

Statement of Environmental Effects

23A Bungan Head Road, NEWPORT

INSTALLATION OF RESIDENTIAL PASSENGER LIFT AND INTERNAL ALTERATIONS

24th February 2021

Report Ref: P13020-Rev B

Prepared for and on behalf of
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REPORT REVISION HISTORY

REVISION	DATE ISSUED	REVISION DESCRIPTION
--	29 th January 2021	Issue for Stakeholder Review
A	19 th February 2021	Issue for Stakeholder Review
B	24 th February 2021	Issue of Final

PROJECT STAKEHOLDERS

ROLE	NAME	ORGANISATION
Client	Cathy SAAD	OWNER
Architect	Raymond NG	PLAY-CO ARCHITECTS
Planning Consultant	Mark SOLOMON	PLAN URBIA PTY LTD

CERTIFICATION

This report has been authorised by PLAN URBIA PTY LTD, ABN 60 626 581 600 with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by PLAN URBIA on behalf of CATHY SAAD to accompany a Development Application (DA) in support of a Development Application made to THE NORTHERN BEACHES COUNCIL under Part 4 of the Environmental Planning and Assessment Act 1979 for installation of lift and internal alterations to dwelling situated at 23A Bungan Head Road, NEWPORT NSW 2106.

The proposed development is considered suitable having regard to the site context, proposed siting, scale and built form of with the works having a no material impact on the existing form or surrounding development. The new lift structure is contained within the existing built form and provides significant amenity benefits to the owner and visitors of the site given the existing access arrangements due to the steep topography. The internal alterations, limited to the deletion of the internal stair, will have no impact on the built form or its presentation within its setting. The lift structure is setback well within the site with only distant views when at the upper level.

This Statement has been prepared pursuant to section 4.12 of the Environmental Planning and Assessment Act 1979 and clause 50 of the Environmental Planning and Assessment Regulation 2000. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social, economic and environmental impacts, potential amenity impacts of the development on the surrounding locality and the measures proposed within the application to mitigate such impacts.

The Statement details the proposed development's compliance against applicable environmental planning instruments and development control plans including:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No. 19 – Bushland in Urban Areas;
- State Environmental Planning Policy (Vegetation in non-Rural Areas) 2017;
- Draft State Environmental Planning Policy (Environment);
- State Environmental Policy (Building Sustainability Index: BASIX) 2004;
- Pittwater Local Environmental Plan 2014; and
- Pittwater 21 Development Control Plan (2019).

This SEE describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

Having regard to the applicable legislative framework, it is considered that the proposed development is generally consistent with the aims and objectives of the relevant environmental planning instruments and development control plans, is compatible with and responds positively to the site conditions and the surrounding residential environment, is compatible with the existing and desired future character of the Castle Hill locality, and minimises any potential impacts on the amenity of the adjoining properties.

The proposal is detailed on architectural plans prepared by PLAY-CO ARCHITECTS.

The application for the installation of a lift and minor internal alterations is supported by the following documentation.

- Council's DA Checklist;
- Cost Summary Report prepared by PLAN URBIA;
- This Statement of Environmental Effects prepared by PLAN URBIA;
- Architectural Drawings prepared by PLAY-CO ARCHITECTS;
- Structural Certification for Design prepared by IM ENGINEERING;
- Geotechnical Report prepared by ESWNMAN;
- Erosion and Sediment Control Plan prepared by PLAY-CO ARCHITECTS;
- BASIX Certificate prepared by PLAY-CO ARCHITECTS;
- Waste Management Plan (Construction).

2. LOCALITY AND SITE DESCRIPTION

2.1 LOCALITY DESCRIPTION

Newport located 45 minutes from the Sydney CBD is located within Sydney's northern beaches region, and is bounded by Pittwater to the west, The Tasman Sea to the east and the suburbs of Bilgola Plateau and Mona Vale to the north and south respectively. The Newport locality is primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. The topography is varied with sites along and in close proximity to the foreshore area sited along escarpments enjoying views across Bongin Bongin Bay and Bungan and Newport Beaches. Barrenjoey Road forms the main feeder road through the suburb and further north to Avalon and Palm Beach. The locality is serviced by the 199 and 199x bus routes servicing the northern beaches region between Manly to the south and Palm Beach to the north.

The locality is characterised by a mix of low density, medium to large free-standing dwellings generally on large allotments. The private public domain interface is generally well landscaped providing a landscaped outlook at the street edge as well as between allotments.

The area is well served by significant recreational open space areas including Bungan Beach, Bungan Head Reserve, Betty Morrison Reserve, Bushrangers Hill Reserve, Newport Beach and Rockpool, and the Newport Community Centre and Tennis Courts. .

A location plan is provided at **Figure 1** and **Figure 2** (aerial) below:

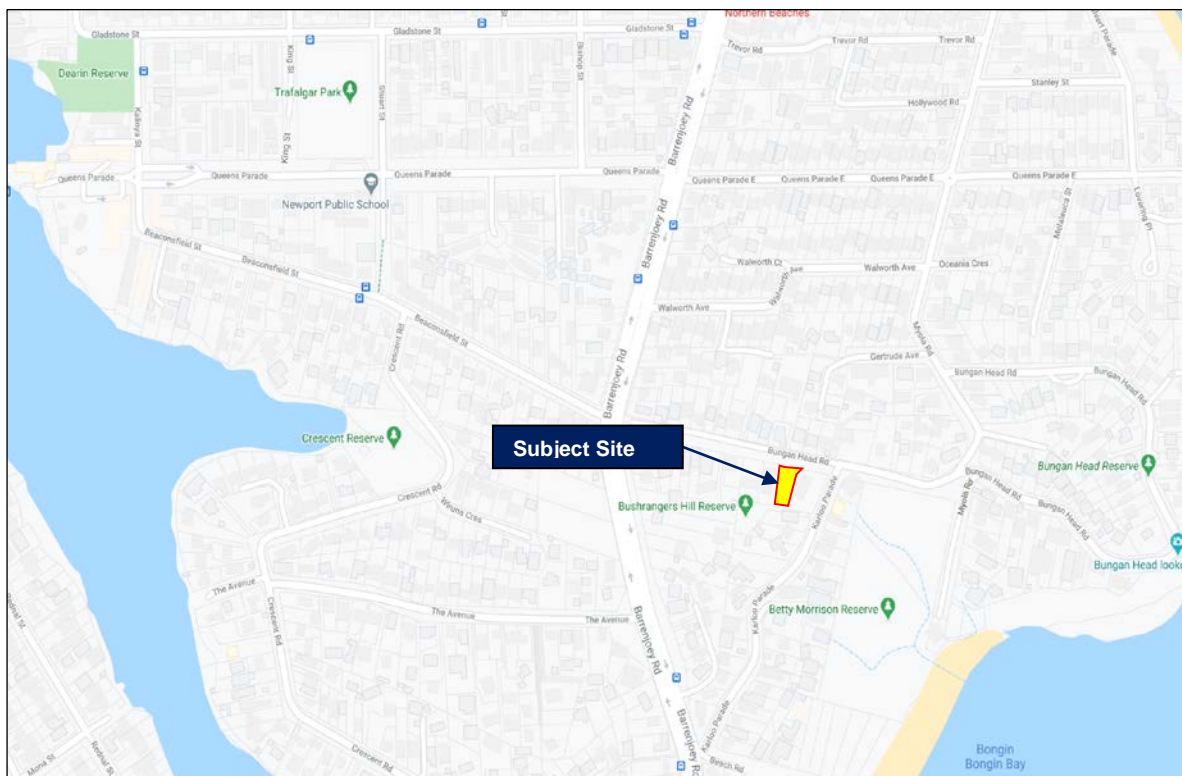


Figure 1

Location Map (Source: Nearmaps 2021).

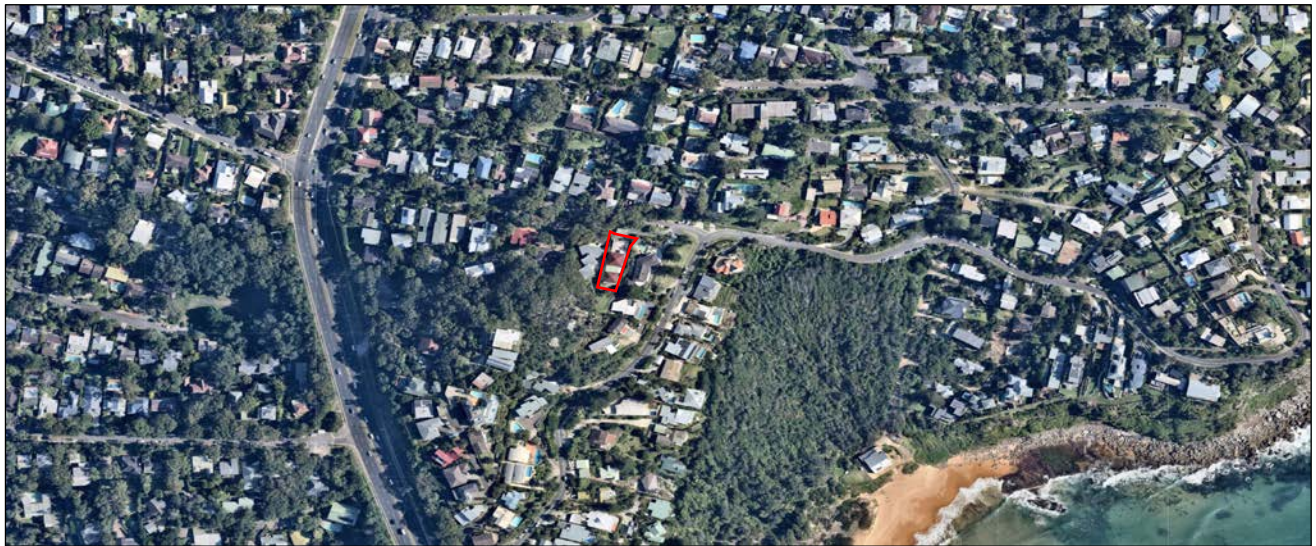


Figure 2

Aerial Location Map (Source: Nearmaps 2021).

2.2 SITE DESCRIPTION AND SURROUNDING DEVELOPMENT

The site is legally described as Lot 11 in Deposited Plan 836552. The site is generally regularly shaped excluding the access handle located at the north eastern corner of the site, with a site area of 795.6m². The site has a fall south to north (Bungan Head Road) of approximately 9.4m and 4m along the western and eastern site boundaries respectively and a cross fall west to east of up to 4.4m and 1m along the southern (rear) and northern site boundaries (Bungan Head Road) respectively.

The site is located near the corner of Bungan Head Road and Karloo Parade to the east. The dwelling has a substantial setback from the road reserve through a steeply sloping vehicular access way leading to a vehicular forecourt area and garages. Contained on the site is a three storey residential dwelling with the garage roof forming a terraced private open space area leading from the elevated ground floor living spaces. Along the eastern side of the dwelling is an external stair leading to the principal residential entry and first floor balcony area.

The site is not recorded as an item of heritage significance, and is not located in a heritage conservation, special character or foreshore area.

Surrounding development is characterised by predominantly two and three storey contemporary dwellings with large front setback areas. The southern side of Bungan Head Road, west of Karloo Parade shares the same vehicular access handle characteristics as the subject site due to the nature of the topography leading to elevated residential housing of similar scale. As a result the road verge along the southern side of Bungan Head Road forms an embankment which is highly landscaped with canopy trees and vegetation. The northern side of Bungan Head Road is characterised a mix of older style single storey dwellings with contemporary 2 storey dwellings and detached single storey garages and carports. The dwellings are generally set below the roadway level, typical of development situated on escarpments.

A site location aerial plan is provided at **Figure 3** below:

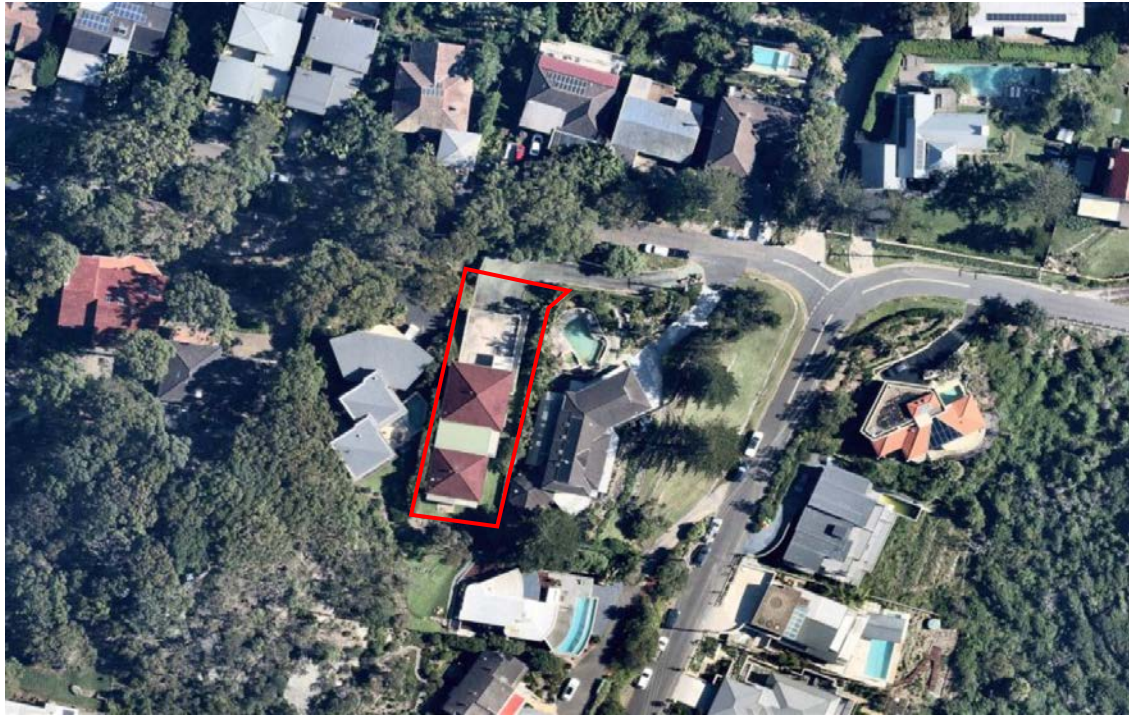


Figure 3

Aerial Plan (Source: Nearmaps, 2021).

Photographs of the subject site and surrounding development are provided below:



Photograph 1

Access handles leading to 23 and 23A Bungan Head Road, Newport (view west near Karloo Parade intersection).



Photograph 2

View west through Bungan Head Road showing elevated embankment and typical landscape treatment to the southern side of Bungan Head Road.

23A Bungan Head Road access handle left of picture.

Photograph 3

Subject site showing vehicular forecourt / apron area leading to garages and main dwelling set back. Principal entry stairs to left of picture.



Photograph 4

Garage showing existing entry to proposed lift location.



Photograph 5

Existing stairs to rear of garage to be demolished.

Photograph 6

Stairs leading from principal entry to garage and allotment boundary.



Photograph 7

View through 1st level balcony. Lift structure proposed to be located adjacent to solid wall.



Photograph 8

View through 2nd level balcony. Structural wall to balcony end to accommodate new lift structure.

Photograph 9

View showing lift location at end of balcony.



Photograph 10

View from 2nd floor balcony towards open terrace area at 21 Bungan Head Road.



Photograph 11

View from 2nd floor balcony of 21 Bungan Head Road towards subject site screened by mature vegetation.

Photograph 12

View of 23A and 21 Bungan Head Road showing level differences and proximity of balcony structures.



Photograph 13

View towards 21 Bungan Head Road from terrace area above garage structure.

Sightlines and view will not be obstructed as a result of the proposed lift structure.



Photograph 14

View north from vehicular apron adjacent to garage of 23A Bungan Head Road, showing mature landscape treatment.

Photograph 15

Corner of Karloo Parade and Bungan Head Road looking south west. 23 Bungan Head Road behind.



Photograph 16

View north towards Karloo Parade.



Photograph 17

View south along Karloo Parade from intersection of Karloo Parade and Bungan Head Road.

Photograph 18

View north along Bungan Head Road from intersection of Karloo Parade and Bungan Head Road.



Photograph 19

View west along Bungan Head road showing landscape treatment to the southern side of Bungan Head Road.



Photograph 20

Northern side of Bungan Head Road near the intersection of Karloo Parade.

Photograph 21

Northern side of Bungan Head Road near the intersection of Karloo Parade.



Photograph 22

Northern side of Bungan Head Road looking west.

3. BACKGROUND

There is no recent development history relevant to the subject site.

4. DEVELOPMENT PROPOSAL

4.1 DESCRIPTION

The proposed development seeks approval for the following development:

1. Passenger lift structure to the western end of the 2 storey dwelling contained within the existing balcony structure, with passenger lift to terminate under existing roof soffit. The lift shaft is to be of a steel framed construction with glass cladding to side walls.
2. Demolition of internal stairs and part wall leading from the garage to the 1st storey (ground) of the dwelling.

4.2 DESIGN INTENT - BUILT FORM AND SITING

The use of residential lifts within dwellings sited on steeply sloping topographies are increasingly becoming a characteristic feature of recent contemporary residential buildings for improved function and accessibility. The installation of a lift in this instance is to provide the owner of the site improved accessibility to the upper levels mindful of their age and mobility and will ensure that all levels are able to be used and accessed in a functional and efficient manner.

The design has been well considered having regard to utilising the existing building form and elements to integrate the lift structure within the existing built form, so as to minimise any additional bulk and scale impacts. The lift is to have glazed side walls ensuring a high level of transparency to and from the dwelling, whilst also allowing its reading as a secondary, subservient and ancillary element to the principal masonry solid form of the dwelling. Further, the lift structure is contained within the existing building footprint ensuring that no additional overshadowing is caused.

The lift structure represents only a small proportion of the overall building façade and will not result in any scale or massing impacts to the property to the south known as 21 Bungan Head Road, with each of the respective upper level balconies at different finished floor levels. The balcony to 21 Bungan Head Road is orientated in a north east direction with any views from the side of the terrace area towards the rear of the subject site. Having regard to the orientation of 21 Bungan Head Road all primary views and view lines are protected.

The existing landscaping and tree cover is to be retained and will continue to contribute to the aesthetic qualities and amenity within the site and will serve to filter and soften the proposed lift structure between the site with 21 Bungan Head Road. Given the elevated nature of the site, the setback of the principal dwelling from Bungan Head Road street frontage, the narrow carriageway width and the “set down” of the dwellings on the northern side of Bungan Head Road, that the new lift structure addition will not be readily discernible from the public domain or surrounding development.

The design results in a well resolved outcome that integrates the lift structure within the existing building envelope that will sit comfortably within the site and the surrounding setting.

5. STATUTORY PLANNING FRAMEWORK

5.1 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1.1 State Environmental Planning Policy (Coastal Management) 2018

The SEPP (Coastal Management) 2018 aims to promote ecologically sustainable development that:

- protects and enhances sensitive coastal environments, habitats and natural processes
- strategically manages risks from coastal hazards
- maintains and enhances public access to scenic areas, beaches and foreshores
- supports the objectives for our marine environments under the *Marine Estate Management Act 2014*;
- protects and enhances the unique character, cultural and built heritage of our coastal areas, including Aboriginal cultural heritage.

Four coastal management areas are identified: the coastal wetlands and littoral rainforest area, the coastal vulnerability area, the coastal environment area and the coastal use area. The site is located within the “Proximity Area for Littoral Rainforests”, illustrated at **Figure 4** below:

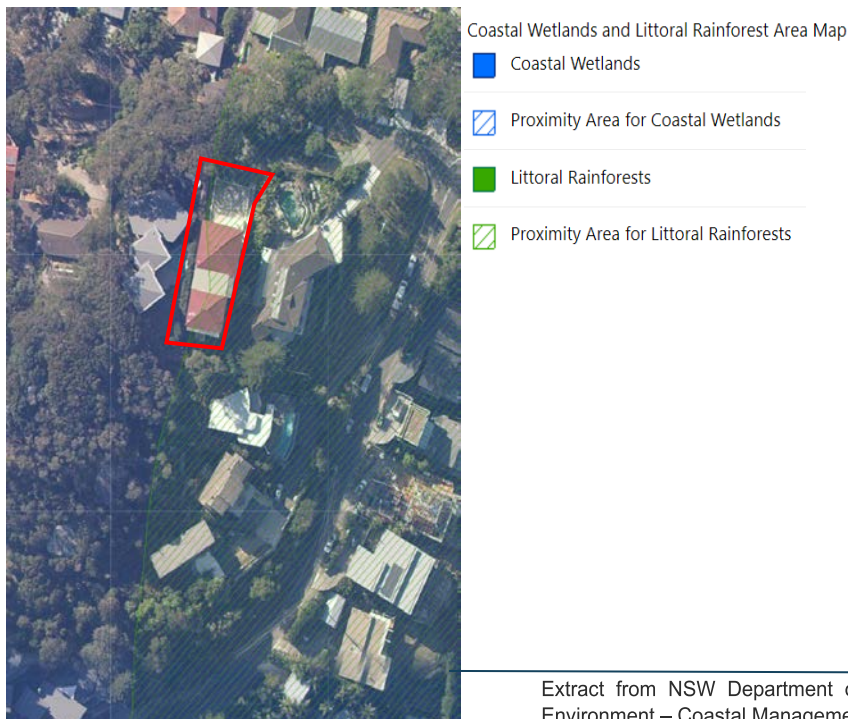


Figure 4

Extract from NSW Department of Planning and Environment – Coastal Management Mapping, 15th January 2021.

Pursuant to Clause 11(1) of the SEPP (Coastal Management) 2018, development consent must not be granted to development on land identified as “proximity area for littoral rainforest” unless the consent authority is satisfied that the proposed development will not significantly impact on:

- (a) *the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
- (b) *the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

The proposed development is considered to have no impact to the ‘littoral rainforests’, with the works considered minor, being within the existing building envelope. For the reasons discussed previously in this report the proposed works will not have any significant impact to the visual and scenic qualities and amenity of the immediate locality, being well integrated within the existing built form, and constructed of materials that maximise transparency allowing the lift structure to be recessive and subservient to the principal dwelling.

Having considered the matters above it is considered that the proposed development is consistent with the objectives of the SEPP (Coastal management) 2018 and will not have any adverse impacts to the ‘littoral rainforests’ area environ nor increase the risk of compromising the integrity of the adjacent littoral rainforest.

5.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate has submitted with the development application.

The BASIX certificate lists measures to satisfy BASIX requirements, to achieve mandated levels of energy and water efficiency, which have been incorporated in the proposal. A condition of development consent is generally applied ensuring the measures detailed in the BASIX certificate are implemented.

5.1.3 State Environmental Planning Policy No. 19 – Bushland in Urban Areas

SEPP No. 19 aims to protect bushland in urban areas for their aesthetic and recreational values and their value to the community as part of the natural heritage, with particular emphasis on remnant plant communities and the long-term protection of habitats for native flora and fauna.

The proposed development will not cause any impact to the existing landscaping of the site, nor impact any aesthetically scenic value provided within the streetscape or site.

5.1.4 State Environmental Planning Policy (Vegetation in non-Rural Areas) 2017

The site is located within the E4 – ‘Environmental Living’ zone within Northern Beaches Council Local Government Area and as such the provisions of the SEPP (Vegetation in non-Rural Areas) 2017 apply. The removal of any native vegetation requires development consent under clause 7.

The SEPP (Vegetation in non-Rural Areas) 2017 aims to:

- (a) *“protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*

- (b) *preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation”*

The urban residential setting is to be maintained with all trees and vegetation on site to be retained.

5.1.5 Draft State Environmental Planning Policy (Environment)

The draft SEPP (Environment) will combine seven existing SEPPS into one accessible instrument. The new SEPP will repeal and replace:

- **State Environmental Planning Policy No. 19 – Bushland in Urban Areas;**
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No. 50 – Canal Estate Management;
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment;
- Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No.2-1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

The draft SEPP has been considered for the proposed development and is only affected by the *State Environmental Planning Policy No. 19 – Bushland in Urban Areas* which has already been assessed above.

5.1.6 Pittwater Local Environmental Plan 2014

Zoning and Permissibility

The site is situated within the Zone E4 ‘Environmental Living’ zone pursuant to the PLEP 2014. An extract of the land zoning map is included at **Figure 5** below:

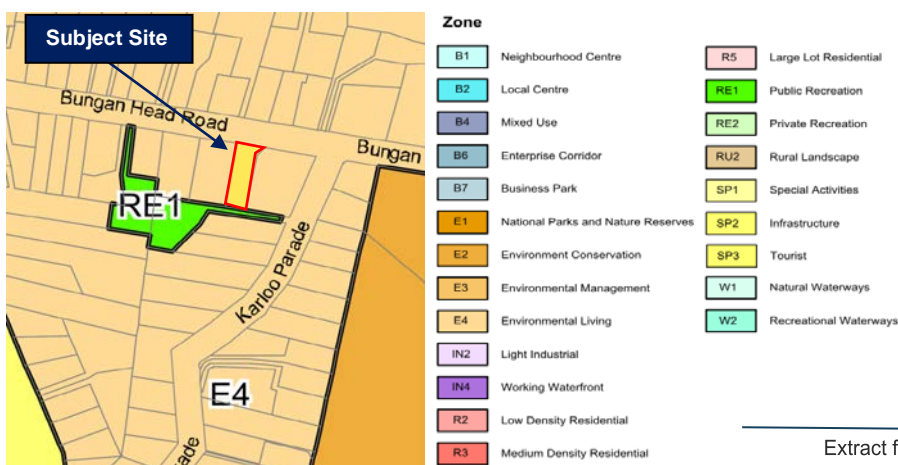


Figure 5

Extract from PLEP 2014, Zoning Map.

Pursuant to Clause 2.3(2) of PLEP 2014, the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the E4 'Environmental Living' 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.

The development satisfies the zone objectives. The development retains the residential use without causing any increase to the density of that use, with the dwelling to remain as a single occupancy home. The addition of the lift structure and internal alterations are within the existing building envelope and designed to increase the internal amenity and accessibility for residents and occupants of the dwelling. As such, the works due to their nature and siting, will have no impact to any ecological, aesthetic, landscaping or biodiversity values, with the works contained within the existing building footprint. For the reasons given the proposal is considered to be consistent with the objectives of the E4 'Environmental Living' zone.

Demolition

Clause 2.7 of PLEP 2014 requires development consent to be granted for and prior to the demolition of a building or work. The application proposes minor demolition to facilitate the lift installation and internal stair removal. The application seeks consent for this demolition.

Floor Space Ratio

Clause 4.4(1) of the PLEP 2014 provides the planning objectives for floor space ratios (FSR) for development and Clause 4.4(2) of the PLEP 2014 provides that the maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. There is no floor space ratio prescribed for the site.

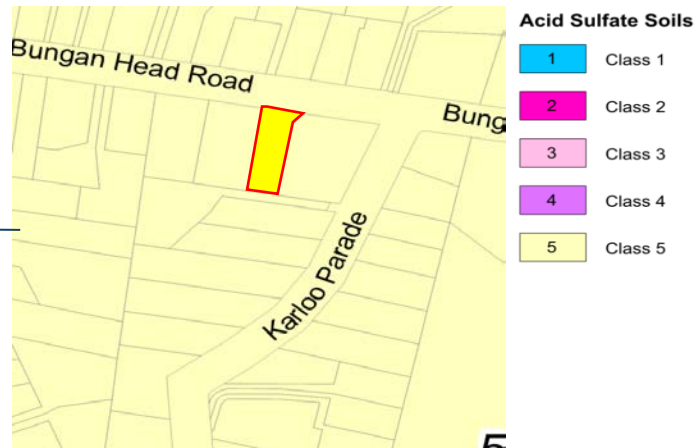
Notwithstanding, the proposed development does not make any alterations or additions that seek to increase the existing gross floor area of the dwelling. The proposed works do not cause any adverse impacts to the setting of the site, overshadowing or view sharing.

Acid Sulfate Soils

Clause 7.1 of PLEP 2014 relates to acid sulfate soils. The objective of the clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The subject site is located within a Class5 Acid Sulfate Soil area. An extract of the Acid Sulfate Soil map is included at **Figure 6** below:

Figure 6

Extract from PLEP 2014, Acid Sulfate Soil Map.



Earthworks are not proposed as part of this development that would disturb the soil to the extent that is likely to lower the watertable.

Biodiversity

Clause 7.6(1) of the PLEP 2014 provides the planning objectives for Biodiversity which seek to protect and preserve native fauna, flora and ecological processes. Pursuant to Clause 7.6(3) of PLEP 2014, the consent authority must grant development consent to any development to land identified on the Biodiversity map unless the consent authority has considered the importance of, disturbance to and the impact on the ecological values and significance of the fauna and flora on the land. An extract of the Biodiversity map is included at **Figure 7** below:

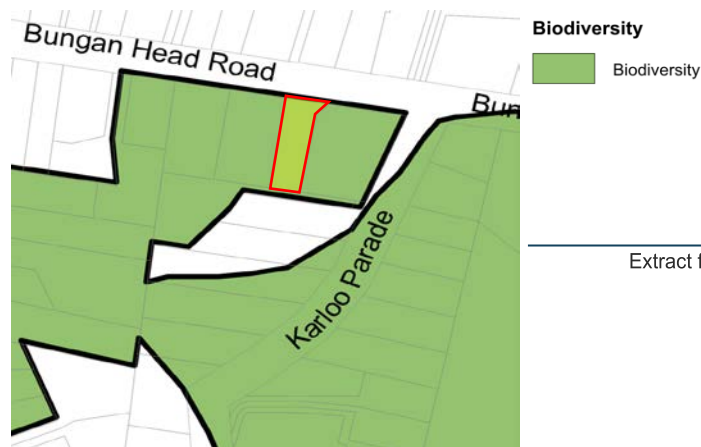


Figure 7

Extract from PLEP 2014, Biodiversity Map.

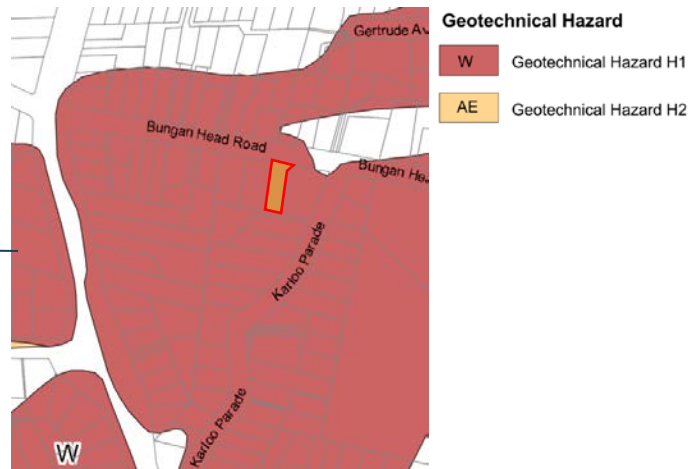
The proposed works are proposed to already built upon land and within the existing building envelope. All landscaping elements and natural vegetation are to be retained.

Geotechnical Hazards

Clause 7.7, applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the Geotechnical Hazard Map. The site is identified as "Geotechnical Hazard H1", shown in **Figure 8** below:

Figure 8

Extract from PLEP 2014, Geotechnical Hazard Map.



Pursuant to Clause 7.7(4), prior to granting development consent the consent authority must be satisfied that the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development. A Geotechnical Assessment has been prepared by ESWNMAN and submitted with this application and which concludes that the ground conditions of the site are suitable for the proposed development.

Council can therefore be satisfied that there is no risk as a result of the lift installation, or any impact associated with existing waterflow across and through the site which remains unchanged.

5.2 PITTWATER No. 21 DEVELOPMENT CONTROL PLAN (2014)

The following assessment table outlines the proposed development's compliance with the relevant provisions of the Pittwater No. 21 Development Control Plan (PDCP No. 21).

5.2.1 –Locality Statements

Newport Locality

The PDCP No. 21 contains a locality statement for individual localities within the Pittwater region of the Northern beaches local government area. The subject site is located within the 'Newport Locality'.

The PDCP No. 21 describes the desired character of the locality in part as (relevant sections reproduced only):

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 natural 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. Any dual occupancy dwellings will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

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.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.

Newport's coastal setting is what contributes most to the distinctive character of the commercial centre. Responsive, energy efficient buildings will support and enhance this relaxed, beachfront character and its outdoor lifestyle, contributing to a unique sense of place. Contemporary design solutions within the commercial centre will respond to Newport's climate and setting, including providing shade and shelter to streets and entries, generous private outdoor spaces, openings that capture ocean breezes, and shade elements.

The proposed development accords with the desired future character. The building is existing and situated within a landscaped setting. This setting is not proposed to change as a result of the development. The installation of a lift structure (and minor internal alterations) does not significantly alter the building envelope or façade being situated within and at the end of the terrace balcony area to present as a subservient element when viewed against the whole of the building façade. The site is well elevated and has a substantial front setback such that it is not visible from Bungan Head Road. The use of glazed walls at the uppermost level also increases the level of transparency of the lift structure.

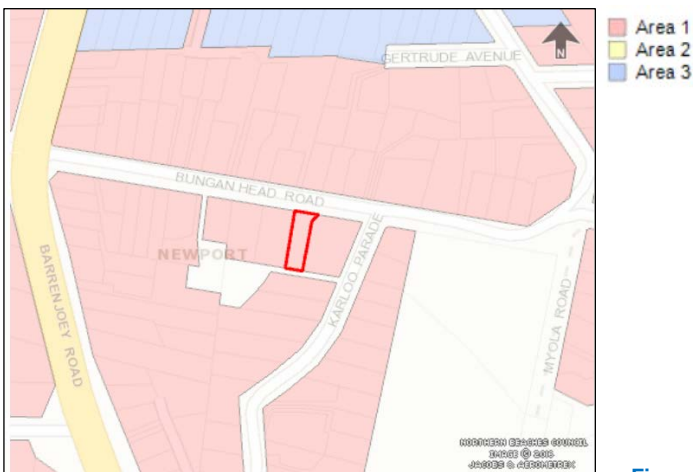
5.2.2 – General Principles

The following table summarises the proposal against the relevant controls contained in the PDGP No. 21.

CONTROL	COMMENT	COMPLIANCE
PART B - GENERAL CONTROLS		
PART B3 - HAZARD CONTROLS		
<i>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk</i>	The Policy relates to Geotechnical issues associated with excavation and fill works and where footings and retaining walls are required, including any works that may be affected by geotechnical processes or which may affect geotechnical processes including but not limited to construction on sites with low bearing capacity soils.	✓

CONTROL	COMMENT	COMPLIANCE
<i>Management Policy for Pittwater</i>	<p>A Geotechnical Assessment has been prepared by ESWNMAN and submitted with this application and which concludes that the ground conditions of the site are suitable for the proposed development.</p> <p>The proposed works will result in only limited excavation for the lift pit together with shallow footings. A structural certification of adequacy has been prepared and submitted with this application advising that the existing structure is structurally adequate to support all loads as specified in AS 1170.1 & 2 (Loading Code).</p>	

PART B4 - CONTROLS RELATING TO THE NATURAL ENVIRONMENT

<p><i>Section B4.1</i></p> <p><i>The long-term viability and enhancement of locally native flora and fauna and their habitats.</i></p> <p><i>Section B4.17</i></p> <p><i>The conservation regeneration & preservation of littoral rainforests vegetation in Pittwater</i></p>	<p>The subject site is located within the proximity zone to littoral rainforest, noted as with an area of Biodiversity under Clause 7.6(1) of the PLEP 2014 and within Area 1 of the Pittwater Landscaped Area Map shown at Figure 9 below.</p>  <p>Figure 9</p> <p>Extract from PDCP 2014, Landscaped Area Map.</p> <p>The proposed development is contained within the existing building envelope / footprint and consequently will not result in any disturbance to existing vegetation nor impact or endanger any fauna, flora or ecological processes.</p>	✓
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PART B8 - SITE WORKS MANAGEMENT

<p><i>Section B8.3</i></p> <p><i>Waste Minimisation</i></p>	<p>A construction waste management plan has been prepared and submitted with this application.</p>	✓
<p><i>Section B8.4</i></p> <p><i>Site Fencing and Security</i></p>	<p>All works are contained within the building envelope / footprint with:</p> <ul style="list-style-type: none"> ▶ the dwelling set well back and away from the primary road frontage and accessed via a steeply sloping driveway; and 	✓

CONTROL	COMMENT	COMPLIANCE
	<p>► the area of the proposed work is contained within the existing dwelling, separated by the garage and vehicular forecourt area, with the site able to be secured through the garage roller doors.</p> <p>It is considered that given the works are contained wholly within the building structure that site fencing is not required.</p>	

PART C - DEVELOPMENT TYPE CONTROLS

PART C1 - DESIGN CRITERIA FOR RESIDENTIAL DWELLINGS

Section C1.3

View Sharing

21 Bungan Head Road

The proposed lift will not impact the views currently enjoyed by 21 Bungan Head Road. 21 Bungan Head Road has primary views from the upper level balcony which sits lower than the upper level balcony of 23A Bungan Head Road. As such the infill of the upper level balcony edge with a glazed wall, which will provide a high level of transparency, will have only minimal impact to views through the balcony.



The upper level balcony of 21 Bungan head Road, Newport will retain its principal and significant views over the escarpment, with views from the side of the terrace area directed to the wall of 23A Bungan Head Road, refer view lines at **Figure 10** below.

All significant views are retained.



CONTROL	COMMENT	COMPLIANCE
<p>21 Bungan Head Road</p> <p>Figure 10 View lines from 21 Bungan Head Road, Newport.</p>	 <p>23A Bungan Head Road</p>	
<p><i>Section C1.4</i> <i>Solar Access</i></p>	<p>The site has a north-south orientation. Due to the existing dwelling, the infill of the upper level balcony edge will have no additional significant impact to overshadowing.</p>	✓
<p><i>Section C1.5</i> <i>Visual Privacy</i></p>	<p>The upper level balcony of 23A Bungan Head Road currently has views across the site to the terrace area of the adjoining site at 21 Bungan Head Road, refer Photograph 10. The proposed lift installation does not increase overlooking over and above that which already exists. towards 21 Bungan Head Road.</p>	✓
<p><i>Section C1.6</i> <i>Acoustic Privacy</i></p>	<p>There is sufficient separation between buildings to ensure that there will not be adverse impacts by way of noise through the use of the residential lift. Further the lift is situated adjacent to living areas and outdoor terrace areas where activity is expected to be highest.</p>	✓
<p><i>Section C1.10</i> <i>Building Facades</i></p>	<p>The primary building facade and its presentation will not significantly change as a result of the proposed works. The Passenger lift is to have a glazed side walls allowing the structure to be of a transparent, recessive and a subservient ancillary element when viewed against the building façade.</p>	✓
<p><i>Section C1.25</i> <i>Plant, Equipment Boxes and Lift Over-Run</i></p>	<p>The lift pit is integrated internally into the design fabric of the existing built form of the dwelling minimising additional bulk and scale caused through lift over-runs and the like.</p>	✓

CONTROL	COMMENT	COMPLIANCE
PART D - LOCALITY SPECIFIC DEVELOPMENT CONTROLS		
PART D10 – NEWPORT LOCALITY		
<p><i>Section D10.1</i></p> <p><i>Character as Viewed from a Public Place</i></p>	<p>The site is elevated above the roadway, has a significant setback from the roadway verge and screened by natural vegetation. The alterations and additions are minor and localized to the northwestern corner of the balcony structures, representing only a small proportion of the dwelling façade.</p> <p>Due to the siting of the existing dwelling, the narrow carriageway width of Bungan Head Road and the fall of the topography along the northern side of Bungan Head Road there will be only limited views from the public domain , and where this occurs will be distant views only.</p>	✓
<p><i>Section D10.3</i></p> <p><i>Scenic Protection - General</i></p>	<p>In addition to the above, the proposed development is contained within the building envelope of the existing dwelling and will not impact the existing scenic qualities and setting of Newport locality with all existing landscaping and vegetation not impacted by the proposal.</p>	✓
<p><i>Section D10.4</i></p> <p><i>Building Colours and Materials</i></p>	<p>Only a small proportion of the building façade is to be impacted and is located at the north western corner of the dwelling only.</p> <p>The lift structure is appropriately integrated within the existing built form, and having glazed walls will neither be a dominant building element nor detracting from the character, form and design of the existing dwelling. The works are minor and will not impact the existing visual setting of the dwelling.</p>	✓
<p><i>Section D10.7</i></p> <p><i>Front Building Line</i></p>	<p>The proposed lift structure is situated within the balcony structures at the north western corner of the dwelling, and which are set behind the garage structure whose roof forms an open terrace area.</p> <p>The proposed lift structure is ancillary to the main dwelling and integrated within the existing building envelope, with the structure representing only a small proportion of the dwelling façade. The use of glazed walls ensures that the building alignment and built form and design will continue to be clearly expressed and defined.</p> <p>For the reasons expressed previously within this report, having regard to the site characteristics and the siting of the dwelling, there are only very limited views of the building from any public vantage point which are distant views.</p>	✓
<p><i>Section D10.8</i></p> <p><i>Side and Rear Building Lines</i></p>	<p>No impact. Existing side and rear boundary setbacks remain unchanged.</p>	✓

CONTROL	COMMENT	COMPLIANCE
Section D10.11 <i>Building Envelope</i>	The dwelling retains its existing building envelope with the works proposed within the existing building envelope. The only change occurs at the north western corner of the dwelling where the proposed residential lift utilises a small portion of the existing balconies for its vertical travel.	✓
Section D10.13 <i>Landscaped Area – Environmentally Sensitive Land</i>	The subject site is located within a “Biodiversity Area” The proposed development is contained within the existing building envelope and will not impact existing landscaping, vegetative or biodiversity qualities within the site or surrounding area.	✓
Section D10.18 <i>Scenic Protection Category One Areas</i>	Discussed previously throughout this Statement, the proposed development is a small scale ancillary development integrated with and contained wholly within the existing building envelope of the dwelling, and will have minimal impact to the visual quality and setting of the area. The existing outlook towards the site remains unaffected with all landscaping and natural features to remain allowing the visual character of the area to continue unaffected.	✓

6. SECTION 4.15 CONSIDERATIONS

Section 4.15(1) of the Act requires the following matters be considered in the assessment of the proposed development.

6.1 THE PROVISIONS OF ANY PLANNING INSTRUMENT, DRAFT ENVIRONMENTAL PLANNING INSTRUMENT, DEVELOPMENT CONTROL PLAN OR REGULATION

The proposal is permissible pursuant to the Pittwater Local Environmental Plan 2014 and is compliant with the envisaged scale of development provided under the PLEP 2014. The proposal is also generally compliant with the development controls contained within the Pittwater Development Control Plan No. 21 (2014).

6.2 IMPACT OF THE DEVELOPMENT INCLUDING THE ENVIRONMENTAL IMPACT OF THE DEVELOPMENT ON BOTH THE NATURAL AND BUILT ENVIRONMENT AND SOCIAL AND ECONOMIC IMPACTS ON THE LOCALITY.

The proposed development will have a positive social impact to the residents by increasing the accessibility arrangements within the site. Due to the existing site topography there is a significant vertical travel distance via stairs to the principal entry and to the living areas within the dwelling. The provision of a residential lift ensures a greater level of equitable access into the dwelling, for residents and visitors who are aging and / or have some form of mobility impairment. The proposed development

is ancillary to the principal dwelling with significant internal amenity, liveability and functionality benefits to residents and visitors.

The works are considered minor, have only minimal impact to surrounding development, and does not materially change the character, setting or visual and aesthetic qualities of the streetscape and locality with all landscaping on site to be retained.

The proposed development will comply with the provisions of the Building Code of Australia as required by clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants or to surrounding development resulting from the proposed works which will achieve the relevant standards pertaining to health and safety.

6.3 SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is well suited for the proposed development with the residential lift structure able to be contained wholly within the existing building envelope. This outcome allows the principle form to continue to be readily discerned whilst ensuring that there is no resultant additional massing, bulk and scale that would impact the existing setting, character or amenity within the site or to surrounding development. The adjacent developments do not impose any insurmountable development constraints nor will there be any increase to the density currently accommodated on the site. Further, there are no significant physical or engineering constraints which would prevent the proposed development from occurring.

6.4 ANY SUBMISSIONS RECEIVED IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

It is envisaged that any submissions made in relation to the proposed development will be appropriately assessed by Council as required under Section 4.15(1)(d) of the Environmental and Assessment Act 1979. The applicant is willing to respond to such submissions accordingly.

6.5 THE PUBLIC INTEREST

The proposal is be compatible with the existing urban residential character and setting, as well as the scale and pattern of the 'built form' in the locality. The development maximises accessibility and internal amenity and for existing and future occupants, whilst ensuring that the amenity of adjacent properties is not unreasonably affected. The proposal is also consistent with the objectives of the relevant planning provisions. For these reasons the approval of the development is considered to be in the public interest.

7. CONCLUSION

The relevant matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 have been addressed in this report and the proposed development has been found to be consistent with the objectives of all relevant planning provisions.

This environmental assessment of the proposed development has demonstrated that it will have minimal adverse environmental impacts. The proposal is permissible with Council's consent within the zone and meets the relevant objectives of the E4 'Environmental Living' zone. Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved compatible with and sympathetic to existing development, consistent with the desired setting and character of the area, without adverse impacts to the amenity of the adjoining development, the streetscape, locality and the surrounding aesthetic qualities of the natural and built environment.

The proposed development is consistent with the applicable statutory town planning framework for the site. The proposed works will be carried out in accordance with the requirements of the conditions of the Development Consent issued by Council.

For reasons outlined in this Statement of Environmental Effects and in the absence of any significant adverse social, economic, and environmental impacts, it is recommended that development consent for the proposed development at 23A Bungan Head Road, NEWPORT, be granted by Council.

ASSESSED BY



MARK SOLOMON

DIRECTOR

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