



Statement of Environmental Effects

52 Bungan Head Road, Newport

Existing Dwelling (Building Classification 1)

to incorporate a

Secondary Dwelling (Building Classification 2)

1. INTRODUCTION

This Statement of Environmental Effects accompanies the development application for an **Existing Dwelling (Building Classification 1) to incorporate a Secondary Dwelling (Building Classification 2)** as shown in drawing set of Project No 2171 to Northern Beaches Council at 52 Bungan Head Road, Newport NSW 2106 (Lot 2, DP 379781).

The considered development proposal has been planned to comply with the controls in the relevant planning instruments and Council's development standards.

2. EXISTING CONDITIONS

2.1. SITE PHOTOS

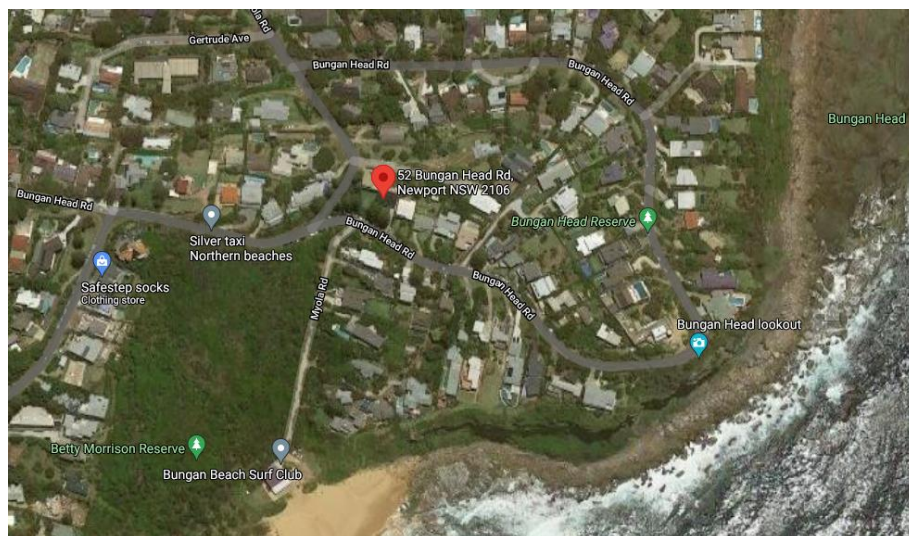
EXISTING SITE PHOTOS	
	
52 Bungan Head Rd – Street View	52 Bungan Head Rd – Front yard
	
50 Bungan Head Rd – Street View	54 Bungan Head Rd – Street View
	
52 Bungan Head Rd – Rear yard	52 Bungan Head Rd – Rear yard

EXISTING SITE PHOTOS			
			
52 Bungan Head Rd – Western Side (Front yard looking to rear yard)		52 Bungan Head Rd – Eastern Side (Front yard looking to rear yard)	
			
52 Bungan Head Rd – Western Side (Rear yard looking to front yard)		52 Bungan Head Rd – Eastern Side (Rear yard looking to front yard)	

3. SITE ANALYSIS

3.1. Land Location

3.1.1. The site is located at 52 Bungan Head Road, Newport NSW 2106 (Lot 2, DP 379781)



Site Map Source credit – Google Maps

3.2. Land Use Table / Zone

- 3.2.1. The proposed development aligns with the Land Zone E4 Environmental Living under Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan.
- 3.2.2. Permitted with consent within Land Zone E4 are Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Water recreation structures.
- 3.2.3. The existing land use is a Two Storey Dwelling and the development proposal is consistent with the requirements of a Secondary Dwelling (see definition below).

Secondary dwelling [Primary Activity]

Definition: (Pittwater Local Environmental Plan 2014 DICTIONARY)

means a self-contained dwelling that:

1. is established in conjunction with another dwelling (the **principal dwelling**), and
2. is on the same lot of land as the principal dwelling, and
3. is located within, or is attached to, or is separate from, the principal dwelling

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

3.3. Buildings and Structures

- 3.3.1. There is an existing two storey residential building, consisting of one dwelling.
- 3.3.2. There are existing structures on the site, consisting of timber stairs, deck and green house to rear.
- 3.3.3. The site is well established with existing landscaping.

3.4. General

- 3.4.1. The site is a rectangular shaped parcel of land, with a frontage of 15.29m approx. to Bungan Head Road, approx. 14.63m to the rear boundary, approx. 41.05m on eastern side boundary and approx. 36.57m on western side boundary.
- 3.4.2. The site has an area of 567.8m² with approximately 0.8m fall from front to rear. The site is currently vacant and is classed as residential use.

4. SITE CONTROLS

4.1. Pittwater Local Environmental Plan 2014

Item	Response
Land Application Map	The property is included and has no impact to the proposed development.
Urban Release Area	The property is not part of any
Foreshore Building Line Map	The property is not part of any
Land Below Foreshore Building Line Map	The property is not part of any
Building Height	The property is Class "I" 8.5m and existing building complies. The existing dwelling is 7.14m.
Land Zone Map	The property is E4 Environmental Living and secondary dwelling is permitted with consent.
Lot Size Map	The property is Lot Size Q (700sqm) and the land size as per DP is 567.8sqm

Item	Response
Land Reservation Acquisition Map	The property is not part of any
Heritage	The property is not part of any
Acid Sulfate Soils Map	The property is Class 5 and has not impact to the proposed development
Costal Risk Planning Map	The property is not part of any
Additional Permitted Uses Map	The property is not part of any
Floor Space Ratio Map	The property is not highlighted map
Biodiversity Map	The property is not part of any
Geotechnical Hazard Map	The property is part of the Geotechnical Hazard H1 and has not impact to the proposed development
<p>Part 5 Miscellaneous provisions C5.4 Controls relating to miscellaneous permissible uses</p> <p><i>Secondary dwellings</i> If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater: 60 square metres, 25% of the total floor area of the principal dwelling.</p>	<p>The proposed development complies</p> <p>Proposed Development for</p> <ul style="list-style-type: none"> Unit 1 (ex. parking 29.5 sqm) – 136.6 Sq.M. Unit 2 – 59.5 Sq.M.

4.2. Bush Fire Prone Land

Item	Response
Northern Beaches Bush Fire Prone Land Map 2020	The property is not in a bushfire area
Pittwater Bush Fire Prone Land Map 2013	The property is not in a bushfire area

4.3. Other Control Maps

Item	Response
NBC Flood Hazard Map	The property is not in flood prone land
SEPP – Coastal Management 2018	The property is part of this SEPP and has not impact to the proposed development as the proposed development is not rezoning the land.

4.4. Pittwater 21 Development Control Plan

Section / Item	Response
Section A – Shaping Development in Pittwater	General Note
Section B – General Controls	General Note
B1 – Heritage Controls	Not Applicable as per LEP
<p>B2 – Density Controls</p> <p><i>B2.2 Subdivision – Low Density Residential Area</i></p>	<p>Proposal is not seeking subdivision.</p> <p><i>The proposal is for second dwelling within in existing dwelling building on one lot.</i></p>

Section / Item	Response
B3 – Hazard Controls <i>B3.1 Landslip Hazard</i> <i>B3.2 Bushfire Hazard</i> <i>B3.3 Coastline (Beach) Hazard</i> <i>B3.4 Coastline (Bluff) Hazard</i> <i>B3.6 Contaminated Land and Potentially Contaminated Land</i> <i>B3.11 Flood Prone Land</i> <i>B3.12 Climate Change (Sea Level Rise and Increased Rainfall Volume)</i>	<i>Existing proposal has no impact</i>
Section C Development Type Controls	General Note
C1 – Design Criteria for Residential Development <i>C1.1 Landscaping</i> <i>C1.2 Safety and Security</i> <i>C1.3 View Sharing</i> <i>C1.4 Solar Access</i> <i>C1.5 Visual Privacy</i> <i>C1.6 Acoustic Privacy</i> <i>C1.7 Private Open Space</i> <i>C1.8 Dual Occupancy Specific Controls</i> <i>C1.9 Adaptable Housing and Accessibility</i> <i>C1.10 Building Facades</i> <i>C1.11 Secondary Dwellings and Rural Worker's Dwellings</i> <i>C1.12 Waste and Recycling Facilities</i> <i>C1.13 Pollution Control</i> <i>C1.14 Separately Accessible Structures</i> <i>C1.15 Storage Facilities</i> <i>C1.16 Development ancillary to residential accommodation - Tennis Courts</i> <i>C1.17 Swimming Pool Safety</i> <i>C1.18 Car/Vehicle/Boat Wash Bays</i> <i>C1.19 Incline Passenger Lifts and Stairways</i> <i>C1.20 Undergrounding of Utility Services</i> <i>C1.21 Seniors Housing</i> <i>C1.23 Eaves</i> <i>C1.24 Public Road Reserve - Landscaping and Infrastructure</i> <i>C1.25 Plant, Equipment Boxes and Lift Over-Run</i>	<p><i>Existing proposal has no impact as no design as proposed development is within the existing building envelopment of existing dwelling structure.</i></p> <p><i>Existing proposal has no impact as no design as proposed development is within the existing building envelopment of existing dwelling structure.</i></p>

Section / Item	Response
Section D – Locality Specific Development Controls	General Note
<p><i>D10.1 Character as viewed from a public place</i></p> <p><i>D10.3 Scenic protection - General</i></p> <p><i>D10.4 Building colours and materials</i></p> <p><i>D10.7 Front building line (excluding Newport Commercial Centre)</i></p> <p><i>D10.8 Side and rear building line (excluding Newport Commercial Centre)</i></p> <p><i>D10.11 Building envelope (excluding Newport Commercial Centre)</i></p> <p><i>D10.12 Landscaped Area - General</i></p> <p><i>D10.13 Landscaped Area - Environmentally Sensitive Land</i></p> <p><i>D10.14 Fences - General</i> <i>D10.15 Fences - Flora and Fauna Conservation Areas</i></p> <p><i>D10.16 Construction, Retaining walls, terracing and undercroft areas</i></p> <p><i>D10.18 Scenic Protection Category One Areas</i></p>	<p><i>Existing proposal has no impact as no design as proposed development is within the existing building envelopment of existing dwelling structure.</i></p> <p><i>Existing building complies</i></p> <p><i>Existing building complies</i></p> <p><i>Existing building does not comply with the D10.8 table. However, as this is existing conditions this pre-existing condition is acceptable upon merit.</i></p> <p><i>Existing building does not comply with the illustrations. However, as this is existing conditions this pre-existing condition is acceptable upon merit.</i></p> <p><i>Not applicable as Land Zone E4</i></p> <p><i>Compliance is 60%. Existing conditions is 60%.</i></p> <p><i>Existing complies</i></p> <p><i>Existing complies</i></p> <p><i>Existing complies</i></p>

4.5. OTHER

Item	Response
A Right of Carriage Way	The site does not contain any existing Carriage way
Car Parking	No additional car parking facility is proposed. Unit 1 - Utilise existing onsite via garage Unit 2 – Utilise existing offsite via street parking

5. NATIONAL CONSTRUCTION CODE REQUIREMENTS

5.1. Building Classification;

5.1.1.NCC Vol One, Section A Governing Requirements, Part A6 Building classification

5.1.1.1. A6.1 Class 1 Building (Class 1a) - Existing Dwelling to incorporate a Secondary Dwelling

5.1.1.2. A6.2 Class 2 Building – Proposed Development.

5.2. Fire safety measures are proposed for;

5.2.1. NCC Vol One, Section C, Part C1 Fire resistance and stability

5.2.2. NCC Vol One, Section C, Part C2 Compartmentation and separation

5.2.3. NCC Vol One, Section C, Part C3 Protection of openings

6. CONCLUSION

This proposal development of existing dwelling as a secondary dwelling is generally in compliance with Council provisions.

Accordingly, this Development Application is submitted in the belief that it is deserving of Council's favourable consideration.

All Building work to be carried out according to the Building Code of Australia (NCC) and Council's requirements DCP & LEP.