- Achieve the desired future character of the Locality.
- The development enhances the visual quality and identity of the streetscape.
- To provide attractive building facades which establish identity and contribute to the streetscape.
- To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
- The colours and materials of the development harmonise with the natural environment.
- The visual prominence of the development is minimised.
- Damage to existing native vegetation and habitat is minimised.
- The use of materials with low embodied energy is encouraged.
- New buildings are robust and durable with low maintenance requirements.

Controls

External colours and materials shall be dark and earthy tones as shown below:



Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

5.2 FLOOR AREA

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 clause 5.4 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

Comment:

the total floor area of the existing dwelling = 132 sqm
25 % of the total floor area of the existing dwelling = 33sqm

Proposed floor area for a secondary dwelling = 60 sqm

Therefore, the proposal complies with the requirements. Refer to the Area Calculation Sheet.

5.3 SECONDARY DWELLINGS AND RURAL WORKER'S DWELLINGS

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

Controls:

The development of a secondary dwelling or rural worker's dwelling will result in not more than two dwellings being erected on an allotment of land.

Comment/ there are only two dwellings on the land. (Refer to the site plan)

A secondary dwelling or rural worker's dwelling contains not more than two bedrooms and not more than one bathroom.

Comment/ there are only two bedrooms and one bathroom for the proposed secondary dwelling. (Refer to the architectural drawings)

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

Comment/ N/A

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

Comment/ the secondary dwelling is a single storey structure.

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling, the maximum building is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

Comment/ the development complies with the height limit as per PLEP (refer to section 5.4)

A secondary dwelling above a detached garage is not supported.

Comment/ N/A

Therefore, the proposal complies with the requirements of the Development Control Plan

5.4 BUILDING HEIGHT

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 clause 4.3 (2FA) and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 5.5 metres to the highest point of the roof.

Proposed height – 4.7 metres maximum to the highest point of the roof.

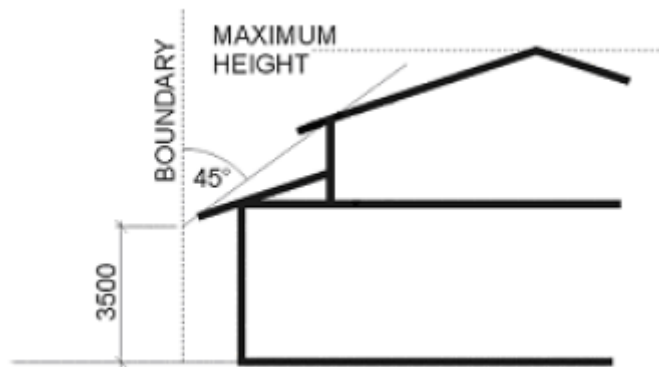
The proposed building is one storey in height with 18-degree Gable End roof.

Therefore, the proposal complies with the requirements. Refer to the Architectural Drawings.

5.5 BUILDING ENVELOPE

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

Buildings are to be sited within the following envelope:



Comment:

The proposed building is one- storey in height with 18-degree Gable End roof. It is within the allowable 45-degree envelope.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

5.6 LANDSCAPED AREA

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

SITE AREA = 795.4 sqm

LANDSCAPED AREA

Required Landscaping = 60 % of Site Area = 477.24 sqm

Proposed Landscaped area = 397.5 sqm

Proposed Landscaped area as % of Site Area = 50%.

Variable impervious landscape treatments for outdoor recreational purpose = 6% of the site area = 48 sqm

Varied Landscaped area = 446.8 sqm = 56%

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet and to section 5.7 for landscaped area variation.

5.7 VARIATION OF LANDSCAPED AREA

Desired Outcomes

- Achieve the desired future character of the Locality
- The bulk and scale of the built form is minimised
- A reasonable level of amenity and solar access is provided and maintained.
- Vegetation is retained and enhanced to visually reduce the built form.
- Conservation of natural vegetation and biodiversity
- Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
- To preserve and enhance the rural and bushland character of the area.
- Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

The varied proposal maintains the streetscape. The varied proposal will enable the establishment of low-lying shrubs. The privacy between building is maintained. With the varied proposal, there is still space for service functions, outdoor recreational opportunities for the occupants and also to facilitate water management.

The major part of the proposal complies with the PDCP. However, there is minor non-compliance with the landscaped area. The required landscape is 477.24 same, 60% of the site area. The proposed landscaped is 397.5 sqm which is 50% Therefore, we ask the council to take consideration of a variation as per the Pittwater DCP part D10.13 Landscaped Area-Environmentally sensitive land within Newport Locality.

D10.13 Landscaped Area - Environmentally Sensitive Land

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- impervious areas less than 1 metre in width (e.g., pathways and the like);
- for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g., roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level(existing)).

There are some existing private open spaces for outdoor use, including the timber decking, the awning, the porch and also the pathways that are less than 1m in width.



Image 10: The decking and the awning at the rear of the property.

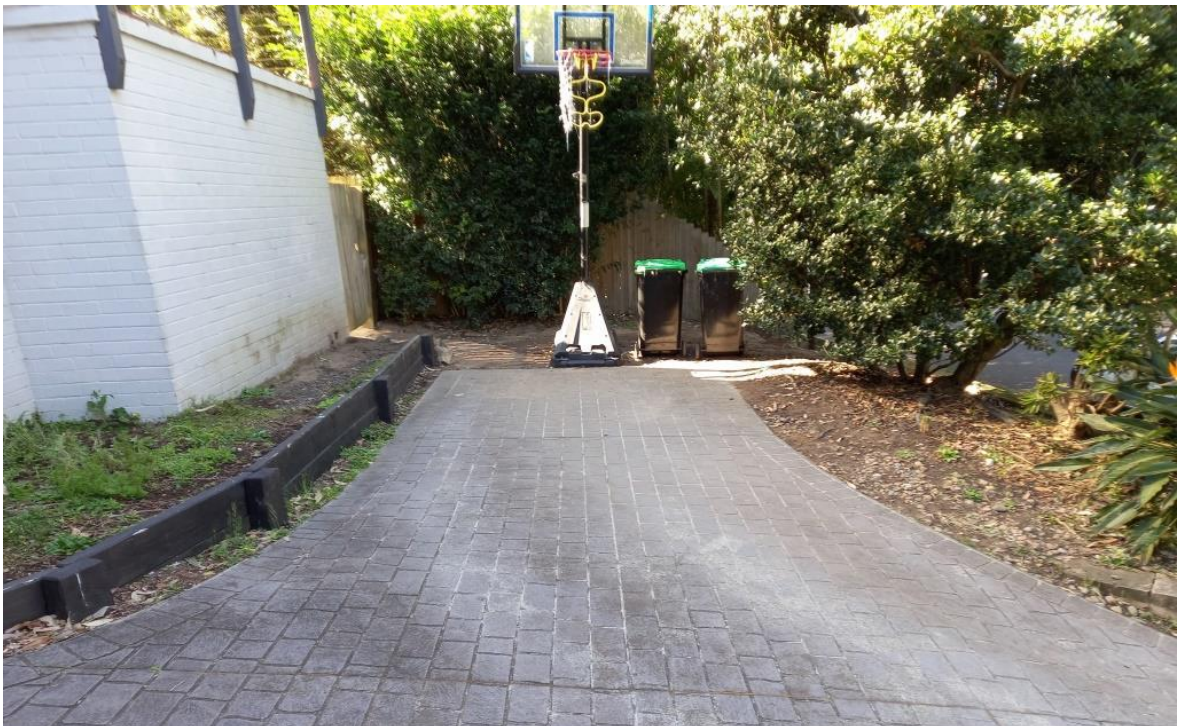




Image 11 and 12: Impervious spaces for outdoor recreation use

As per the variation, up to 6% of the total site area can be calculated as an additional landscape area which is 48 sqm, which will result in 446.8 sqm, 56% of total landscaped area. Refer to the area calculation sheet and table 1.

	<i>Required Landscape</i>	<i>Proposed Landscape</i>	<i>Additional Landscape with Variations</i>
	477.24	397.5	446.8
<i>Total Landscape In %</i>	60%	50%	56%

Table 1: Landscaped area calculation.

The proposed landscaped area is still not complying. However, it does not demonstrate any unreasonable impacts on residential amenity, quality of POS, or on the character of the site when viewed from the street. Existing landscaped area and existing building footprint (to be largely retained) are therefore significant constraints in provision of a compliant landscaped area.

The bulk and scale of the built form is minimised as one- storey secondary dwelling is proposed. There is a reasonable level of amenity and solar access to the secondary dwelling and the principal dwelling. Vegetation is retained and enhanced to visually reduce the built form. The development does not affect conservation of natural vegetation and biodiversity Stormwater runoff is to the minimal. There is no excessive excavation that helps to reduce soil erosion and siltation of natural drainage channels.

Landscaping as proposed on site will be sufficient to provide for residential amenity of both on site residents and those of neighbouring developments, allowing suitable vegetative screening and privacy to/from the site, for suitably landscaped and functional POS areas, and to provide a high level of visual amenity and to break up the built form in a manner compatible with the locality, when the dwelling is viewed from the streetscape. The shortfall in landscaped area proposed therefore addresses the needs of the residential dwelling and the locality, and is therefore considered a numerical non-compliance only.

Besides, existing trees are to be retained as mentioned above, as is existing landscaping as viable. No trees or landscaping on adjacent lots or within the road reserve will be impacted by the proposal.

We therefore request that Council support the variation to minimum landscaped area controls on the basis that there are sufficient environmental planning grounds to justify the variation and the proposal is consistent with the objectives of the zone and also with the objectives of landscaping controls as discussed above.

5.8 BUILDING SETBACKS

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

Required setbacks

Front	- 6.5 metres or established building line, whichever is the greater
Primary Side	- 2.5 metres
Secondary Side	- 1.0 metre
Rear	- 6.5 metres

Proposed setbacks

Front	- 42 metres
Primary Side	- 2.5 metres
Secondary Side	- 1 metre
Rear	- 2 metres

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to section 5.9 for rear setback variation.

5.9 REAR SETBACK VARIATION:

The requirements of Northern Beaches Council, the Pittwater Development Control Plan 2011, compliance with the Development Control Plan are as follows

The Objectives:

- To achieve the desired future character of the Locality.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Substantial landscaping, a mature tree canopy and an attractive streetscape.
- Flexibility in the siting of buildings and access.
- Vegetation is retained and enhanced to visually reduce the built form.
- To preserve and enhance the rural and bushland character of the locality.

The varied proposal ensures opportunities for deep soil landscape to be maintained. The varied proposal creates a sense of openness in rear yards. The varied proposal also preserves the amenity of adjacent land and privacy between buildings. The varied proposal is towards the rear of the property and a small scaled secondary dwelling. Therefore, the varied proposal does not affect visual continuity and pattern of buildings, rear gardens and landscape elements. The privacy between buildings is maintained by positioning of openings.

The majority of the building conforms to the council requirements. However, there is a non-compliance to the western rear setback. We have proposed 2 – 2.8m rear setback from the secondary dwelling. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we ask that the Council takes into consideration the existing site and its surroundings. The subject site adjoins to 29 Wallumatta Road from the rear.



Image 13: Aerial view of 30 Irrubel Road and the surrounding properties.

Establishing a complying rear setback is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling located too close to the principal dwelling.

Having a compliance rear setback will split the open space at the back into two smaller areas with less solar access. Thus, the relevant objectives of the standards would not be achieved or would be thwarted by a complying development.

As shown in the aerial view, the dwelling at 29 Wallumatta Road is far away from its rear setback. Therefore, the proposed setback will not affect the privacy of the adjoining building. Also, the site slopes towards the southern part which means, the proposed secondary dwelling will not overlook at the adjoining property from the rear as the slope at 29 Wallumatta Road is already higher. Therefore, In the context of the topography, there are no adverse amenity impacts such as overshadowing or view loss associated with the proposed variation to the rear setback.



Image 14: Site photo which shows the slope and the location where the secondary dwelling is proposed.

Besides, the openings have been addressed to alleviate the privacy issue wherever possible. The windows which face the rear for the bathroom and the splash back in the kitchen are at 900 sill height and only 700-850 mm in height which falls below the eye-line.

Also, there are a number of trees at the subject properties and the surrounding sites that will obscure the views from/to the surrounding dwellings.

In conclusion, the proposal complies with all requirements, except the rear setback requirement, of the Development Control Plan. Having 2m setback will retain the raised garden partway down the garden to separate the secondary dwelling from the main house, and the neighbours, and it will ensure that both have a green aspect to look out on.

Therefore, the setback variation of the development will greatly maintain the residential amenity of the property while and is considered consistent and complementary to the existing built form in the street.

The overall scale of the building will remain as the single-storey development. Thus, there are no effects of shadowing, bulk or scale or adverse effects on the local environment.

We therefore request that Council support the variation to the rear setback controls on the basis that there are sufficient environmental planning grounds to justify the variation.

6.0 VEHICLE ACCESS AND PARKING

The requirements of Northern Beaches Council, Pittwater Development Control Plan 21, compliance with the Development Control Plan are as follows.

Provide 2 car spaces per dwelling with 2 bedrooms and more.

Provide 1 additional car space per secondary dwelling.

The proposal presently before Council has addressed the requirements for the vehicle access and parking.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

7.0 PRIVACY

Refer the privacy issues addressed in Section 4.0 The Proposal of this Statement of Environmental Effects.

8.0 BIODIVERSITY

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 clause 7.6 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

1. protecting native fauna and flora, and
 2. protecting the ecological processes necessary for their continued existence, and
 3. encouraging the conservation and recovery of native fauna and flora and their habitats.
- This clause applies to land identified as “Biodiversity” on the Biodiversity Map.
 - Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 - a) whether the development is likely to have—
 - any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - any adverse impact on the habitat elements providing connectivity on the land, and
 - b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
 - Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment: The proposed development is a minor development that does not affect visual significance of district or diminish the biodiversity structure of the land. The proposal does not impose on the site or surrounding sites as it has no impact on the natural inhabitants of the area. Therefore, the proposal complies with the requirements

9.0 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as privacy and car parking.

Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping, landslip and the like have also been addressed in detail in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

10.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, however, please do not hesitate to contact our office.

RK Designs