

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS AND A CARPORT TO AN EXISTING RESIDENCE AT 2 HERBERT AVENUE, NEWPORT

LOT 121 DP 13457

Prepared By JJDrafting

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1) Introduction

This Statement of Effects accompanies documents prepared by JJDrafting, Job Number 506/16, Drawing numbers DA 1 – DA 14 dated January 2016 to detail proposed Alterations and additions and a Carport at 2 Herbert Avenue, 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

This allotment has an area of 478.5sqm and is found in a locality typically characterised by both timber and brick dwellings. Within the Development Control Plan 21, this allotment is in the Newport Locality.

The land is zoned E4 Environmental living under the provisions of Pittwater local Environmental Plan 2014 (the LEP)

The site addresses Herbert Ave. to the south east.

On this allotment sits a two storey brick dwelling with a flat roof. Main living areas are located on the top floor. The lower ground floor consists of a laundry and undercover parking. Driveway access is provided via an existing driveway off Herbert Avenue to the north east of the site

Views are mainly afforded to the north west from the rear of the dwelling.

The site falls from the front boundary (south east) down towards the rear boundary (west) of approximately 8.0m

Front, side and rear set backs vary throughout the streetscape and that of adjoining properties. Existing vegetation surrounds the property.

The subject site is located in a landslip area, geo tech report attached.

The site is not listed as being in a bushfire prone area or located in an heritage or conservation area.

The general vicinity of the area is characterised by a mix of residential dwellings of generally one and two storeys and a variety of architectural styles. The varying age of the development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a variety of setbacks to the public domain.

3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks approval for alterations and additions and a double carport.

The new works will comprise the following:

Ground floor

- # Existing east side bedroom to form an ensuite and a walk in robe. Existing separate toilet to become part of the new ensuite.
- # Existing openings to main bedroom and bed 5 to be widened and new french doors with side windows to be fitted
- # Existing 2 openings from the living area to form one large opening and new bifold doors installed
- # Existing entry deck to be provided with a new skillion roof
- # Existing rear timber deck to be widened in front of the main living area to provide a better and more functional outdoor living area. Existing roof above to be extended over the new deck addition.
- # Existing timber stair located in the centre of the deck to be removed and deck made good
- # A new enclosed timber stair is proposed to the north side of the dwelling to connect the upstairs with the new enclosed lower ground floor area.

Lower Ground floor

It is proposed the existing sub floor void area, which is used for parking is to be enclosed to provide 3 new bedrooms, family room and a bathroom/laundry

- # Existing laundry area to be redesigned to form a bathroom and a laundry in a cupboard
- # A small addition to the south end of the dwelling is proposed to provide a larger bedroom 4
- # a new rear timber deck (west) is proposed, located directly below the upper deck
- # existing areas to the front and rear of the dwelling are proposed to be levelled as shown on plan. Due to the topography of the land, the location of the dwelling and size of the site, the

site is not very useful for private open space areas, by levelling these areas the site can be more utilised and more functional for families.

DOUBLE CARPORT

It is proposed that a new double carport with a flat roof be built to the front boundary allowing the owners a better access to the site instead of a steep driveway. The proposed carport will match that of adjoining carports in the street.

The existing driveway shall be reinstated to lawn and garden.

A timber bridge and stair from the new carport shall be provided, which will connect the carport with the existing dwelling and access the front entry porch.

Due to the slope of the land, the area below the new carport shall form a store area.

As the existing residence is unable to meet the present and future space requirements of its occupants, these additions will provide the owners with an additional bedrooms and living space.

The proposed additions and alterations will not affect the streetscape

There will be no affect on neighbouring properties due to the proposed additions.

Considerations has been given to bulk and form.

4) ZONING AND 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 Development Standards and The Effects Of The Proposal

a) Landscaped area- Environmentally Sensitive Land

Site area is 478.5sqm

Minimum Landscape area requirement is 60% (287.1sqm)

Existing Landscaped area ----- 59% (285.14sqm)

Proposed new landscaped area----- 60.5% (289.97sqm) Complies

Existing hard surface area -----39.9% (191.21sqm)

New hard surface area to remain-----39.5% (188.53sqm)

There will be no increase to the hard surface due to the proposed additions

There will be no decrease in landscaping due to the proposed additions

No onsite detention is required.

b) Building Height

Building height complies with council's max. height limit of 8.5m.

c) Setback requirements

The required side setback control is 1.0m to one side and 2.5m to the other.

Rear setback control is 6.5m

Front setback control is 6.5m

Due to the irregular shape of the site, and the location of existing structures it is difficult to meet the required setbacks

Rear setback- existing setback to the deck varies between 3.752m – 6.6m

New deck addition will vary between 3.6m - 4.9m.

As this deck is off the main living areas and the existing width of 1.8m is not practical and cannot be utilised. Therefore it is requested this non compliance be supported to allow for a better size undercover outdoor living area that can be more functional and better utilised inside and out

Front setback – The proposed new double carport will have no front setback. Due to the topography of the land and to provide for a better access to the site it is difficult to meet the the required 6.5m front setback. Other carports in the street have similar setbacks and therefore it is requested that this non compliance be supported as it will not affect adjoining properties

Side setback

Due to pre existing structures and an irregular shape site it is difficult to meet this control.

The existing setback to the north side boundary varies between 2.75m – 3.9m

The proposed new stair will have north side setback between 2.06m – 2.82m

The existing south side setback varies between 1.05m – 3.3m

The proposed addition to the south will have a side setback which varies between 1.447m – 2.45m

The proposed new double carport will have a setback of 900mm to the north side boundary, other carports to adjoining properties have similar or no side setback. As the proposed carport addition will not affect the adjoining properties, it is therefore requested that this non compliance be supported.

The non compliance with these controls will not adversely affect adjoining properties. There will be no loss of privacy, solar access and views will not be affected

d) Building envelope

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

The proposed carport slightly contravenes the side building envelope at the west corner, (rear of the carport) however it complies at the front boundary

Due to the topography of the land it is difficult to meet the side building envelope control at this one corner of the proposed new double carport.

As the proposal will not affect the adjoining properties with view loss or solar access it is therefore requested that it be supported

e) Privacy

There will be no loss of privacy due to the proposed alterations and additions.

f) Solar Access

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

g) View Sharing

Neighbours views will not be affected by the proposed alterations and additions

The adjoining properties will retain their outlook

h) Site works management

Section B8 of the DCP specifies various requirements relating to the construction, demolition, excavation, erosion 7 sediment management, waste management and site security.

The proposal will require some degree of site disturbance.

There will be no demolition

Prior to commencement and erosion control devices would be installed around the boundary perimeter at the rear and side of the site.

All erosion and sedimentation controls would be installed in accordance with the standard specified by the Department of Environment and Coservation's "Managing Urban Stormwater: Soils and Construction Manual, Volume 1, 4th edition, March 2004."

These control devices will be monitored by the builder/manager/owner and maintained for the duration of the works or until such time as all site disturbances is consolidated.

All construction activities would be subject to Council's usual hours of operation and the

noise/dust emission controls specified by the Environment protection located in the rear yard consistent with other development in the locality as promoted by Council's planning controls.

i) Character as view from a public place

Clause D11.1 of the DCP encourages development to achieve the desired future character of the locality, ensuring that new development responds to and reinforces the spacial characteristics of the existing built and natural environment, enhances the existing streetscapes and promotes a scale and density that is keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. high quality buildings are desired which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale views which reinforce and protect Pittwater's natural context.

Landscaping to be intergrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation

The proposal satisfies the relevant objectives in that;

The proposed new double carport will be below the tree line and will have a bulk, scale and visual prominence consitent with of other carports in the locality.

the proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The carport will be framed in a natrual and existing landscaped setting.

The location of the proposed lower ground floor addition which is predominately located within the footprint of the existing building with only two smaller side additions, will not affect the streetscape as it is below the street level.

It is considered that the proposed alterations and additions to the existing residence are consistent with the desired future character of the Newport Locality for the following reasons:

The development will be consistent with 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. The proposal provides a modulated and articulated façade

The setbacks are compatible with the existing surrounding developments.

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 in regard to 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 and a double carport 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 within the Newport Locality and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development.

The proposal will provide for alterations and additions and a double carport without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

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

This is 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.

Conclusion

The proposal which provides for alterations and additions and a double carport to the existing residence will not have any detrimental impact on the adjoining properties or the locality.

The proposed additions and alterations and a double carport are in keeping with Council's aims and objectives for this locality, with only minor encroachments as described earlier.

There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed alterations and additions and a double carport will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development 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.



Streetview looking west



Streetview looking north west, adjoining parking area and adjoining carport



View looking north down the driveway,
Proposed new carport



View looking north west, proposed new carport



Front view of existing dwelling. Lower ground floor to be enclosed, new roof to entry area



View looking south east up towards the street. Lower ground area to be enclosed



Rear deck to be extended, lower ground area to be enclosed, new lower ground floor deck



Left- area to be levelled, view looking north rear yard

SCHEDULE OF EXTERIOR FINISHES

COLORBOND ROOF – WOODLAND GREY TO MATCH EXISTING

WEATHERBOARDS – CREAM TO MATCH EXISTING

WINDOW AND DOOR FRAMES – WHITE TO MATCH EXISTING