

Statement of Environmental Effects



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Alterations & Additions to an Existing Dwelling,
Plus a new Carport and Granny Flat @

127 Crescent Road, Newport

Prepared For A Law

project no	1912
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issue	A

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for development consent submitted to the Northern Beaches Council for: -

- Alterations & Additions to an existing Dwelling
- Incorporating a granny flat into the existing dwelling
- A new carport and driveway

The location of the proposal is 127 Crescent Road, Newport and contains a small weatherboard cottage on an extremely steep sloping site. The land has a total area of 870m² with a legal description of Lot 1, DP 398392.

2.0 THE SITE & DESIGN RESPONSE

The site has a large number of tall, mature native trees on the steeply sloping block with a small dwelling at the top rear of the site. The front yard is large and drops over 9m from the dwelling ground floor to street level. At present, the driveway slope is steeper than 1 in 3, well in excess of the maximum 1:4, and leads to a car stand in front of the dwelling with a crossfall 1 in 6 (rather than the maximum recommended 1 in 20).

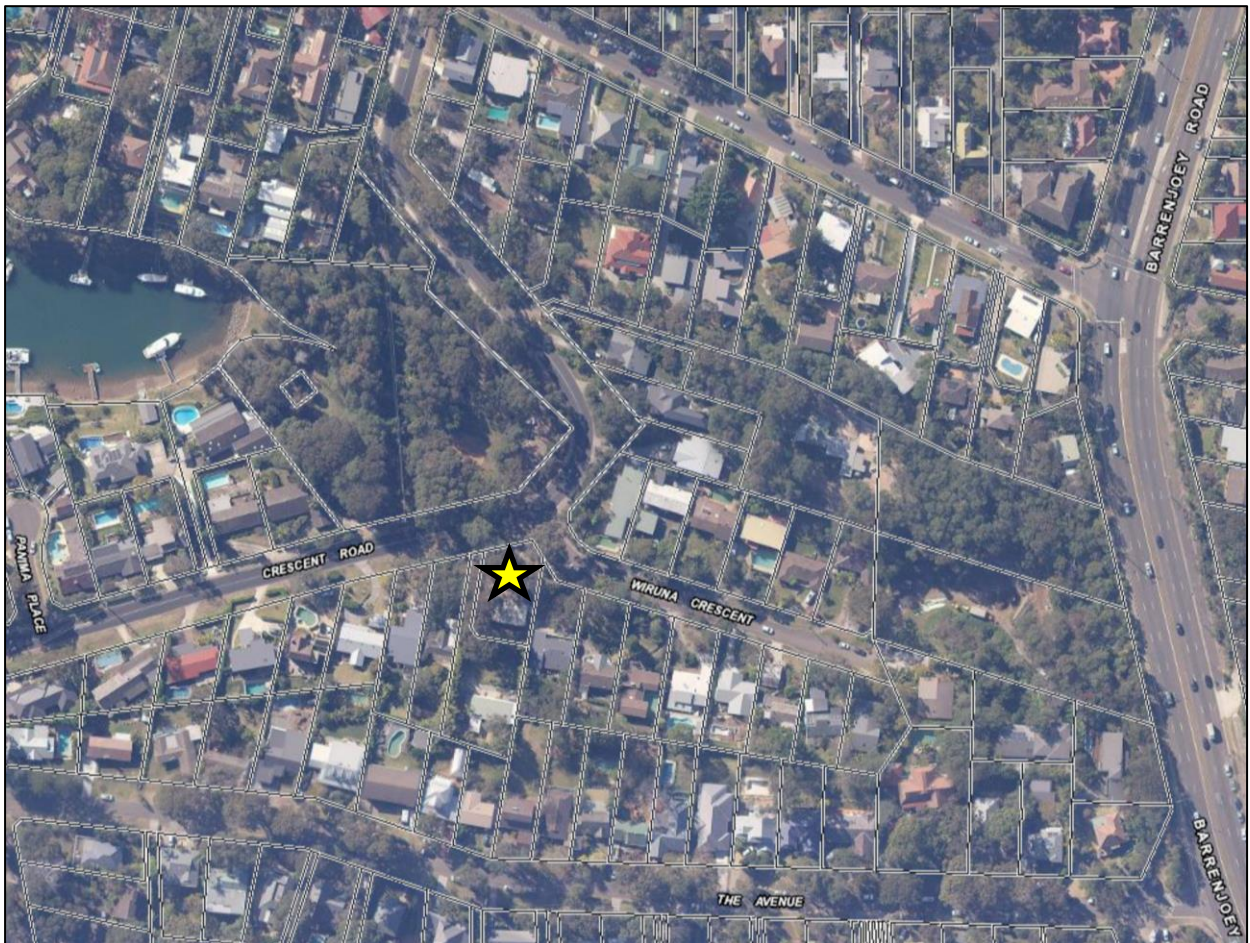


Figure 1. Aerial view of the location of the site and context.

Overall slope of the land is approximately 28% from RL 22.31 in the rear to RL 10.83 at the front over 41m. The slope in the front setback however varies from 30-55%. The driveway at present is unsafe with a slope exceeding 33%, resulting in this application seeking a new driveway access to lessen the gradient to 25%.

The car parking is also currently unsafe, with excessive crossfall and no means of forwards exit. The design of the new carport and driveway resolves this current problem.

The redesign of the driveway and carport will require the removal of only one large tree within the site, retaining the remaining 9 large trees within the site. The location of the carport and driveway were carefully considered with options in this statement identifying which design and location could maintain the most trees.

The options considered and the issues presented by each option are as follows:

Option A – The proposed design in this application

- Requires only removal of Tree 3, T7, 8, 9, 10, 11, 12 all retained
- Provides a streetscape with the carport integrated with the dwelling and well set back from the front boundary in the landscape, a better 'planning' outcome
- Provides vehicular exit in a forward direction for safety
- Provides a carport location close to the dwelling for direct connection

Option B – Carport centred and located on the front building line

- Likely impacts on T3, T7, T8 could require removal due to TPZ incursion,
- Does not provide exit in a forward direction with the driveway directly into the carport,
- Carport is isolated as a structure in the front landscape, unattractive streetscape,
- Carport is in excess of 4m below the dwelling requiring an extended flight of stairs through the landscape to the dwelling

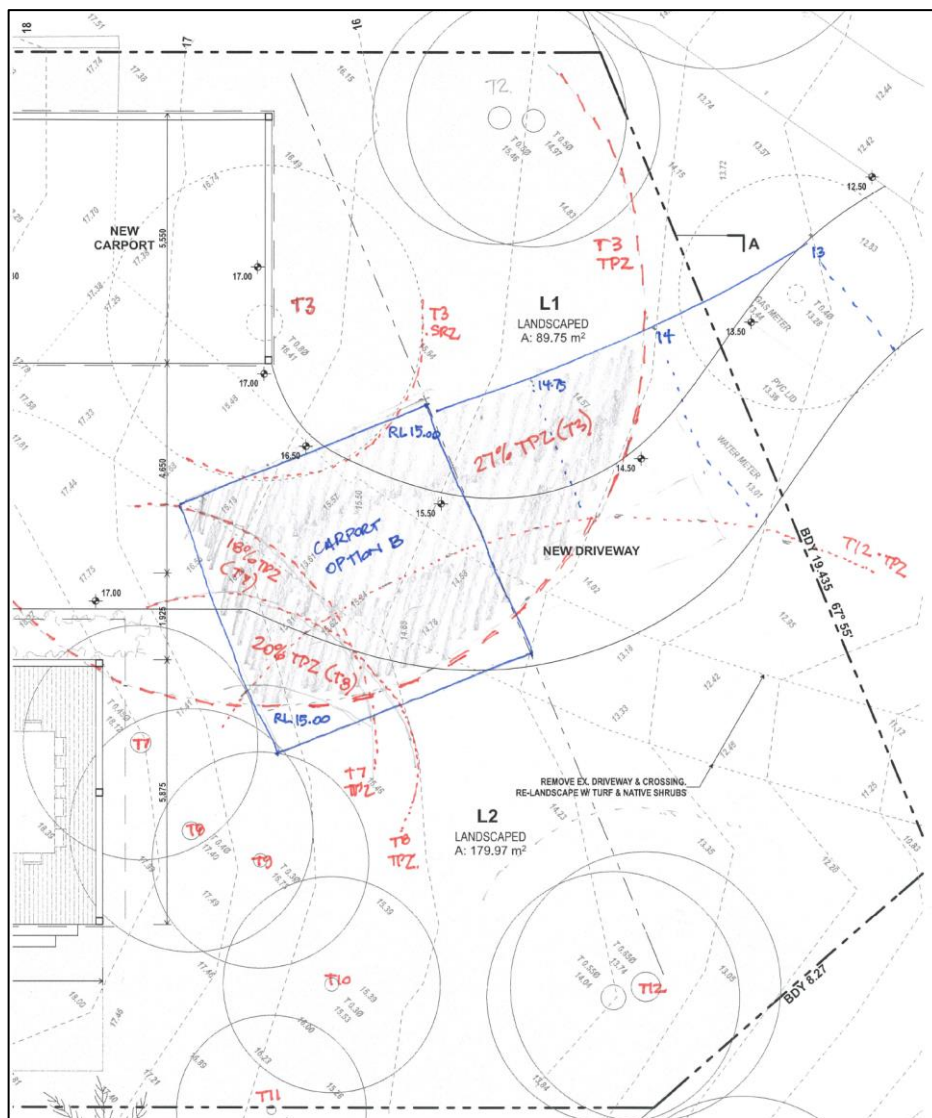
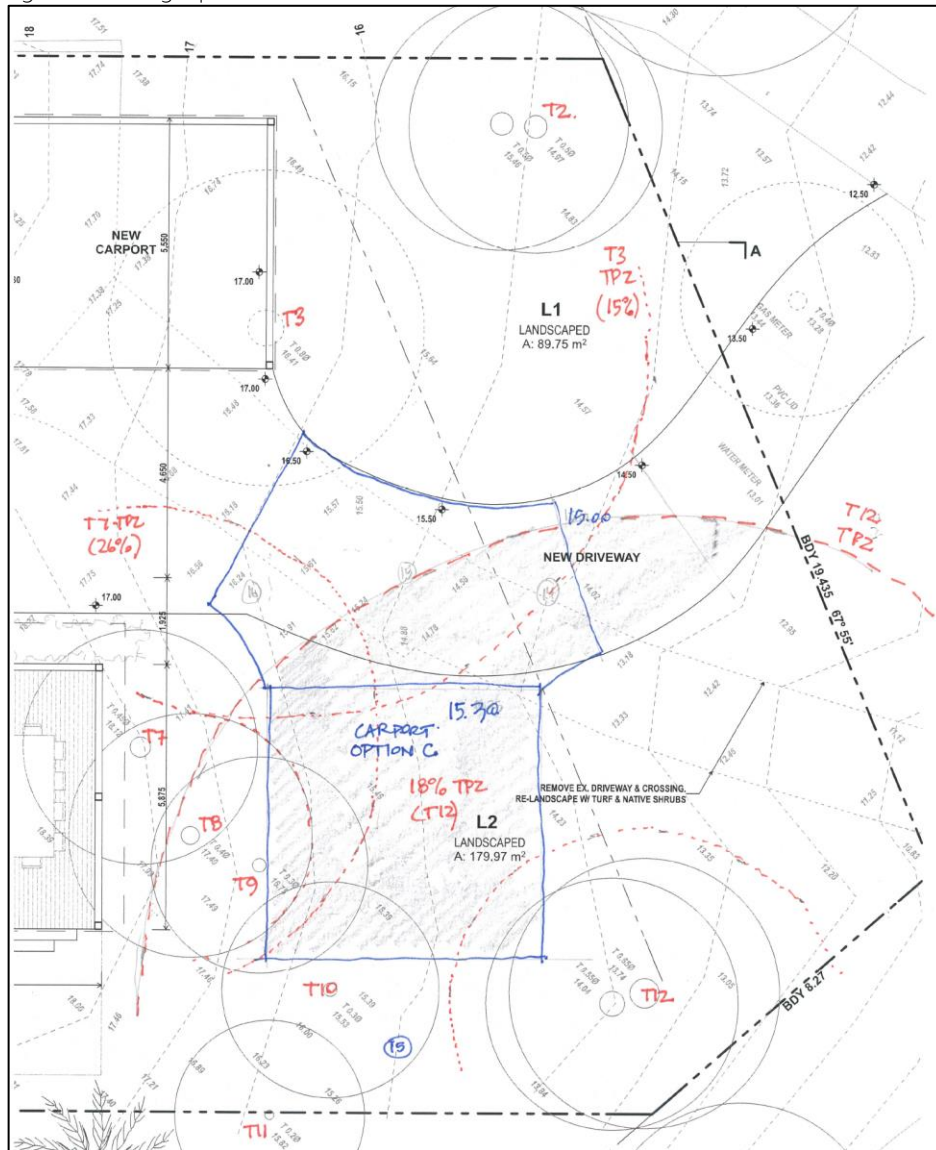


Figure 3. Parking Option B.

Figure 4. Parking Option B.



Option C – Carport to the front left of the site

- Major impact on the best tree, T12 with over 18% TPZ incursion,
- Requires removal of Trees T8, 9, 10 and major impact on T7 TPZ of approx. 26%,
- Moderate impact on T3 with approx. 15% TPZ incursion,
- Carport is isolated from the dwelling, more than 4m below the dwelling,
- Poor quality streetscape

From the 3 options explored, Option A provides the superior outcome for tree retention and ongoing health, and also provides the most functional and aesthetically pleasing built form outcome for location of cars behind the building line on this site.

Apart from the rectification of unsafe parking and vehicular access, the remainder of the proposal is understated, with a subtle extension of a living area and store to provide a discreet 51m² granny flat and maintain a modest 3 bedroom single storey house.



Figure 2. North West aerial, carport and granny flat on the bottom and right

This report refers to the following accompanying documents: -

- Architectural Drawings **A01-A06 issue A**, Project No.1912
- Survey
- Geotechnical Report
- BASIX certificate
- Arborist Report

This report examines the issues of compliance with Council codes and applicable SEPP's, analyses the potential environmental impacts of the development and summarises the design opportunities that the proposal provides. The report will demonstrate how the proposal succeeds the test of compliance with the relevant SEPP, LEP, DCP and statutory policies that apply to the site and is appropriate for granting of consent on the merits of the application and design.

3.0 PLANNING CONTROLS & COMPLIANCE

PITTWATER 21 DEVELOPMENT CONTROL PLAN & PITTWATER LOCAL ENVIRONMENT PLAN 2014

SEPP – COASTAL MANAGEMENT

The following responses deal with the clauses relevant to this application and the Locality Statement relevant to the site.

Pittwater LEP 2014

Clause 2.2 Land Zoning Map

E4 Environmental Living

Zone Objectives

- *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 proposed development is permissible within the zone

Clause 4.3 Height of Buildings

Pursuant to clause 4.3 PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

The stated objectives of such control are as follows:

The proposed works have a maximum height of 5.50 metres to the top of the proposed roof. The proposal complies.

Clause 5.4 Controls relating to miscellaneous permissible uses

Pursuant to clause 5.4 (9), for the development of a secondary dwelling (granny flat), the maximum total floor area must not exceed

- 60m² or
- 25% of the total floor area of the principal dwelling, whichever is the greater.

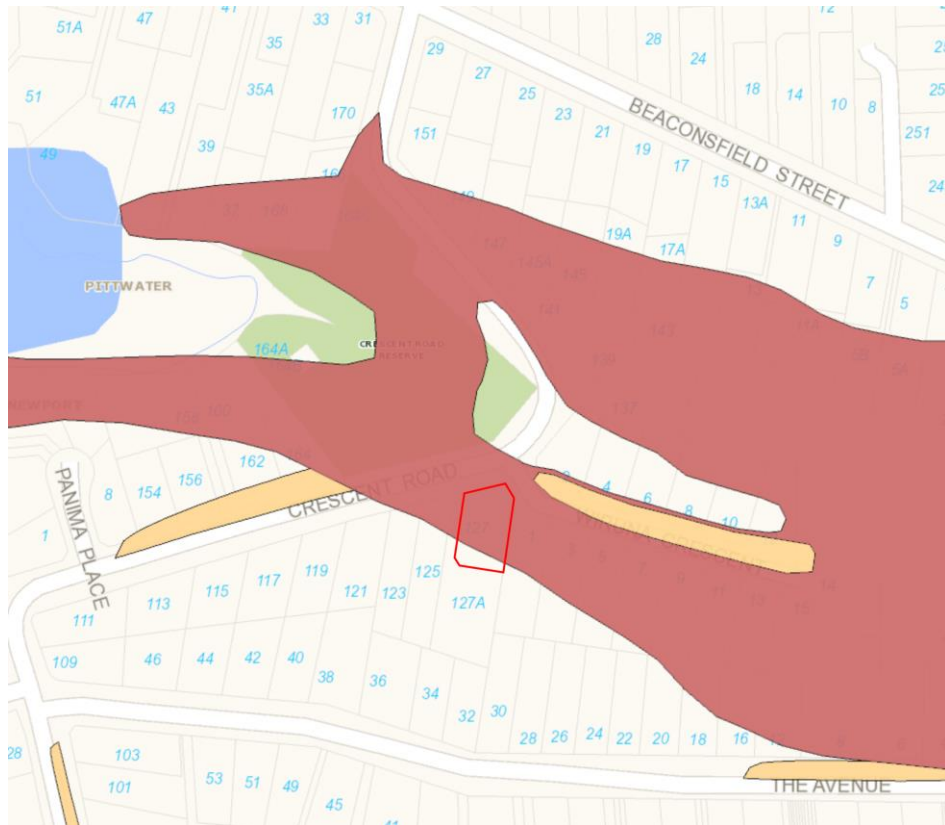
The greater is 60m². As the dwelling is only 109.5m² in total Floor Area.

The area of the granny flat is 52.73m² and complies.

Pittwater 21 DCP

B3.1 Landslip Hazard

Outcomes	<i>Protection of People</i> <i>Protection of the Natural Environment</i> <i>Protection of public and private infrastructure and assets</i>
Controls	The NBC Mapping extract below indicates the site within risk. A geotechnical report is submitted with the application to confirm compliance with the Geotechnical Risk Management Policy for Pittwater. A geotechnical report accompanies the application to satisfy the requirements of B3.1



B5.1 Water Management Plan

Outcomes	<i>Effective management of all water and wastewater resources</i> <i>Protection of receiving environments downstream of all water management systems</i>
Controls	Rainwater and Stormwater are managed on site by catchment of roof waters and hard surface run-off and utilise the existing stormwater system directed to the kerb and gutter in the street. The roof drainage to the existing house is connected to existing stormwater lines. The addition of the granny flat into the current dwelling does not require Rainwater Storage for BASIX. There is no requirement for OSD as the site as the additional impervious area is 29.21m2. The disposal method of the stormwater complies.

B5.7 Stormwater Management - On-Site Detention

Outcomes	<i>Rates of stormwater discharged into receiving environment maintained or reduced.</i>
Controls	The proposal results in a small increase of hard surface coverage from pre to post development scenario of 29.21m2. In accordance with the table in this section of the DCP, the proposal requires no OSD system. The proposal complies.

B6.1 Access Driveways

B6.2 Internal Driveways

B6.3 Off-Street Vehicle Parking Requirements

Outcomes	<i>To ensure safe and convenient access and parking is provided.</i> <i>Pedestrian Safety</i>
Controls	The proposal seeks to provide a new driveway to provide two off-street car spaces behind the building line, with driveway levels and profiles within council guidelines.

The proposal seeks to utilise an adjoining crossing at a higher elevation to improve traffic safety to the roadway at this corner, and to reduce the steepness of the existing driveway.

C1.1 Landscaping

Outcomes	A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development.
Controls	The proposal complies. The existing site is heavily landscaped, and the works disturb very little of this site. With only 24.68m ² additional impervious area, there is negligible change to the ground surfaces. No separate plan is required.

C1.3 View Sharing

Outcomes	Public views and vistas are protected, maintained and where possible, enhanced. Maintain reasonable sharing of views from public places and living areas.
Controls	The proposal has minimal impact on surrounding views from private domains and no impact on public domain. The proposal complies

C1.4 Solar Access

Outcomes	<i>Residential development is sited and designed to maximise solar access during mid-winter. A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. Reduce usage and/dependence for artificial lighting.</i>
Controls	The proposal is single storey and therefore does not require shadow diagrams to be provided. The proposal complies.

C1.5 Visual Privacy

Outcomes	<i>Habitable rooms and outdoor areas shall achieve and maintain visual privacy.</i>
Controls	The proposal has been designed to minimise overlooking into living areas and private open spaces There is no loss of visual privacy to the adjoining dwellings. The proposal complies.

D10.1 Character As Viewed From A Public Place

Outcomes	<i>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. To enhance the existing streetscapes and promote a scale and density that is in keeping 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. High quality buildings designed and built for the natural context and any natural hazards. Buildings do not dominate the streetscape and are at a human scale To preserve and enhance district and local views which reinforce and protect Pittwater's natural context.</i>
Controls	The proposal results in a dwelling, garage and granny flat that are well screened and integrated into and below the level of landscape.

D10.3 Scenic Protection

Outcomes *Achieve the desired future character of the locality*
Bushland landscape is the predominant feature of Pittwater with the built form being secondary component of the visual catchment

Controls The proposal satisfies all controls of D10.3.

D10.4 Building Colours, Materials and Construction

Outcomes *The development enhances the visual quality and identity of the streetscape.*
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.
The visual prominence of the development is minimised.
Damage to existing native vegetation and habitat is minimised.

Controls The proposal satisfies all controls of D10.4 with the colours and materials as presented in the colour and finishes schedule.

D10.7 Front Building Line

Outcomes *Achieve the desired future character of the Locality.*
The amenity of residential development adjoining a main road is maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Vehicle manoeuvring in a forward direction is facilitated.
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.

Controls The controls require that 'The minimum front building line shall be 6.5m, or established building line, whichever is the greater'.

The proposed carport has a minimum 7.217m setback and complies.

D10.8 Side and Rear Building Line

Outcomes The proposal satisfies all outcomes of D1.9
Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties
Substantial landscaping, a mature tree canopy and an attractive streetscape
Flexibility in the siting of buildings and access
Vegetation is retained and enhanced to visually reduce the built form

Controls The controls require that the minimum setback is 2.5m for at least one side and 1m for the other and 6.5m to the rear or foreshore building line.

The proposal retains all existing external walls to side boundaries in their current location for the dwelling, granny flat and carport.

The west side setback is existing at 1.3m and the east side setback is existing at 4m. The proposal complies

D10.11 Building Envelope

Outcomes	<p>The proposal satisfies all outcomes of D10.11</p> <p><i>To achieve the desired future character of the Locality. (S)</i></p> <p><i>To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</i></p> <p><i>To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</i></p> <p><i>The bulk and scale of the built form is minimised. (En, S)</i></p> <p><i>Equitable preservation of views and vistas to and/or from public/private places. (S)</i></p> <p><i>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</i></p> <p><i>Vegetation is retained and enhanced to visually reduce the built form. (En)</i></p>
Controls	<p>The controls require that 'Buildings are to be sited within an envelope projected at 45 degrees from a height of 3.5m above natural ground level at the side boundaries....'.</p> <p>The proposal complies with the envelope in all areas, disregarding the extreme steeply sloping site</p>

D10.13 Landscaped Area – Environmentally Sensitive Land

Outcomes	<p><i>Achieve the desired future character of the Locality.</i></p> <p><i>The bulk and scale of the built form is minimised.</i></p> <p><i>A reasonable level of amenity and solar access is provided and maintained.</i></p> <p><i>Vegetation is retained and enhanced to visually reduce the built form.</i></p> <p><i>Conservation of natural vegetation and biodiversity.</i></p> <p><i>Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.</i></p> <p><i>Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.</i></p>
Controls	<p>The site is identified within Area 1 of the Landscaped Area map. The control requires a minimum of 60% of the site shall be landscaped area.</p> <p>The proposal provides a landscaped area for deep soil of 55.5% plus an impervious landscaped area of 5.25%, and complies through the variation in the policy</p>

Waste Management

The proposal for alterations and additions to the dwelling and a granny flat and carport results in relatively small amounts of waste materials. The majority of the materials to be demolished or are anticipated to be disposed of at the 'Kimbriki tip'. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste.

5.0 CONCLUSION

The proposal for alterations and additions to an existing dwelling, a new granny flat and carport at 127 Crescent Road, Newport as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Pittwater LEP 2014 and responds to the relevant DCP controls and outcomes.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the locality. The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.

The application is therefore suitable for approval.