



Tokens Building Services

Proposed Development – Alterations to existing dwelling and replacement of existing garage

To be built at 431 Barrenjoey Road, Newport NSW 2106

File Ref	Description	Author	Date
	SEE- 431 Barrenjoey Rd, Newport NSW 2106	LH	05/03/19



## 1. Introduction

This Statement of Environmental Effects has been prepared by Efficient Living, Sustainable Building Consultants on behalf of Tokens Building Services for 431 Barrenjoey Rd, Newport NSW.

The subject of this statement is the owners intention to alter an existing two storey dwelling and replacement of existing garage for dual use as an office and garage. This Statement accompanies the Development Application and is intended to provide further details, and takes into consideration matters listed under Section 79C(1) of the Environmental Planning and Assessment Act 1979.

## 2. Site Description

The site of the proposed development is located at 431 Barrenjoey Rd, Newport NSW. The site is flat in nature and runs on an approximate orientation of east at the front to west at the rear axis. The site is a corner block with primary frontage along Barrenjoey Road and secondary frontage facing Neptune Road. The surrounding properties in the area consist of a mixture of well-established residential developments such as detached dwellings, houses of various sizes and mixed architectural styles. The site has a total area of 564m<sup>2</sup> and in accordance with the 149 Certificate is deemed to be within a low risk flood zone and is located on bushfire prone land. This submission will be accompanied by a Bush Fire Assessment Report demonstrating compliance with the objectives of Planning for Bushfire Protection 2006.



Six Maps – Site Location and street view- 431 Barrenjoey Rd, Newport

## 3. Development Proposal

The proposal is to alter an existing dwelling which includes a new enhanced roof design, new windows and an update of the building façade and to replace an existing stand alone garage with a two storey design which includes an office on an allotment in Newport. Tokens Building Services has been engaged to design these alterations and plans are attached to the DA submission.

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#### 4. Site Works

- New design and building materials will be in line with the Bushfire Assessment Report included in the submission
- Nil trees to be removed
- Alteration of existing double storey dwelling including a new roof, replacement of windows and update of building façade
- Construction of a two-storey stand-alone garage using the existing garage footprint
- Stormwater drainage to street via rainwater tanks (6000L for dwelling and 3000L for garage)
- All building waste will be segregated for recycling, reuse and disposal and will be taken off site accordingly
- The surrounding community will be respected with regards to noise and traffic access

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#### 5. Relevant Planning Controls

Northern Beaches Council as the 'Consent Authority' is required to take into consideration those matters listed under Section 79C(1) of the Environmental Planning & Assessment Act 1979 (EP&A Act) which are of relevance to the subject Development Application.

##### 5.1 *Pittwater Local Environmental Plan (LEP) 2014*

The proposed development site is located within R3 Medium Density Residential Zone as per the Pittwater LEP.

The objectives of the R3 Medium Density zone are as follows:

- To Provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses

##### **Zone Compliance**

The proposed development satisfies the zone objectives of R3 Medium Density Residential. The applicants are seeking to construct a new two storey stand-alone garage and alter the existing dwelling house on the site which will meet all requirements.

##### 5.2 *Pittwater 21 Development Control Plan 2014 (DCP)*

This DCP has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (The Act) and the Environmental Planning and Assessment Regulation 2000 (The Regulation). This DCP compliments the statutory provisions contained in the Pittwater Local Environmental Plan 2014 (LEP 2014).

Below is a table of relevant controls set by Council and whether this proposal complies with the requirements:



Control	Council Requirement	Development Proposal	Complies
Building height as per LEP	8.5m	Dwelling: 8.395m Garage: 8.223m	Yes
Setbacks: Front	10m	10m	Yes
Setbacks: Rear	6.5m	6.5m	Yes
Setbacks: Side	1m (Side A) 2.5m (side B)	Dwelling South: 730mm Dwelling North: 610mm Garage South: 3.8m Garage North: 960mm	No No Yes No
Building Envelope	Planes are to be projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the maximum building height	The residential dwelling will be outside of the building envelope.	No – Request for variation
Landscape Area	50% of the site area	61%	Yes
Flood Risk	Refer to Flood Risk matrix	No controls required as site is low flood risk	N/A
Building colours and materials	Newport Locality- External colours and materials shall be dark and earthy tones	All colours selected are listed within the DCP as being acceptable.	Yes
Private Open Space	Minimum 80m <sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3m. No more than 75% of this private open space is to be provided in the front yard.	298m <sup>2</sup> 124m <sup>2</sup> – behind building line 174m <sup>2</sup> - in front of building line	Yes
Principal Private Open Space	16m <sup>2</sup> with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%)	>16m <sup>2</sup> The area directly off the back of the dwelling will be the dedicated principal private open space area.	Yes
Visual & Acoustic Privacy	Ensure that residential development is designed to provide a reasonable level of privacy for dwellings and to protect the privacy of adjacent and nearby properties	Both the existing residential dwelling and garage with the proposed alterations will not be a privacy concern for neighbouring properties	Yes
Solar Access & Overshadowing	The main private open space area of proposal as well as the adjoining properties private open space area are to receive a minimum of 3 hours	The dwelling and private open space areas are positioned on site to receive adequate sunlight with a north-east aspect. The dwelling and garage will not create additional overshadowing	Yes

	of sunlight, between the hours of 9am to 3pm on 21 <sup>st</sup> June.	onto neighbouring properties. The neighbouring property at rear is a three storey block of units.	
Energy Efficiency	BASIX Compliance	BASIX and NatHERS Assessment attached	Yes

### 5.3 Non-compliances

Request for a variation is required for the following:

**Side Setbacks-** Existing setbacks are being used which are outside of the control limits.

**Building Envelope-** Existing setbacks are being used and a new roof design which makes this existing dwelling outside of the building envelope.

These variations can be justified as the existing dwelling will be enhanced with a new modern design using approved materials and colours which will improve the overall character of the building. The new roof and windows will decrease the thermal comfort loads and provide significant environmental benefits. As apart of the new garage construction solar panels will be included and placed on the garage roof and a 3000L water tank will be installed behind the garage in addition to the 6000L water tank installed down the side of the dwelling.

## 6. Conclusion

The proposed Development is largely permissible within the R3 Medium Density Residential and incorporates thoughtful design that satisfies Council's DCP requirements, resulting in a high quality development that will enhance the locality and warrants approval.