

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO AN EXISTING RESIDENCE

Lot 50, DP 9224, 57 Hillside Road, Newport NSW

For A. Rogers

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations to the existing dwelling.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by Waterview Surveying Services. Issue B 15/08/18
- Architectural Plans, Shadow Diagrams, Window schedule & Schedule of External Finishes & Materials DA.01A - DA.06A prepared by JR Design Australia and dated 13/09/19. & revised 19/09/19
- Geotechnical Assessment prepared by White Geotechnical Group Dated 30/11/20
- Bushfire Risk Assessment prepared by Bushfire Planning Services Dated 1st February 2021
- BASIX Certificate No. A334783.
- Waste Management Plan.



Existing Use:

Single residential dwelling

Site Analysis:

57 Hillside Road, Newport, Lot 50, DP 9224

Site Area : 520.7 sq.m.

Locality: Newport Locality

Zoned: E4 Environmental Living

Hazards effecting site: Bushfire Prone land
 Geotechnical Hazard H1

57 Hillside Road is situated on the high western side of Hillside Road. The property is a regular shape with a width of 12.215 and depth of 43.05m. The site falls steeply from the rear western boundary to the front eastern boundary with a fall of approximately 9.5m. A public reserve runs along the northern boundary with a width of 3m which provides public access to Kanimbla Reserve to the rear of the property. A two storey weatherboard & metal clad house is positioned on the rear half of the site with access to the house via steep landscaped steps from the street. A detached double garage is positioned on the front eastern boundary. Views from the eastern facing house decks towards the north east around to the south west are of the ocean and Newport beach. Landscaping to the site consists mainly of grassed areas with some shrubs along the boundaries however landscaping along the front boundary and to the street reserve does provide some screening of the house from the street. The houses in the immediate area range in size and style however the two immediately adjacent homes are two a storey weatherboard & rendered homes.

Design / Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area by modernising the existing home while providing for increased internal living space and improved access to out door living areas. The house will remain as two storeys with most of the new work contained within the existing homes building footprint and concentrated to the front half of the home. The roofs to the front half of the home are to be removed and replaced with new skillion roofs however the overall height will be slightly reduced from that of the existing. The existing garage will remain.

A summary of the proposed works include:

- Enclose existing ground & first floor decks and extend house a further 1.2

towards the front of the site

- Internal demolition and reconfiguration of the existing ground and upper floor for new entry and family room to the lower floor and new kitchen and living/dining to upper floor.
- Addition of new decks to both floors on the eastern side
- New windows to suit changes above
- Removal of all roofs over front half of house and replaced with new skillion and flat roofs
- New external cladding to all

Though as stated above, the works are substantially within the existing building footprint, the change in roof form and building materials will provide a greater degree of articulation to the facade and a modernised aesthetic in keeping with newer homes in the area while maintaining a similar scale to that of the existing house and neighbouring homes.

No canopy trees are to be removed nor will there be any significant impact of existing soft landscaped areas. Existing planting will be upgraded and existing front stairs and path replaced so as to improve the existing neglected landscape character of the site.

Pittwater LEP 2014 Considerations (as relevant)

Zone E4 Environmental Living

The stated objectives of this clause are as follows:

- *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.*

Proposal:

The proposed works will not alter the use from existing residential maintaining low density and scale of the area. Disturbance to existing landscaped areas will be minimised with the majority of proposed works to the house occurring within existing built upon area.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*

- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

As can be seen by the submitted architectural plans all of the proposed works will fall below the maximum height allowed of 8.5m with the works having a maximum height above natural ground of 8.2m and the maximum ridge height being slightly lower than the existing roof which is to be removed.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Proposal:

Minimal excavation is proposed and will only be required for footings to the extension of the house and new decks towards the east. With little excavation required there will be no detrimental effect on neighbouring properties, drainage and stormwater flow or soil stability.

Part 7.7 Geotechnical Hazards

The objectives of this clause are to ensure that development on land subject to geotechnical hazards

- matches the underlying geotechnical conditions of the land,*
- is restricted on unsuitable land,*
- does not endanger life or property.*

Proposal:

Council mapping indicates the property to be impacted by H1 Geotechnical Hazard, as such a geotechnical assessment by White Geotechnical Group forms part of this submission demonstrating compliance with the objectives of Part 7.7 and advising that 'The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice'.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.10 - Newport Locality

Desired Future Character

The Newport locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations..... Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

Proposal:

As stated above the proposed works will not alter the use from existing residential maintaining the low density and scale of the area. The house will maintain its two storey storey form with the overall height of the home remaining relatively similar to the existing and remaining integrated with the existing landform. As stated above the different roof forms and selection of materials will provide improved articulation to the facade and street frontage and improved landscaping with minimised site disturbance will enhance the landscape character of the site providing a home that fits with the desired future character of Newport.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Landslip Hazard

Proposal:

A Geotechnical Risk Analysis and Management Report by White Geotechnical Group forms part of this application

Bushfire Hazard

Proposal:

A Bushfire Risk Assessment by Bushfire Planning Services forms part of this application. The assessment recommends that new construction complies with

Section 3 of AS3959- 2018 ‘ Construction of buildings in bush fire-prone areas” and meets all requirements for BAL –19 rating.

B5 - Water Management

Stormwater

New stormwater lines will be connected to existing lines which fall by gravity to the council stormwater system in the street. As the increase in built upon area is only 21sqm a stormwater detention system is not required.

B6 - Access & Parking

Parking Facilities

The existing double garage is to remain providing for two car spaces on site.

Internal Driveways

The existing driveway is to remain.

B8 - Site Management

Excavation and landfill

As discussed above excavation is only required for new footings to the extended house & decks and as such there will be no adverse impact on adjoining property and the stability of the site will be maintained.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area directly in front of the house on gassed area or within the existing garage. Existing grassed area will be reinstated at the completion of construction. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As the majority of the proposed works will be positioned over existing built upon areas there will be minimal impact on the existing landscaping. All significant planting and trees are to remain maintaining the landscaped character of the site with new plantings to provided further screening from neighbours and to soften the built form.

View sharing

With no increase in the overall height of the dwelling, only a small extension of the home towards the east and proposed decks being in a similar line to the decks at 59 Hillside Road there will be no impact on the existing views presently experienced from neighbouring properties.

Solar Access

Refer to submitted shadow diagrams. With little change in overall height to the house there will be minimal increased overshadowing to neighbouring properties. As can be seen the majority of new overshadowing will fall onto landscaped areas. At no time during mid winter will increased overshadowing impact on neighbouring dwellings internal living spaces nor reduce the sunlight to private open spaces to less than 50% during mid winter.

Visual Privacy

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The majority of new windows are directed towards the front yard or are highlight windows with no opportunity for overlooking. The elevated first floor deck has been positioned with half of it being screened from the neighbouring deck to the north by the proposed new bbq wall and significant setback from the south so that the existing level of privacy experienced from neighbouring properties is maintained.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D10 - NEWPORT LOCALITY

DCP Part D10.1 Character as viewed from a public Space

Proposal:

With no increase in overall height or bulk and scale to the dwelling and improved articulation to the front facaded the proposed works will have no negative impact on the streetscape. The garage is to be retained and existing planting to remain or upgraded to maintain the existing level of screening of the house from the street. The new works will present a contemporary form, which complements the style and scale of newer development in the area while maintaining the prevailing setbacks of the neighbouring homes. The proposed works will maintain a low density dwelling in a landscape setting.

DCP Part D10.4 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will blend with the natural environment.

DCP Part D10.7 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

As the proposed works are for new decks and an extension of the house towards the front boundary the front setback will be reduced by 4.785m to 16.415m however this is well above the minimum allowed of 6.5m. With no change proposed to the garage the setback to the garage will remain as is with a nil setback to its eastern corner. This is non compliant however as it is an existing non compliance it will not alter the impact the garage has on the street or amenity of neighbouring properties.

DCP Part D10.8 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

Side boundary setbacks will remain as is with the setback to the north boundary being 0.845m and to the south being 1.020m. Though these do not comply with the requirement of 2.5m and 1m these setbacks are existing and variations are allowed that are less than specified when maintaining existing setbacks. With the extension of the building only 4.785m and setback to the new works on the south being over 4m there will be no impact on the existing amenity of neighbouring dwellings.

The rear boundary setback will also remain as existing at 3.87m and again though non compliant with the required 6.5m setback as no work is proposed to the rear of the dwelling there will be no change in impact on neighbouring properties.

Though the setbacks do not strictly comply with the required 1m, 2.5m and 6.5m side and rear boundary setbacks the proposed works will not further reduce any non compliant setbacks and will meet the required outcomes of this regulation. The proposed setbacks will not impact on the bulk and scale of the built form, will allow for similar landscaping to that of the existing, ensure that a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties and provide for equitable preservation of views and vistas to from neighbouring properties. Variation is sought from council for this control as we feel that the desired outcomes have been met.

DCP Part D10.11 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen there are some sections to the upper floor on both the north and south boundary that will protrude through this envelope. The non compliant areas are similar to the existing areas of non compliance and with new roofs at a similar height to the existing this non compliance will not contribute to excessive bulk or scale. It will also not reduce landscaped areas, nor will it impact on the amenity of neighbouring properties in terms of overshadowing, reduced privacy or views. Variation is sought from council for this control as we feel that the desired outcomes have been met.

DCP Part D10.13 Landscape Area - Environmentally Sensitive Land

Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

The proposed works will result in a landscaped area as calculated by JR Designs Australia of 285.6 sqm with an additional 24 sqm for impervious uncovered outdoor recreational areas which can be included under the 6% variation allowed by the control. This gives a total area of 309.6 square metres or 59.46% of the site. Though the non compliance is less than the required 60% it equates to only 3sqm and with disturbance to existing landscaped areas minimised and existing landscaping to remain the minor non compliance will have no adverse effects on the landscaped character of the site or surrounding area or neighbours. Again variation is sought from council for this control as we feel that the outcomes have been met.

Summary

The proposed additions are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. Though not always numerically compliant the design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

Jo Willmore
B.Arch