

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ROOF ADDITION
TO AN EXISTING RESIDENCE
AT**

65 IRRUBEL ROAD, NEWPORT

LOT 3 DP 21181

Prepared By *JJDrafting*

January 2020

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 723/19, drawing numbers DA.01 to DA.12 dated January 2020 to detail proposed roof addition to an existing residence at 65 Irrubel Road, Newport.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) Site characteristics and description

The subject allotment is described as 65 Irrubel Road, Newport.

- Site area of 939.6sqm.
- It is located in land zoning – E4 Environmental Living.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- It is located in a slip zone –Geo tech report attached with this application
- Lower portion of the site is located in the flood prone area...REFER BELOW
- Lower portion of the site is located below the foreshore building line....REFER BELOW
- The site is located within the Estuarine Hazard map- REFER BELOW
- The property addresses Irrubel Road to the North.
- The site is currently developed with a two-level brick and timber dwelling with a metal roof.
- Driveway access is provided via an existing vehicle access off Irrubel Road and connects it with an attached double garage. The existing driveway is located above the lower portion the dwelling. The driveway also is the main access to the residence.
- To the east of the site there is an inground swimming pool.
- The site falls from the North (front) boundary down to the South (rear) boundary of approx. 4.63m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front. Lawn areas are located mainly to the rear of the property.
- Front, side and rear setbacks reflect that of adjoining properties.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for a roof addition above an existing driveway. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions is as follows:

It is proposed a new roof addition be built above an existing concrete driveway. It will be connected to the existing roof of the dwelling as well as the existing garage. It will provide a larger covered entry area to the main entry to the house.

As the driveway is built above the lower portion of the existing residence, water issues have always been a constant problem. With the provision of the new roof, it will allow the driveway to be more protected from the rain and allow the lower ground floor to be dry.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental living under the provisions of the PLEP 2014. The proposed roof addition to the existing dwelling is permissible with the consent of council.

PART 4

Height of Building (LEP 4.3)

The maximum building height control -----8.5m.

The proposed new roof will have a height of which varies between – 3.1m – 6.3m-----COMPLIES

PART 7

7.1 – Acid Sulphate soils

The site is identified as being within Class 5 Acid Sulphate Soils Area. The proposal will not see any substantial excavations of the site, and it is therefore not anticipated that the acid sulphate soils will be encountered.

7.2 – Earthworks

The proposal will not require any excavation of the site.

7.3 – Flood planning

The site is in the low risk flood zone. Given that the proposal is a roof above an existing driveway there will be no affect upon the water flow of the site. The structure is an open at ground level and new posts provided will be fixed upon an existing masonry wall

7.8 – Limited development on foreshore area

The proposal will not affect the foreshore area nor will it be built within the foreshore building line. The proposal roof addition is located at the top of the site away from the foreshore building line.

4.2) Pittwater 21 Development Control Plan – Development Standards and the Effects of the Proposal

A4.10 - Newport Locality**Desired future character**

It is proposed that the roof addition above the existing driveway which is a connection of the existing roof of the house is consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

Existing vegetation has remained.

The setbacks are compatible with the existing surrounding developments.

B3.7 Estuarine Hazard -Low Density residential

There will be no effect upon the estuarine of the site. Given that the proposal is located at the top front of the site and above the estuarine level, it is not envisaged that there will be any effect.

There will be no effect upon the Estuarine habitat of the site. The new roof has been built above an existing driveway located at the front of the site addressing the road.

B6.2 Internal Driveways

There will be no change to the existing driveway.

B6.3 Off Street Vehicle Parking Requirements

There will be no change to the existing off- street parking. The existing residence has 2 off street undercover parking spaces. As required by council.

C1.3 - View Sharing

The proposed roof addition will not negatively affect adjoining dwellings

C1.4 - Solar Access

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

C1.5 - Visual Privacy

The proposed roof addition will not negatively affect adjoining dwellings.

D10.1 – Character as viewed from a public place

The proposed roof addition will not affect the character as view from a public place. The proposed roof is built over an existing driveway, no vegetation has been removed or disturbed. The proposal does not dominate the streetscape and is at a human scale enveloped by existing vegetation.

The visual impact of the built form is secondary to the landscaping and vegetation.

D10.4 – Building colours and materials

The proposed new roof will match the colour of the existing roof in mid tone

D10.7 – Front Building line

The front setback control is a minimum of 6.5 m

The proposed roof addition **COMPLIES** with this control

D10.8 – Side and rear building line

The side setback control is a minimum of 2.5 m to one side and 1.0 m for the other.

The proposed roof **complies** with this control

West side setback to match existing -----1.29m – COMPLIES

East side setback -----10m -----COMPLIES

Rear Setback

The rear setback control is a minimum of 6.5m

There will be no change to the existing rear setback.

D10.11 – Building Envelope

The required control is to maintain the development within a building height envelope which provides a height at the side boundary of 3.5m with an angle projection of 45degrees.

The proposed roof addition **COMPLIES** with this control.

D10.13 - Landscaped Area – Environmentally Sensitive Land

Site area is 939.6sqm

Minimum Landscape area requirement -----60% -----563.76sqm

Existing Landscape area -----43.7%-----410.8sqm

THERE WILL BE NO CHANGE TO THE EXISTING LANDSCAPED AREA

Existing hard surface area -----528.8sqm

Hard surface to remain -----528.8sqm

THERE WILL NO CHANGE TO THE EXISTING HARD SURFACE AREA

D10.18 – Scenic Protection Category One Areas

There will be no change to the visual views from waterways. The proposed new roof will not be visually seen from the waterways as it will located behind the existing building structure.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Newport Locality and the general principles of Development Control 21.

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for a roof addition above an existing driveway to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is currently zone E4 Environmental Living under the Pittwater Local Environmental Plan 2014 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions to the existing dwelling will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



VIEW FORM IRRUBEL ROAD. NEW ROOF TO EXTEND FROM THE LOWER ROOF OF THE ENTRY

SCHEDULE OF EXTERIOR FINISHES

65 IRRUBEL ROAD , NEWPORT

Roof to match existing – **Grey**

