



7 Nullaburra Road streetscape setting viewed from the west side of Nullaburra Road

Statement of Environmental Effects

7 Nullaburra Road
Newport 2106 NSW

October 2020

Zone R2 Low Density Residential
Red Rock design
P.O. Box 293
Milsons Point 1565 NSW
richardredrock@gmail.com
Mob 0406 575 097

Site and Locality

The subject site is comprised of Lot-8 in D.P. 10455 and also Lot-A in D.P. 379060 known as 7 Nullaburra Road, Newport 2106 NSW.

The total site area is 890.65 m² and has a width at the property frontage facing Nullaburra Road of 15.545 metres with an overall depth of 57.300 metres.

The site contains a one and two storey free-standing single dwelling near the property frontage facing Nullaburra Road together with a free-standing single storey secondary dwelling located to the rear of the site.

Access to the free standing single dwelling is from Nullaburra Road and access to the secondary dwelling is from Nullaburra Road down the a side path located on the southern side of the property and access to the secondary dwelling is also available from the rear of the site from the public footpath which connects to Seaview Avenue.

The topography of the site falls from Nullaburra Road to the rear of the site on the southern side of the property by 3.5 metres and on the northern side by 5.0 metres.

The site also has a cross fall at the frontage of 2.0 metres from north to south.

Development proposal

The proposed development involves the installation of an open hardstand parking area together with a new concrete vehicle road crossing from Nullaburra Road.

The hardstand parking area will be for the off-street parking of two vehicles forward of the existing front building line and to be located on the south side of the frontage.

Works at the property frontage also include the installation of a timber deck and landing across the existing dwelling frontage together with the installation of rendered masonry walls, paved access pathway, front fence and landscaping.

The proposed application and works at the property frontage have also been the subject of a pre lodgement meeting with Northern Beaches Council PLM 2020/97.

Environmental Impact

Regards has been given to Norther Beaches Council's objectives as outlined in its planning instruments, in particular it's Local Environmental 2014 and Development Control Plan P21 DCP.

It is considered that the works comply with the requirements and objectives of these instruments and that there are no detrimental impacts associated with the proposal.

The key factors relevant to the development application are as follows;

Newport Locality A4.10

The Newport locality will remain a primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscape setting, integrated with the landform and landscape. Future development will maintain a building height limit below the tree canopy and minimise bulk and scale.

Existing and new native vegetation, including canopy trees will be integrated with the development and a balance achieved between maintaining landforms, landscapes and other features of the natural environment and the development of the land.

In accordance with the future development outcomes outlined in Newport locality statement the proposed development at the frontage of the property will maintain a large proportion of frontage as landscaped area with the area planted with native endemic species of shrubs and trees as outlined in the landscape plan submitted with this development application.

No works are proposed to the existing dwelling which will retain a single storey brick façade and tiled pitched roof appearance to the Nullaburra Road streetscape setting.

The overall area of the frontage forward of the building is 137.50 m² and of this 55.00 m² (40%) will be retained as landscaped area.

Front Setback D10.7

The building control requirement for front setbacks is 6.5 metres from the front boundary building line and the proposed hardstand area will have a nil setback.

Although the proposed hardstand area is located forward of the front building line to the south side of the dwelling and does not meet the requirements of this control the pre development notes have advised that a variation is supported for the hardstand area in this particular circumstance based on the siting of the existing dwelling house, the low head height of the existing garage door and the low ceiling height of the existing garage. This combined with the proposal being an open hardstand with no carport structure will ensure no unreasonable impacts on the streetscape.

Front Fence D10.14

The proposed fencing and access gates to the property frontage will be made up of narrow vertical timber pickets 35 x 35 x 1165 mm long with a 35 mm spacing between each picket. The fencing will be fixed to horizontal timber support beams and secured to galvanised steel posts with an overall fence height of 1.2 metres.

The proposed timber fencing will utilise the existing low-level brickwork front fence at the property frontage which will be modified to allow for the stepping in the fence and opening for the proposed timber framed pedestrian access gate for the dwelling.

Although the proposed fencing exceeds the maximum permissible height of 1.0 metre above ground level under this building control the variation was supported in the pre-development written advice for fencing up to 1.2 metres provided that it is constructed of open see through, dark coloured materials.

It should be noted that the proposed fencing design is to match the fencing style already utilised on site as illustrated on finishes schedule drawing 13.



Existing single vehicle parking space & narrow garage entry with low head room.

Access & Parking B6.2,& B6.3

The proposed hardstand parking area provides 2 off-street parking spaces, which is not compliant with the requirements of clause B6.3 which requires 3 parking spaces to be provided, being 2 for the principal dwelling and one for the secondary dwelling.

A variation was supported in the pre-development advice in this instance based on the permitted variation for a minimum of 2 parking spaces per allotment.

It was also noted in the pre-development advice that the provision of 3 parking spaces in the proposed location would likely not achieve the outcomes of the control based on the required additional hard surface area.

The proposed hardstand open parking area forward of the front building line and associated paving and decking will retain 40% of the frontage area landscaped

Access Driveways B6.1

The pre-development engineering advice in relation to the access driveway and works on public land advised on the provision for a standard vehicular crossing in accordance with council's vehicular crossing Extra Low Standard Profile A3330/5 in conjunction with the standard gutter detail to be utilised for the proposed works.

The indicative hardstand levels on the pre-development submission of RL 22.00 have been modified and raised with a proposed hardstand level of RL 22.50.

Detail drive sections have been submitted with the application illustrating the proposed drive crossing profiles and levels on the high and low side of the proposed drive crossing in conjunction with a proposed driveway that is 6.0 m wide.

Due to the minimal front setback parking area location in conjunction with the existing levels of the natural ground on the property boundary in the vicinity of the proposed drive crossing it is not feasible to use the standard 3.0 m wide crossing.

In the interests of pedestrian and vehicle safety and manouvability the vehicle crossing has been proposed at 6.0 metres wide due to the level difference at the south west edge of the vehicle crossing on the boundary line of 0.88 metres between the proposed hardstand RL of 22.50 and the natural ground below of RL of 21.62.

I also enclose photographic examples of similar drive crossings of 6.0 metres in width within the Northern Beaches Council municipality.



Drive crossing 6.0 metres wide on the corner of Wheeler Parade & Headland Road



Drive crossing 6.0 metres wide on the corner of Wheeler Parade & Headland Road

Water Management B5.7

The proposed works at the property frontage will have minimal change to the overall site cover and impervious area over the site which is illustrated on the enclosed existing and proposed site cover plan drawing 08 submitted with this application.

The existing impervious area over the site is 436.00 m² (49% site area) and the works which are confined to the property frontage propose an overall impervious area of 450.65 m² (50.50% site area) and therefore represents an overall increase in impervious area of only 14.65 m².

As outlined in the pre-development advice onsite stormwater detention will be required unless the total increase in impervious area can be demonstrated to be less than 50m² based on a cumulative basis since February 1996.

A detailed stormwater management plan has been submitted with the development application which illustrates the existing drainage conditions on site including the use of a rainwater storage tank for the secondary dwelling and gravity discharge to Seaview Avenue through the public access pathway located to the east of the site.

Nature Strip Landscaping

The pre-development landscape officer advice in relation to amenity to the streetscape noted that the existing Oleander Street tree is to be retained.

It should also be noted that the proposed works to the drive crossing are over 5.0 metres away from the Oleander Tree and as such an Arboricultural Impact Assessment Report is not required to be submitted with the development application.

The works to form the proposed timber slatted fence on the front boundary in the vicinity of the Oleander tree will be built up off and utilise the existing low level brick work boundary wall and as such these works will not require any excavation or new footings in relation to the construction of the new boundary fence to Nullaburra Road.

Conclusion

The proposal involves the proposed installation of an off-street open hardstand parking area for two vehicles in conjunction with the installation of a low-level deck across the property frontage, entry pathway, fencing and landscaped front setting.

The construction of a new concrete vehicle crossing over the public nature strip is also proposed to service the open hardstand parking area.

The development has been assessed against the relevant elements of the Northern Beaches Council Development Control Plan and Local Environmental Plan 2014.

Whilst the proposed development contains non-compliances with the development controls in relation to the location of hardstand parking area in relation to the front building line, the proposal has pre-development support under the circumstances based on the siting of the existing dwelling, low headroom in the existing garage and limited access width to the existing lower ground floor parking area.

The proposed hardstand area for two vehicles retains a significant proportion of the frontage as a landscaped setting embellished with native vegetation and planting.

The proposal satisfies the assessment criteria and objectives and will result in a development at the frontage of the property that is appropriately scaled and proportioned in relation to surrounding single one and two storey dwellings in the surrounding streetscape.

In view of the proposed works outlined in this statement of environmental effects we seek Northern Beaches Council's approval of this Development Application.

Yours Sincerely
Richard Monckton
Red Rock design (Applicant)