

June 21, 2015

**ALTERATIONS AND ADDITIONS TO
168A BARRENJOEY ROAD, NEWPORT
FOR MICHAEL & JO SLATER**

STATEMENT OF ENVIRONMENTAL EFFECTS

The site is 168A Barrenjoey Road, Newport, being Lot 2 in DP539523.

The zoning for the western half of the site is Environmental Living E4. The eastern half is zoned E2, with the east boundary bordering RE1 zoning.

The use is a single dwelling, which is permitted under the E4 zoning.

The controls are set out in Pittwater 21 DCP 2014 D.10.

The proposal is to add new bathrooms and Entry area to the house, as well as constructing a new balcony and roofing two balconies. The existing garage is to be demolished and a new swimming pool, cabana and garage with driveway turntable is proposed.

THE EFFECTS will be as follows:

D10.1 Character as viewed from a public space

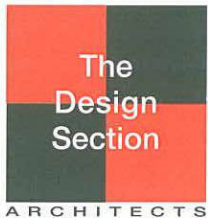
The desired outcomes relating to this site are:

- To achieve desired future character of the locality
- Visual impact secondary to landscaping
- Development adjacent to waterways and reserves to compliment the landscape character public use of the land.

The controls relating to this site (which has no street frontage) are:

- The facade to a public place must incorporate at least two of the following features:
 - (i) Verandahs, balconies to any first floor element
 - (ii) Recessing of projecting architectural elements
 - (iii) Open, deep verandahs
- Garages viewed from a public place must not be the dominant site feature
- Landscaping is to screen the visual impact of the built form

These control requirements are satisfied by the proposal.



- The proposed house is a two storey dwelling
- Canopy trees will be planted on the east side of the house
- The proposed form is a traditional pitched roof dwelling with a fully articulated facade to the beach reserve
- The facade to the beach incorporates roof and verandahs to the first floor rooms with a projecting element and open, deep verandahs
- The garage will not be visible from a public place
- Landscaping will provide some softening of the appearance on the beach facade

D10.3 Scenic Protection

The desired outcome is to make the built form the secondary component of the visual catchment.

The controls are to minimise any visual impact when viewed from any waterway or reserve.

The control requirements are addressed by:

- (i) softening the massing of the building facade by the provision of roofed balconies
- (ii) providing canopy trees to the eastern side of the site

D10.4 Building Colours and Materials

The controls are:

- (i) to ensure building colours compliments the character of the location and natural landscapes
- (ii) the visual prominence of the development is to be minimised

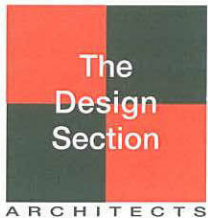
The existing building is painted a deep grey, which will be maintained. Timber trim will be white to provide definition. The new colorbond roof will be grey WINDSPRAY.

D10.7 Front Building Line

The desired outcomes relate to enhancing the streetscape. The proposed dwelling, being on a battle-axe site, is not visible from the street.

D10.8 Side and Rear Building Line

The desired outcomes are:



- Bulk and scale of built form is to be minimised
- Preservation of views and vistas to and from public / private places
- Encourage view sharing
- Ensure reasonable privacy, amenity and solar access
- Enabling substantial landscaping

The controls are: Setbacks of 2.5m to at least one side and 1.0m to the other side. The Foreshore Building Line controls the setback to the eastern side. For swimming pools a 1.0m setback from the boundary to the pool coping may be permitted provided adequate landscaping is provided and the adjoining neighbours are not adversely affected and the pool is not more than 1.0m above ground level.

The control requirements are addressed as follows:

- The proposed small deck addition is set back 2.5m from the north boundary
- The proposed additions to the house are set back 2.0m from the south boundary
- The pool is set back 1.5m from the north boundary and 2.7m from the west boundary
- The proposed Cabana is constructed below the garage and below natural ground level and will have no visual impact
- The proposed garage is set back 1000 from the west boundary and 2.5m from the line of the south boundary

D10.11 Building Envelope

The desired outcomes relate to minimising the built form, preservation of views and vistas, providing reasonable privacy, amenity and solar access both within the property and for neighbours.

The controls require siting within a 3.5m high / 45 degree envelope taken from the boundary.

Variations provide for the possibility of adding a second storey where the existing dwelling is retained.

The proposed additions at the Upper Level satisfy this requirement as indicated on the Western Elevation on Drawing DA-04.

The proposed roofed Balcony off Bedroom 1 projects through this envelope, however it is to be constructed over an existing Ground Floor balcony, and could be permitted as a variation by Council.

D10.13 Landscaped Area – Environmentally Sensitive Land

The desired outcomes include minimising bulk and scale, maintaining solar access, retention of vegetation and reducing stormwater run-off.

The controls require a minimum of 60% of the site area to be landscaped. The subject lot is split zoned. The area of site excluding the battle-axe driveway area and the E4 zoned area is 632.7m². The required 60% landscaped area therefore 379.62m².

The existing site cover is 342.96m², with landscaped area of 289.74m² or 45.8%.

The proposed site cover is 321.13m² with landscaped area of 311.57m² or 49.24%.

Thus, although the proposed development does not comply with the required area of landscaping, it increases the landscaped area from 45.8% to 49.24%.

D10.18 Scenic Protection Category One Areas

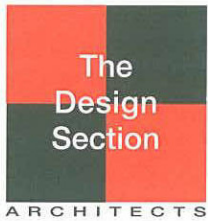
The desired outcomes are:

- Preserve and enhance district and local views
- Enhancement of the tree canopy
- Recessive colours
- Encourage view sharing
- Minimise visual impact on natural environment when view from any waterway or public reserve

The controls require planting and canopy tree between dwellings and boundaries facing waterways and waterfront reserves.

- Minimise impact on existing vegetation
- Retention of existing vegetation outside the footprint of the development
- Planting of native vegetation in cleared areas
- Use of unobtrusive and non-reflective materials.

The proposed additions generally satisfy these requirements. Three new canopy trees are to be provided on the east side of the site, along with new native vegetation. There is no impact on native vegetation, as none currently exists on the E2 zoned area of the site. It is proposed to remove Cocos Palms to the west of the house, as these are not natives and are not protected by the tree preservation order. These palms are not visible from the waterfront reserve.



SUMMARY

The proposed development generally complies with the controls of DCP D10, or improves the situation in relation to landscaped area where full compliance is not possible.

The house is only visible from the eastern side waterfront reserve and beach, where its appearance will be greatly improved by the addition of roofs to balconies, thus shading the facade and lessening its visual impact from the beach and ocean.