



URAKAWA JENKINS ARCHITECTURE

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

23-27 Calvert Pde Newport NSW 2106

DATE	REVISION	PURPOSE
28/02/19	A	DEVELOPMENT APPLICATION



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APPENDIX A ARCHITECTURAL DRAWINGS prepared by URAKAWA JENKINS ARCHITECTURE
dated 06/02/19 REV A.

SECTION 1.0 SUMMARY

This Statement of Environmental Effects has been prepared on behalf of Ms C. Jephcott in support of a Development Application seeking the consent of Northern Beaches Council (the Council) for alterations and additions to an existing residence.

The following Council Codes and Planning Instruments have provided the controls for the proposal:

- Pittwater Local Environment Plan 2014
- State Environmental Planning Policy (Coastal Management) 2018
- Building and Sustainability Index: Basix
- Pittwater 21 Development Control Plan
- Geotechnical Risk Management Policy for Pittwater - 2009

This Statement of Environmental Effects is intended to be read in conjunction with the architectural plans prepared by Urakawa Jenkins Architects.

SECTION 2.0 SITE LOCATION AND DESCRIPTION

The subject land is Lot 42 in Deposited Plan 1009151, and is known as 23-27 Calvert Parade, Newport NSW 2106. The subject site consists of a frontage to Calvert Parade of 51.735m and side boundaries of 76.445m and 72.345m. The 'rear' boundary is against the cliff to the ocean on the southern side of Newport Beach. The lot shape is a parallelogram, not rectangular. The site slopes steeply, down towards the north west, some 12metres. There is an existing single residence, garage and swimming pool on the site.

To either side, there are single residences. Across the other side of Calvert Parade, there are also single residences.

Description of the Modification

The proposal is for alterations and additions to the existing single residence including:-

- Internal passenger lift
- Additional cool room adjacent the kitchen
- Additional study adjacent the kitchen
- Remodelled kitchen and laundry
- Enlarged ensuite bathroom and walk in robe

SECTION 3.0 NSW LEGISLATION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 SECTION 79C (1)

Topics relevant for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulations 2000 are outlined in the following:

- (i) The provision of any environmental planning instrument.

The subject site is zoned E4 Environmental Living under the Pittwater Local Environment Plan (2014). The proposal is consistent with the zoning.

- (ii) Any development control plan.

Pittwater 21 Development Control Plan is relevant for the subject site and the relevant provisions are summarised in the compliance table that follows.

COMPLIANCE TABLE – PITTWATER LEP 2014

Clause	Complies	Standard	Proposed	Comment
Part 2.1 Land Use Zones	Yes	E4 Environmental Living	Residential	The proposal is consistent with the zoning
Part 4.3 Height of Buildings	Yes	8.5 m	No changes	There are no proposed changes to the existing building height.
Part 7.14 Acid Sulphate Soils	Yes	Class 5		All work is above AHD 5m
Part 7.5 Coastal Risk Planning	Yes	Class R – Bluff Cliff Instability		Refer to Coastal Engineering report by Horton
Part 7.7 Geotechnical Hazards	Yes	Class H1 – Geotechnical Hazard		Refer to Geotechnical report by JK Geotechnics
Part 7.8 Limited development on Foreshore land	Yes			No work proposed on the foreshore land

The objectives of the E4 – Environmental Living Zone under the Pittwater Local Environment Plan (2014) are defined 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.

The proposal is consistent with the zoning.

State Environmental Planning Policy (Coastal Management) 2018

The site occurs within the Coastal Environment Area Map, defined as the coastal waters of the state, estuaries, coastal lakes and foreshores including beaches, dunes, headlands and rock platforms as well as surrounding land.

The site occurs with the Coastal Use Area Map, defined as land adjacent to the coast, where development is or may be carried out. In greater Sydney, an area 200 metre landward from the open ocean boundary of local government areas

Geotechnical Risk Management Policy for Pittwater - 2009

The site occurs within the Bluff Management Area - refer to Coastal and geotechnical engineering reports.

COMPLIANCE TABLE – COASTAL MANAGEMENT SEPP 2018

Clause	Complies	Standard	Proposed	Comment
Division 3 Coastal Environment Area				
13. Development on land within the coastal environment area				
	Yes	the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,		Refer to Coastal engineering report.
	Yes	coastal environmental values and natural coastal processes,		Refer to Coastal engineering report.
	Yes	marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	The proposal will not impact marine vegetation and fauna, their habitats, nor rock platforms	
	Yes	existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The proposal has no impact on public access to the beach and foreshore	

	Yes	Aboriginal cultural heritage, practices and places,	The site is not known to have significance for Aboriginal people	
	Yes	the use of the surf zone.	The use of the surf zone is not affected by the proposal	
	Yes	the development is designed, sited and will be managed to avoid an adverse impact referred to above		
Division 4 Coastal Use Area				
14. Development on Land within the coastal use area				
	Yes	existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The proposal has no impact on public access to the beach and foreshore	
	Yes	overshadowing, wind funnelling and the loss of views from public places to foreshores,	The proposal creates no additional shade, wind or loss of views from public places to foreshores	
	Yes	the visual amenity and scenic qualities of the coast, including coastal headlands,	The proposal has no impact on scenic qualities of the coast nor headland	
	Yes	Aboriginal cultural heritage, practices and places,	The site is not known to have significance for Aboriginal people	
	Yes	cultural and built environment heritage	The proposal is in keeping with the cultural and built environmental heritage	
	Yes	has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development		
15. Development in coastal zone generally – risk of coastal hazards				Refer to Coastal engineering report.

COMPLIANCE TABLE – PITTWATER 21 DCP

Clause	Complies	Standard Metrics	Proposed	Comment
B3.1 Landslip Hazard	Yes			Refer to Geotechnical report by JK Geotechnics
B3.4 Coastline (Bluff) Hazard	Yes			Refer to Geotechnical report by JK Geotechnics
B4.18 Heathland/ Woodland Vegetation	Yes	Development that disturbs/removes less than 40m2 of vegetation, does not including tree removal/modification and is where habitat for NPWS Threatened species/populations/communities does not occur on the site	NA	The proposal includes the removal of approximately 4sqm of vegetation.
B5 Water management	Yes		Proposed alterations will connect to existing services	Proposed increase to roof collection area is approximately 10 sqm and will connection to existing services
B6 Access and parking	Yes			No changes proposed
B8 Site works management – Construction + Demolition				
B8.1 Excavation + Landfill	Yes			Refer to Geotechnical report by JK Geotechnics
B8.2 Erosion + Sediment Control	Yes		Refer to Erosion and Sediment Control Plan	
B8.3 Waste Minimisation	Yes		Waste will be minimised and where appropriate recycled	
C Development Type Controls				
C1.1 Landscaping	Yes		Approx. 10sqm of landscape area removed for the ensuite extension	Does not cause any substantial change to the visual character of the site
C1.2 Safety and Security	Yes			No proposed changes to Safety and security
C1.3 View Sharing	Yes		Single storey ensuite and upper level kitchen	The ensuite proposal is single storey. The

Clause	Complies	Standard Metrics	Proposed	Comment
			extension	kitchen proposal is upper level on the street side and lower than existing roof forms. Neither results in any view loss
C1.4 Solar Access	Yes	50% Windows to the principal living area And private open space - minimum of 3 hours of sunlight between 9am and 3pm on June 21st.	No significant changes to solar access	Refer to shadow diagrams – only minor shadow impacts on 21 June.
C1.5 Visual Privacy	Yes		No windows are proposed directly facing the existing neighbours	No proposed changes to visual privacy
C1.6 Acoustic Privacy	Yes		No significant changes room use facing the existing neighbours	No proposed changes to acoustic privacy
C1.7 Private Open Space	Yes			No proposed changes to private open space
C1.10 Building Facades	Yes	Building Facades must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.		No proposed services to the publicly visible facade
C1.12 Waste and Recycling Facilities	Yes			No proposed changes to waste and recycling facilities
C1.13 Pollution Control	Yes			No proposed changes to effect public health, the environment
C1.5 Storage	Yes			No proposed changes to storage facilities
C1.23 Eaves	Yes			No proposed changes to the existing eaves
C1.25 Pant, Equipment Boxes and Lift Over Run	Yes		Plant equipment is proposed to be housed internally in the existing garage.	
D Locality Specific Development Controls - Newport				
D10.1 Character	Yes		Entry feature is	No significant changes

Clause	Complies	Standard Metrics	Proposed	Comment
as viewed from a public Place			reinforced by the proposed changes.	as viewed from the public street
D10.3 Scenic protection – general	Yes	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve	Proposed additions are subservient to the existing residence and very minor in scale	No significant changes as viewed from the public waterway, beach or road.
D10.4 Building colours and materials	Yes		Refer to materials schedule drawing	
D10.7 Front building line	Yes			No changes to the front building line
D10.8 Side and rear building line	Yes	2.5m to at least one side; 1.0m for other side Rear = foreshore building line	1m setback to southern boundary for single storey addition	
D10.11 Building envelope	Yes	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		Proposed changes are all below the existing building height
D10.13 Landscaped Area – Environmentally Sensitive Land	Yes	total landscaped area must be 60% of the site area	The proposed landscape area excluding hard surfaces, swimming pool and driveway is 2,612 sqm Or approx 75% of the site	The reduction in landscape area is approx. 4sqm
D10.14 Fences	Yes			No fences are proposed

Generally - Newport Locality

The proposal is in accordance with the desired future character of the Locality, Newport. It reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment, being on the southern headland of Newport. The proposal has a height, bulk and scale which is consistent with the existing natural and built environment. The visual impact from the proposal is minimal and there are no substantial impacts on district nor local views.

The proposal is generally compliant with Council's numeric controls.

4.0 CONCLUSION

The proposed development has been assessed in light of Section 79C of the EP&A Act, 1979 and the Environmental Planning and Assessment Regulations 2000 and the Council's planning instruments. The proposal is permissible in the E4 ENVIRONMENTAL LIVING zone under the Pittwater Local Environment Plan (2014), and is consistent with the relevant objectives of the LEP and the Zone.

This report contends that no adverse environmental impacts are likely to occur as a direct result of this proposal.

The proposal therefore is one which is considered worthy of Council's positive consideration and is recommended to Council here as a proposal capable of receiving consent for Development being compliant with Councils technical requirements.
