

Date: 15/10/20

STATEMENT OF ENVIRONMENTAL EFFECTS

128 Wallumatta Road, Newport

1. Project description.

The proposal is for construction of a secondary dwelling and inclinator to accompany an existing dwelling.

The property is Lot 8/-/DP26254

The property is known as 128 Wallumatta Road, Newport.

The site is E4 zoned.

The site is 1657m² and roughly rectangular in shape with an access handle. The site is had a steep slope from north to south.

The site is in H1 landslip risk, and not affected by flooding or bushfire risk.

2. Flora impact

The proposal requires the removal of several trees and technically impact to several more trees. All trees have been assessed in the attached AIS report. No tree of high significance is proposed to be removed. 9 new native trees are proposed along the eastern and southern side of the proposed secondary dwelling to offset the tree removals and increase privacy.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns. As the proposed dwelling is a single storey, no shadow diagrams have been produced.

The deck and habitable spaces of the secondary dwelling are generously set back from the boundaries and neighbouring dwellings. Additionally, screening trees are proposed between the secondary dwelling and the eastern and southern boundaries.

The inclinator is setback a minimum of 1371mm and maximum of 1587mm from the boundary. Although this is less than the 2.0m stated in C1.19 of the DCP, the location of the substantial existing boardwalk entry path limits the setback. It is also noted that this inclinator is setback generously from the neighbouring development at 130 Wallumatta currently under construction.

An inclinator in the same location was approved in DA N0158/10 by Pittwater Council.

4. Streetscape and impact on public domain.

The proposed secondary dwelling is located on the part of the subject property that is behind 126 Wallumatta and therefore will not have an impact on the streetscape or public domain.

The inclinator bottom station will involve the removal of an existing shed which will substantially improve the aesthetic appearance of the access handle part of the property.

5. Risks

Geotech risk is mapped as area H1. See the attached Geotech report.

6. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.

Excess excavated material will be carted off-site and disposed of as per controls set out in WDCP2011. The excess spoil will be recycled at Kimbriki center or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling center or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

7. OSD

The proposed dwelling and deck increase impermeable area onsite by 118m². As per PD21 the site therefore requires a 9000L OSD. This will take the form of an above ground tank located under the deck of the secondary dwelling.

8. Controls in LEP and DCP

Pittwater LEP 2014

Part 4.3 (2FA)

This part requires the secondary dwelling to have a maximum height of 5.5m.

The proposed Secondary dwelling has a part of the roof overhang (eave) 6.2m above existing ground level.

Due to the steep nature of the site, this non-compliance only exists for the small section highlighted on the roof plan on sheet 102.

Furthermore, Part 4.3 (2D) allows for minor non-compliance with the height control for steep sites of which this site could be considered.

Lastly, this non-compliance could be alleviated if the building was lowered into the ground. However, this excavation would then severely impact several mature trees. The loss of these trees is considered more detrimental than the minor non-compliance of the roof height.

Pittwater 21 DCP

C1.19

The inclinator is setback a minimum of 1371mm and maximum of 1587mm from the boundary. Although this is less than the 2.0m stated in C1.19 of the DCP, the location of the substantial existing boardwalk entry path limits the setback. It is also noted that this inclinator is setback generously from the neighbouring development at 130 Wallumatta currently under construction.

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D10.4

The colours of the proposed dwelling are compliant with the DCP.

D10.7

The front building line is setback 7.74m from the main body area of the block. This is a battle-axe property and such there is no defined front building line.

D10.8

The side and rear building lines are in excess of compliance.

D10.11

The dwelling is compliant with a side building envelope as demonstrated on the South elevation.

D10.13

The proposed works result in a landscape open space onsite of 76.68% which is in excess of the required

D10.16

The undercroft area is a maximum of 3100mm high. It is screened by proposed vegetation.



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