

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT**

**18 Beaconsfield Street, Newport**

**LOT 1 DP 1023216**

Prepared By *JJ Drafting*

**September 2019**

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 735/19, drawing numbers DA.01 to DA.11 dated September 2019 to detail proposed alterations and additions to an existing residence at 18 Beaconsfield Street, 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*

# *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

# *Pittwater Local Environmental Plan 2014*

# *Pittwater 21 Development Control Plan 2014*

## **2) Site characteristics and description**

The subject allotment is described as 18 Beaconsfield Street, Newport.

- Site area of 660.7sqm.
- 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.
- The property addresses Beaconsfield Street to the South.
- The site is currently developed with a one and two-level brick and timber dwelling with a metal roof.
- Driveway access is provided via an existing vehicle access off Beaconsfield Street and runs parallel to the eastern side boundary.
- The site falls from South (front) down to the North (rear) of approx. 4.7m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front and rear yard. Lawn areas are located to the front and rear of the property. A garden bed runs along the boundary to the Eastern, Northern and Southern side of the dwelling.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### 3) The Proposal

#### Description

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing one and two storey dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

#### Lower Ground Floor Plan – refer to DA.02

It is proposed an addition be built above an existing rear lower ground paved area. The proposal will be an extension of the existing lower ground floor area.

The proposed addition will consist of an additional bedroom, laundry and wc, wet bar and a rumpus room area.

The proposal will also consist of the following :

- # Existing window and sliding doors in bedroom 1 to be removed and walls made good.
- # New window to north wall to increase natural light to the bedroom 1.
- # New walk in robe to bedroom 1.
- # Existing externally laundry to form part of the addition, enclosing it and providing a toilet.
- # existing low retaining wall on the west side of the proposed addition to be removed and a new low retaining wall built.
- # The proposed construction will consist of a concrete slab on ground with lightweight walls and selected wall cladding.

#### Ground Floor Plan - refer to DA.03

- # Existing rear deck to extended to form the roof to the proposed addition below.
- # Existing rear steps to be removed and new steps added to both sides of the new extended deck
- # A new privacy screen will be provided along the eastern side of the balcony.

### 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 alterations and additions to the existing dwelling are permissible with the consent of council.

#### 4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will not require a BASIX certificate with this application as the cost will be below \$50,000

#### Clause 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.

#### Clause 7.2 – Earthworks

The proposal will not require any significant excavation of the site.

**Clause 4.3 - Height of Building**

The building height control is a maximum of 8.5m.

The proposed additions and alterations **comply** with this control.

No change to the existing building height.

**4.3) Newport Locality (D10)****Desired future character**

It is proposed that the alterations and additions to the existing dwelling are 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 existing street scape will not be altered as the proposed addition is located to the rear of the existing dwelling.

The setbacks are compatible with the existing surrounding developments.

**4.4) Pittwater 21 Development Control Plan – Development Standards and the Effects of the Proposal****a) Landscaped Area – Environmentally Sensitive Land (D10.13– refer to DA.07)**

Site area is 660.7sqm

Minimum Landscape are requirement -----60% -----396.42sqm

Existing Landscape area -----61.72%-----407.82sqm

Proposed new landscape area-----61%-----403.61sqm – COMPLIES

Existing hard surface area -----209.29sqm

Hard surface to remain -----216.62sqm

Additional hard surface is 7.67sqm – No OSD detention is required

**b) Setback requirements (D10.7 front and D10.8 side and rear)****Front Setback**

The front setback control is a minimum of 6.5 m

- Existing front setback – 13.6m. There will be no change.

**Side Setback**

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

- The existing west side setback is 2.4m and nil setback.
- The existing east side setback is 2.3m
- The proposed rear addition and deck will have side setback to the west - 5.325m - COMPLIES
- The existing West side setback to the deck -----3.4m
- The proposed West side setback to the addition -----3.8m ---COMPLIES

**Rear Setback**

The rear setback control is a minimum of 6.5m

- The proposed addition will have a rear setback ---- 6.745m. **COMPLIES**
- The proposed deck addition will have rear setback - 6.3m. It is requested that this slight non-compliance be supported as the 200mm deficit is due to the 450mm overhang that is for shading purposes for the proposed window and sliding doors to the lower ground floor addition below. It is also a requirement as per the BASIX certificate.

**c) Building envelope (D10.11)**

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 additions and alterations **comply** with this control.

**d) Visual Privacy (C1.5)**

The proposed additions and alterations will not negatively affect adjoining dwellings.

**e) View Sharing (C1.3)**

The proposed additions and alterations will not negatively affect adjoining dwellings.

**f) Solar Access (C1.4)**

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

**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 alterations and additions 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 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.



**Photo 1**

Looking South at the rear of the property.

Proposed external stairs to be removed.

Window proposed on the lower ground floor (behind these stairs) to allow more natural light into the existing bedroom 1.



**Photo 2**

Looking at the South Elevation.

Proposed paved patio, brick retaining wall and patio steps to be removed and relocated

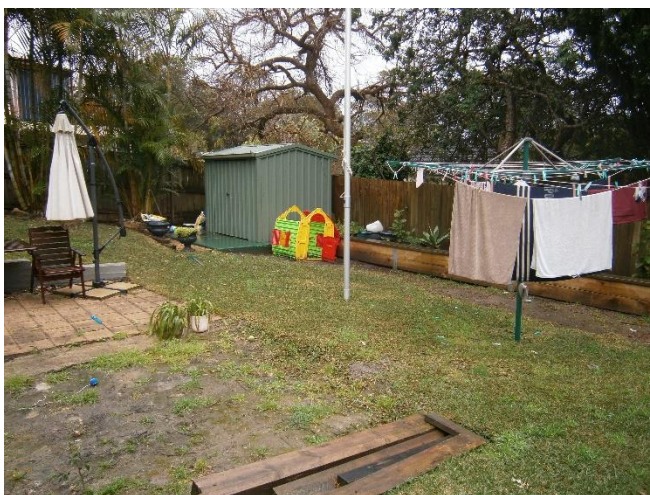
**Photo 4**

Ground Floor: Proposed deck extended over proposed addition below.

Lower Ground Floor: Proposed Rumpus room, Bedroom, Wet Bar and Laundry/WC to make greater use of the space.

**Photo 5**

Looking South from the backyard toward the rear of the dwelling. New stairs proposed to access deck on the ground level (where garden bed is)

**Photo 6**

Looking North west towards the rear garden



## SCHEDULE OF EXTERIOR FINISHES

### 18 BEACONSFIELD STREET, NEWPORT

<b>WALLS</b>	
Lower Ground Floor	Mid grey to match existing walls
<b>TILED DECK</b>	MEDIUM COLOUR TILE
<b>WINDOW &amp; DOOR FRAMES</b>	White
<b>TRIMS</b>	White