



Statement of Environmental Effects

**Alterations and additions including a new carport to an existing dwelling
at
76 Queens Parade East, Newport, NSW 2106**

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1. Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Project 39 which detail proposed alterations and additions to an existing dwelling located at **76 Queens Parade East, Newport, NSW.**

The drawings referenced in this report are:

DA000 Cover Sheet - Rev 01
DA01 Proposed Site Plan – Rev 01
DA02 Existing Landscape Calculations– Rev 01
DA010 Existing Ground Floor Plan – Rev 01
DA020 Existing Elevations 1 – Rev 01
DA021 Existing Elevations 2 – Rev 01
DA030 Proposed Ground Floor Plan – Rev 01
DA040 Proposed Elevations -Rev 01
DA050 – Proposed section – Rev 01
DA060 Carport Details – Rev 01
DA070 Notification Plan – Rev 01

This statement describes the site and surrounding area and assesses the proposed works against the relevant planning controls, policies, and local environment. This assessment concludes that the proposal complies with the relevant council controls and is suitable for the site and as such should be supported by Council.

2. Site description

The site is legally identified as Lot 4 in DP 12031 (House number 76) and is located on the northern side of the street. It has an area of 734m² and is approximately 15.0m wide and 50.0m deep. It is accessed via an existing driveway which is currently paved and an established driveway crossing. The site has minimal fall from the South (front) to the rear (North) of approximately 3.0m.

The site is currently occupied by a single storey timber clad dwelling including a single garage and swimming pool.

There are established gardens on the site which are to be retained.



Location Plan – 16 Gertrude Ave Newport

The site is in a typical residential area surrounded by other one and two storey residential dwellings of varying styles and sizes.

The site is not affected by flooding, bushfire, heritage, Biodiversity or Geotechnical issues.

The site is located within Area the 5 Acid Sulfate Soils area.



Existing dwelling on the subject site including existing driveway and hardstand paved area



Existing Dwelling at No. 78 Queens Parade East Newport to the East of the subject site



Existing Property no. 74 Queens Parade East Newport to the West of the subject site

3. The proposal

The proposed alterations and additions allow for the following improvements:

- A new carport to be constructed over an existing hard stand paved area which is currently used to park 2 cars. The carport dimensions are 5.8m x 5.8m.

The site has an existing paved driveway and hard stand area for car parking which functions well for the current owners of the property. They have requested for a new carport to be constructed over this existing hardstand area to provide weather protection for their cars and overall façade improvements for the existing cottage. There are no other proposed changes to the existing hard stand paved area, or the driveway itself or the existing driveway crossing.

The new carport has been designed to fit within the existing space in front of the existing dwelling and within the front building line. The boundary setback to the west is generous at 1.46m and the closest setback to the front boundary alignment is 1.6m. This is due to the angle of the front boundary and the perpendicular nature of the proposed carport and existing driveway arrangement. The front boundary setback (1.6m) will be obscured from the street by existing vegetation and the



existing front gate and landscaping elements. Refer image on right

The proposal is summarised as follows:

Site area:	734m²
Existing Gross Floor Area:	181.62m²
Addition Floor Area:	00.00m²
Total Gross Floor Area:	181.62m²
Required Landscape Area:	50% x 734m² = 367m²
6% Impervious Landscape:	6% x 734m² = 44.04m²
Minimum Soft Landscape Area:	322.96m²
Proposed Landscape area:	347.94m²

4. Impacts

The impacts of the proposed works are considered to be minimal.

The proposed carport has been carefully designed to complement the existing roof lines and details of the existing cottage so as not to appear out of character or dominant within the streetscape. It is common on sites of this restricted width to have car accommodation located within the front building line and in front of the existing dwelling on the site. Open and decorative carports provide for façade and street architectural enhancements without being a dominate structure along the streetscape. They also provide valuable car accommodation.

There are no changes to the existing paving level or existing ground levels in and around the proposed new carport. The current owners find the existing brick paved hard stand area within the off street parking zone to be functional and easy to maintain – as well being visually pleasing. There are no proposed changes to the existing driveway crossing or kerb which are both in good functioning order with no damage. As such we have not submitted a driveway profile with this application, as we are not proposing to change the existing levels.

There has been a similar approval and construction of a carport at the nearby 80 Queens Parade East where a new carport and pathway awning roof was approved under consent number N0270/08 and constructed in 2009. This carport is located within the front building line and has a front boundary setback of 1.7m at its closest point. Refer image on right.

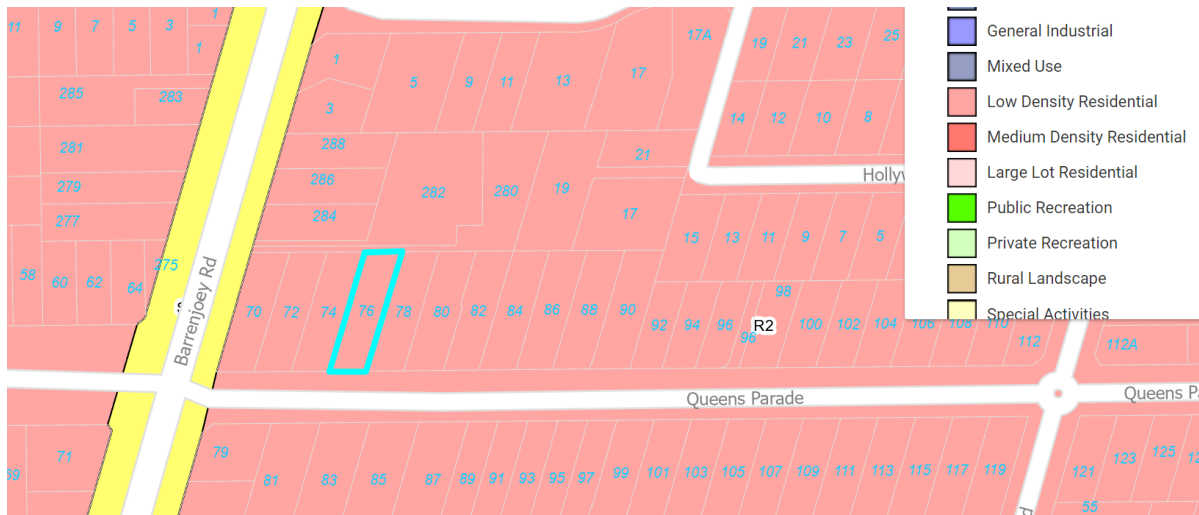


Existing carport no. 80 Queens Parade East Newport

5. Planning Controls – Pittwater Local Environmental Plan 2014

Clause 2.3 Zone Objectives and land use

The subject site is zoned R2 Low Density Residential under Pittwater LEP 2014 and dwelling houses are permitted with consent.



The objectives of this zone are:

- To provide for the housing needs of the community within a low 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

It is considered that the proposed alterations and additions to the existing dwelling are consistent with these objectives.

Clause 4.3 – Height of Buildings

The maximum building height for the site is 8.5m. The maximum building for a carport is 4.5m

The proposed new works are single level and as such do not exceed these height limits.

Clause 5.10 Heritage conservation

The property is not affected by any heritage orders and is not located near a heritage item

Clause 5.11 Bush fire hazard reduction

The property is not affected by Bushfire risks

Clause 5.21 Flood Planning

The property is not affected by Flood risks

Clause 7.1 Acid Sulfate Soils

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) The site is located in Area 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

*(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—
(a) the works involve the disturbance of less than 1 tonne of soil, and
(b) the works are not likely to lower the watertable*

The proposal is located within 500m of adjacent class 3 and 4 land. It is unclear whether this land is below 5m AHD. Regardless, the proposed excavation required for the 4 footings for the proposed carport are minor, will not involve the disturbance of more than 1 tonne of soil and will not lower the water table.

Clause 7.7 Geotechnical Hazards

The site is not located in a Geotechnical slip risk area.

6. Planning Controls – Pittwater 21 Development Control Plan 2014

Council's Pittwater DCP Part B (General Controls), Part C (Development Type Controls) and Part D (Locality Specific Development Controls) provide the framework and policies for development within the Pittwater area.

Section B – General Controls

B1 Heritage Controls

The site is not affected by heritage controls

B2 Density Controls

The proposal does not involve a subdivision and therefore this clause does not apply.

B3 Hazard Controls

The site is not affected by landslip, bushfire, contamination or flooding.

B4 Controls relating to the Natural Environment

The site is not affected by any Environmental controls

B5 Water Management

B5.5 Rainwater tanks

All development creating an additional hard (impervious) roof area of greater than 50m² must provide a rainwater tank for non-potable use connected to external taps for the purpose of landscape watering and car

washing and a functional water reuse system including, water supply for toilet flushing and other uses as permissible under the current Code of Practice for Plumbing and Drainage.

The proposed carport does not create any additional hard (impervious) roof area of greater than 50m².

There are two new downpipes proposed to drain water from the new carport roof to the OSD tanks on site via the existing charged stormwater system on the site.

Clause 5.15 Stormwater

- *Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*
- *Minimise the risk to public health and safety;*
- *Reduce the risk to life and property from any flooding and groundwater damage;*
- *Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*
- *Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*
- *Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*
- *Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*
- *Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.*

The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

The proposed works do not add any additional hardstand (impervious) areas to the site.

Runoff onto the roof of the proposed carport will be piped to the existing charged S/W system to the OSD tanks located on the site.

B6 Access and Parking

The proposal does not make any changes to the existing site parking provisions. The proposed new carport is to provide cover for the 2 x existing car spaces on the site.

B6.3 requires a minimum 5.7m x 6.0m internal dimension for carports. We have proposed a 5.8m x 5.8m carport (reduced depth) to maintain a 1.6m front boundary setback. If the carport depth was to increase to 6.0m this front boundary setback would reduce significantly. We have proposed this setback to be consistent with the carport located at no. 80 Queens Parade east which has a 1.7m front boundary setback.

B8 Site Works Management

B8.1 Construction and Demolition – Excavation and landfill

Outcomes

Site disturbance is minimised. (En)

Excavation, landfill and construction not to have an adverse impact. (En)

Excavation and landfill operations not to cause damage on the development or adjoining property. (S)

Controls

Excavation and landfill on any site that includes the following:

- Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;
- Any excavation greater than 1.5 metres deep below the existing surface;
- Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;
- Any landfill greater than 1.0 metres in height; and/or
- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.

Variations

Nil

Information to be included in the Statement of Environmental Effects

- A statement in relation to the proposed development outlining how it has been designed and will be constructed to address the potential for landslip and subsidence as a result of excavation.

The proposed site works include very minimal excavation for the four proposed pad footings required for the proposed carport. The depth will not exceed 1.0m.

B8.2 – Construction and Demolition - Waste Minimisation

Refer to the Waste Management plan submitted with the application for more details on waste management.

B8.3 – Construction and Demolition – Site Fencing and Security

Ensuring public safety. (S)

Protection of public domain. (S, Ec)

All sites are to be protected by site fencing for the duration of the works.

Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act 1993

The site will be secured throughout the construction period.

Section C - Development Type Controls – Design Criteria for Residential Development

C1.1 Landscaping

A built form softened and complemented by landscaping. (En)

Landscaping reflects the scale and form of development. (En)

Retention of canopy trees by encouraging the use of pier and beam footings. (En)

Development results in retention of existing native vegetation. (En)

Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)

Landscaping enhances habitat and amenity value. (En, S)

*Landscaping results in reduced risk of landslip. (En, Ec)
Landscaping results in low watering requirement. (En)*

All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.

In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.

At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.

Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.

*The following soil depths are required in order to be counted as landscaping:
300mm for lawn
600mm for shrubs
1metre for trees*

The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:

A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and 50% for all other forms of residential development.

Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.

In bushfire prone areas, species shall be appropriate to the bushfire hazard.

Landscaping shall not unreasonably obstruct driver and pedestrian visibility.

Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.

Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

The existing site has established landscaping which is to be retained – and there are multiple canopy trees and native species located on the site which are to be retained. There are no trees to be removed.

As such we have not submitted a landscape plan with the application.

C1.2 Safety and Security

There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:

1. Surveillance

Building design should allow visitors who approach the front door to be seen without the need to open the door.

Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.

Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners.

Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours.

Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.

The proposed new carport does not obstruct visibility of the front door of the house from the street.

Existing paving and landscape elements – including a gate - at the arrival point at the street boundary will continue to lead visitors to the front door.

2. Access Control

Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.

Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.

Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.

The street number of the property is to be clearly identifiable.

Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.

Access to the site is clearly defined through the front gate and pathway that leads to the front door. The street number is clear.

3. Territorial reinforcement

Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.

There is an existing picket style front fence and gate with softening landscape elements which clearly defines the front boundary.

C1.3 View sharing

The proposed works do not affect the sharing of views.

C1.4 Solar access

The proposed works do not have any impact on solar access for neighbouring properties.

C1.5 Visual Privacy

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)
A sense of territory and safety is provided for residents. (S)*

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).

Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

The proposed carport does not introduce any privacy issues for neighbouring properties.

C1.6 Acoustic Privacy

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)

Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.

Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia).

Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

The proposed carport does not introduce any acoustic issues for neighbouring properties.

C1.7 Private Open Space

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)

Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)

Private open space receives sufficient solar access and privacy. (En, S)

Private open space shall be provided as follows:-

a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-

Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.

Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.

Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).

Private open space should be located to the rear of the dwelling to maximise privacy for occupants.

Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.

A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.

Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.

An accessible and usable area for composting facilities within the ground level private open space is required.

There are no changes to the private open space provisions currently existing on the site.

C1.10 Building Facades

Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.

Proposed downpipes are located towards the rear of the carport and there are no services visible from the street.

C1.12 Waste and Recycling Facilities

All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan

Refer to the submitted Waste Management Plan included in the application.

C1.23 Eaves

Housing that reflects the coastal heritage and character of Pittwater. (S)

Optimise roof forms. (S)

Appropriate solar access and shading is achieved. (En)

Dwellings shall incorporate eaves on all elevations.

Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.

The proposed carport has been designed without eaves to minimise its width and scale on the site. Protection from sunlight is not necessary in this case and we feel that a simpler and more compact roof form is appropriate in this case. The addition of the dutch gable provides roof articulation and architectural merit without the need for eaves.

D10 Newport Locality

D10.1 Character as viewed from the public space

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built form and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (En, S)

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building facade to a public place must incorporate at least two of the following design features:

- i. entry feature or portico;*
- ii. awnings or other features over windows;*
- iii. verandahs, balconies or window box treatment to any first floor element;*
- iv. recessing or projecting architectural elements;*
- v. open, deep verandahs; or*
- vi. verandahs, pergolas or similar features above garage doors.*

The bulk and scale of buildings must be minimised.

Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.

Except in the Newport Commercial centre, parking structures must be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.

General service facilities must be located underground.

Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.

The proposed carport is located inside the front building line however it has been designed so that it is not a dominant structure when viewed from the street. The existing off street parking for the site is already located within the front building line and the new carport is to provide cover for the protection of the property owner's cars. The hardstand area is existing.

The existing house only accommodates a single garage to the western side of the house which is not sufficient for off street carparking purposes.

The proposed new carport is 5.8m wide and is below 50% of the lot frontage (approximately 15m)

Landscaping has been used along the front boundary line which provides a green screen between road and dwelling/carport.

D10.4 Building Colours and Materials

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape. (S)

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments the visual character of its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

The use of materials with low embodied energy is encouraged. (En)

New buildings are robust and durable with low maintenance requirements. (S)

In the Newport Commercial Centre, roofs of lighter colours are permitted to improve the thermal performance of the roof system. (En, Ec, S)

External colours and materials shall be dark and earthy tones as shown below:



White, light coloured, red or orange roofs and walls are not permitted:



Council may consider lighter coloured external walls (excluding white) only for residential development within Area 3 on the Landscaped Area Map, and for non-residential development in areas that are not visually prominent.

Heritage items may vary this control where heritage colours and fabrics appropriate to the building are applied.

The proposed new carport has been designed to match the existing house colour scheme which complies with the above colour guidelines. The colour scheme includes greens and greys with white accents.

D10.7 Front Building Line

Outcomes

Achieve the desired future character of the Locality. (S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

The amenity of residential development adjoining a main road is maintained. (S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Vehicle manoeuvring in a forward direction is facilitated. (S)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The front building line required for this site is 6.5m or established building line – whichever is greater.

The current front building setbacks of the neighbouring houses are as follows:

No. 74 – 8.0m

No. 76 – 7.3m

No. 78 – approx. 9.0m

No. 80 – 1.7m to the carport

It is evident that older style homes along the northern side of this street typically have larger front boundary setbacks than the newer style homes. This is likely to be because the newly constructed homes have been designed to maximise the use of and proportions of north facing rear gardens. It is typical to minimise south facing gardens (front setbacks | this case) to maximise the north facing ones (*rear setbacks in this case*)

Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.

Whilst this control does not provide information on a possible variation for carports to be located within the front building line, it is typical to have open style carports located within this zone and in front of the existing houses. There are many examples locally in Newport where this has occurred.

We are confident that the design of the carport which complements the existing cottage style dwelling along with the front landscaping elements and picket style fencing will ensure that this proposed new carport structure will not look out of place or appear dominant within the streetscape and will enhance the visual appeal of the existing cottage located on the site.

10.8 Side and Rear Building Line

The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:

<i>Land</i>	<i>Side & Rear Building Line Setback (metres)</i>
<i>Land zoned R2 Low Density Residential, R3 Medium Density Residential, or E4 Environmental Living</i>	<i>2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</i>
	<i>Secondary Dwelling 2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</i>

For swimming pools and spas a 1 metre minimum setback from the boundary to the pool coping may be permitted subject to the following:

- *satisfactory landscaping within the setback from the pool or spa coping to the side or rear boundary, and*
- *Council is satisfied that the adjoining properties will not be adversely affected, and*
- *the pool or spa is not more than 1 metre above ground level (existing), and*
- *that the outcomes of this clause are achieved without strict adherence to the standards, and*
- *where the site constraints make strict adherence to the setback impractical, and*
- *where strict compliance with these requirements will adversely impact on the views of adjoining residential properties.*

The proposed western side boundary setback of the proposed carport is 1.46m and complies with these controls.

D10.11 Building Envelope

To achieve the desired future character of the Locality. (S)

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Buildings are to be sited within the following envelope:

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 (refer to Pittwater Local Environmental Plan 2014).



The proposed carport complies with this requirement.

D10.12 Landscape Area General

Achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Conservation of natural vegetation and biodiversity. (En)

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

To preserve and enhance the rural and bushland character of the area. (En, S)

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- 1. impervious areas less than 1 metre in width (e.g. pathways and the like);*
- 2. for single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).*

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

The proposed new carport does not result in any additional impervious areas on the site. The area where the new carport will occupy is already paved in recycled bricks and therefore is already impervious. The existing and proposed site calculations are as follows:

Site area: 734m²
Required Landscape Area: 50% x 734m² = 367m²
6% Impervious Landscape: 6% x 734m² = 44.04m²
Minimum Soft Landscape Area: 322.96m²

Proposed Landscape area: 347.94m²

Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

The proposed landscape area is 347.94m²

D10.14 Fences General

To achieve the desired future character of the Locality. (S)

To ensure fences compliment and conserve the visual character of the street and neighbourhood.

To define the boundaries and edges between public and private land and between areas of different function.

To contribute positively to the public domain.

An open streetscape that allows casual surveillance of the street. (S)

Fences, where provided, are suitably screened from view from a public place. (S)

Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)

Unhindered travel for native animals and pedestrians. (S)

To ensure heritage significance is protected and enhanced. (S)

To ensure an open view to and from the waterway is maintained. (S)

a. Front fences and side fences (within the front building setback)

Front and side fences (within the front building setback) shall:

- *not exceed a maximum height of 1 metre above existing ground level,*
- *be compatible with the streetscape character, and*
- *not obstruct views available from the road.*

Fences are to be constructed of open, see-through, dark-coloured materials.

Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.

Original stone fences or stone fence posts shall be conserved.

b. Rear fences and side fences (to the front building line)

Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

There are no changes to the existing fences.

D10.16 Construction, Retaining walls, terracing and undercroft areas

*To achieve the desired future character of the Locality.
To protect and minimise disturbance to natural landforms.
To encourage building design to respond sensitively to natural topography.*

Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.

N/A

7. Conclusion

This assessment concludes that the proposed alterations and additions to the existing residential dwelling – New carport - are considered to be appropriate in scale, form and design for the area and are consistent with Council’s planning policies to provide life enhancing car accommodation for the owners of the property.

The application should therefore be supported by Northern Beaches Council.

Thanks + kind regards



Suzanne Hart
Principal