

Statement of Environmental Effects

Minor deck extension to rear of cottage

77 Myola Road Newport

Lot 1, DP 538888

Site Details:

77 Myola Road Newport consists of an irregular parcel of land of some 2770 sqm.

There are two dwellings on the block – the original, heritage, listed stone cottage on the far east side and a newly completed secondary dwelling on the Myola Road or west side of the land. The site, known as “Bungania “is listed as a local heritage item.

Brief Description of Proposal:

To extend and cover a concrete deck in timber at the rear of the main dwelling. The existing concrete deck area of 21.3 sqm is proposed to be increased by 7.6sqm to cover a recently installed detention tank of 3.3sqm in area under this modification.

Background:

The site has recently been the subject of a development application to construct a secondary dwelling that is now completed. Under DA 2018/0449, a 5,000 litre detention tank was installed to the rear of Bungania cottage, since it was not possible to install the tank adjacent to the secondary dwelling, due to unsatisfactory site conditions.

Now consent is sought for a minor modification under current DA (2011/) to extend the existing rear deck of Bungania cottage to cover this detention tank. This modification is planned to both improve the amenity of Bungania and to rectify the unsightly visual element that has resulted from installing the detention tank.

On analysis of the site constraints, council controls, and context, the following issues have been considered in the design. Heritage issues have been one of the overriding considerations of this proposed modification.

Heritage:

It is considered that the modest increase in area of the rear deck, and its form in respecting the existing outline of Bungania cottage, will ensure the extension does not dominate, and will satisfy the heritage requirements of this minor modification. See the Heritage Impact Statement with this application.

Planning controls:

Minimum Lot Size 700 m² Local Environmental Plans Pittwater Local Environmental Plan 2014 (pub. 30-5-2014) Land Zoning E4 - Environmental Living: (pub. 30-5-2014) Allowable building height: 8.5m

Demolition:

There is no demolition required in this modification.

Plans submitted:

Prepared by a mechanical draftsman, the plans demonstrate structural integrity.

Overshadowing:

No property or building is in the proximity of the modification to affect shadowing or the amenity of adjoining properties.

Accordingly, it is considered that the renovation does not contribute to any additional unreasonable reduction in sunlight to surrounding properties and complies with the controls.

Solar controls:

No effect on solar access will result from this modification

Landscape:

The non-structural garden rockery will be restored. All other aspects of the landscaping will not be affected by this modification. No trees or landscape elements will be removed as a result of this modification.

Building Footprint:

No Change

Form and Materials:

The nature and colour of all external building materials are noted on the drawings to match the existing, the proposal satisfies development controls and objectives in this regard. Colours are as per existing.

Privacy:

There will be no additional adverse impact in regards to privacy or loss of amenity for adjoining neighbours by this deck extension

Floor Space Ratio:

No Change

Site Coverage:

No Change

Views:

There will be no undue loss of view as a result of approval of this application.

Effect on the streetscape:

The modification will not be visible from the street, nor from the secondary dwelling recently completed.

Building Setbacks:

The proposal maintains existing setbacks and complies with the objectives and numerical controls.

Building Bulk scale and Proportions:

The proposed visual bulk, scale, and proportions are compatible with the existing and surrounding built forms and will not appear incongruous with surrounding developments. The proposal satisfies the LEP and DCP controls and objectives in this regard.

Geotechnical:

All supports and posts are to bedrock. An overview geotechnical report was provided with the original development application.

Conclusion:

The proposed deck extension takes into account the street scape, bulk scale, views, privacy and access to sunlight and heritage considerations. We suggest that the proposed modification satisfies the relevant controls and will not have an unreasonable or undesirable effect on the amenity of surrounding properties. Importantly, the scale and character is consistent with the surrounding properties and has been designed to complement Bungania, improving the overall aspect of the cottage from the north east. We believe the new deck will complement Bungania, restore the rear view aesthetic of the heritage item and become an integral part of the landscape.

We trust this proposal will be considered worthy of consent by council.



Rear North East corner of Bungania

Detention tank will not be visible on completion of the deck

Non-structural rockery to be restored using original stones.

Deck will be sited at the top of rockery providing a finishing top level.