

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT

Proposed Vergola (awning) Louvered Roof System to ground floor terrace of existing residence

SUBJECT PREMISES

1129 Barrenjoey Road, Palm Beach

OWNER

Mr R Blann

COUNCIL

NBC Council

DATE

6th December 2020

1.0

EXISTING SITE FEATURES

The development site is known as 1129 Barrenjoey Road, Palm Beach and is located on the western side of the street. The site is a large residential allotment of approx 1397m², which currently is developed by 2 storey building with beach access. Access to the site is via the existing driveway from Barrenjoey Road

The locality as characterised by other residential allotments with a mixture of single and two storey buildings with a mixture of brick and tile and timber clad and tile dwellings.

2.0

PROPOSED DEVELOPMENT

The proposal is for construction of a Vergola louvered roof system (awning) attached to the rear deck area of the existing dwelling. The proposed Vergola will have an area of 51.6m². The awning will be erected over existing decking and therefore there will be no change to the existing built upon area.

3.0

ASSESSMENT CRITERIA

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

3.1

P21 DCP (Newport Locality)

The premises are situated in area zoned E4 Environmental Living (split zone; RE1 Public Rec) and an awning or shade structure, associated with a dwelling, is permissible in this zoning with Council consent.

The DCP has outlined the site is not considered to be a heritage item or to impact upon an item of Heritage significance

Compliance with P21 DCP is summarised in the following: -

3.2

P21 DCP

3.2.1

STREETSCAPE

The proposed is at the rear of the building and has been designed to be sympathetic with the residence.

3.2.2

SOLAR ACCESS

The height, setback and location of the proposed will not adversely impact on the level of solar access currently enjoyed by the neighbouring properties.

3.2.3

PRIVACY

The height of the proposed Vergola shall not unreasonably impact upon adjoining properties and is within Council's allowable guidelines.

3.2.4

LANDSCAPED AREA (Area 1)

The proposed shade structure will be built over existing decking area. Although there will be no change to landscaped area, the existing and approved landscaped area is 59.56%, therefore there is a minor non-compliance of the 60% control.

It is noted that the control states: single dwellings on land zoned E4 Environmental Living, 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)).

3.2.5

DRAINAGE CONTROL

The proposed shade structure will be connected to the existing gutter. There is no change to paved areas.

3.2.6

SOIL AND WATER MANAGEMENT

It is not considered necessary to implement further soil & water management strategies during the construction of the Vergola.

3.2.8

FLORA AND FAUNA

No impact to flora and fauna.

3.2.9

VEHICLE ACCESS AND PARKING

Access to the site is via the existing driveway to facilitate construction.

3.2

HAZARDS

3.2.1

ESTUARINE HAZARD

The proposed Vergola has been designed so as to not increase the level of risk from estuarine processes and will be constructed from flood compatible materials. The awning has been designed to provide a low risk of damage and instability due to wave action and tidal inundation. All electrical equipment, wiring, connections will be waterproofed to the Estuarine Planning Level standards.

3.2.2

ACID SULPHATE SOILS

The property falls within Class 5 & Class 3 areas of the Geotechnical Hazard Map. The proposed development has been designed and will be constructed to remove risk to an acceptable level and complies with the requirements of the Geotechnical Risk Management Policy.

3.3

NEWPORT LOCALITY

3.3.1

SCENIC PROTECTION

The proposed Vergola will have no impact the natural environment when viewed from a waterway, road or public reserve.

3.3.2

BUILDING COLOURS AND MATERIALS

The colours and materials of the proposed awning will harmonise with the natural environment, with the visual prominence of the Vergola being minimised.

3.3.4

HEIGHT

The proposed Vergola will have a maximum elevation of 2.53m from the decking level, a total height of 3.911m above natural ground level and is within councils guidelines.

3.3.6

SETBACK

There is no change to existing setbacks.

3.3.5

SITE COVERAGE

The proposed Vergola is being built over an existing hardstand area. There is no change to site coverage.

3.4

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to the site:

- ◆ State Environmental Planning Policy No 1 – Development Standards.
- ◆ State Environmental Planning Policy No 4 – Development without consent and Miscellaneous Exempt and Complying Development.
- ◆ State Environmental Planning Policy No 6 – Number of Stories.
- ◆ State Environmental Planning Policy No 8 – Surplus Public Land.
- ◆ State Environmental Planning Policy No 9 - Group Homes.
- ◆ State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation
- ◆ State Environmental Planning Policy No 11 – Traffic Generating Development.
- ◆ State Environmental Planning Policy No 14 – Coastal Wetlands
- ◆ State Environmental Planning Policy No 16 – Tertiary Institutions.
- ◆ State Environmental Planning Policy No 19 – Bushland in Urban Areas
- ◆ State Environmental Planning Policy No 21 – Caravan Parks.
- ◆ State Environmental Planning Policy No 22 – Shops and Commercial Premises.
- ◆ State Environmental Planning Policy No 30 – Intensive Agriculture.
- ◆ State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land).
- ◆ State Environmental Planning Policy No 33 – Hazardous and Offensive Development.
- ◆ State Environmental Planning Policy No 34 – Major Employment – Generating Industrial Development.
- ◆ State Environmental Planning Policy No 35 – Maintenance Dredging of Tidal Waterways.
- ◆ State Environmental Planning Policy No 37 – Continued Mine and Extractive Industries.

- ◆ State Environmental Planning Policy No 38 – Olympic Games and Related Projects.
- ◆ State Environmental Planning Policy No 44 – Koala Habitat Protection.
- ◆ State Environmental Planning Policy No 45 - Permissibility of Mining.
- ◆ State Environmental Planning Policy No 48 – Major Putrescible Landfill Sites.
- ◆ State Environmental Planning Policy No 50 – Canal Estate Development.
- ◆ State Environmental Planning Policy No 55 – Remediation of Land.
- ◆ State Environmental Planning Policy No 63 – Major Transport Projects.
- ◆ State Environmental Planning Policy No 64 – Advertising and Signage
- ◆ State Environmental Planning Policy No 65 - Design Quality of Residential Flat Buildings.
- ◆ State Environmental Planning Policy (Seniors Living) 2004
- ◆ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ◆ State Environmental Planning Policy (ARTC Rail Infrastructure) 2004.

Consideration has been given to the abovementioned policies, no additional requirements are outlined which impact on the proposed development.

3.5

SUBMISSIONS

The neighbouring properties will be advised of the development proposal in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

3.6

PUBLIC INTEREST

Public interest should be considered when assessing any submissions made in relation to the development proposal.

4.0

CONCLUSION

The development proposal has demonstrated compliance with the Locality DCP, achieving the outlined requirements in regard to landscaped area, solar access and setback provisions. The proposed Vergola achieves the objectives of the split zones E4/RE1.

The minor size and scale of the development compliments the existing character of the area and achieves the desired future character of the locality without having an adverse impact on the amenity, privacy and existing levels of solar access currently enjoyed by the neighbouring properties.

Accordingly, it is recommended that the development proposal be supported.