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STATEMENT OF ENVIRONMENTAL EFFECTS

Date December 2021

CWC Ref J4588

Lot 814 DP 1268080 No 10 Granton Ridge, Port Macquarie

Statement of Environmental Effects

Proposed New Dwelling with Attached Garage including Clause 4.6 Variation to Clause 4.3 (Height of Buildings) at 10 Granton Ridge, Port Macquarie

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed new dwelling at 10 Granton Ridge, Port Macquarie. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	814	Section No	-	DP No	1268080
Street No	10	Street Name	Granton Ridge		
Suburb	Port Macquarie			Post Code	2444



Figure 1: Aerial View, image from Six Maps (sourced: September 2021)

2.1 Site Characteristics

The subject site has an area of 648.1m² with Granton Ridge to the south-west via a battle-axe access handle. There is an approximate 7.5m fall across the site from north-west to south-east.

The neighbouring properties comprise of single detached residential developments, with residential zoned vacant land to the north.

The subject site is identified as not being bushfire prone.

2.2 Existing and Proposed Services

Water

Council's records indicate that there is an existing water main at Granton Ridge to the south-west of the site. It is proposed to install a 20mm water meter to the south-west of the battle-axe access handle to connect to the proposed dwelling.

Sewer

Council's records indicate that there is an existing sewer main running through the lot. It is proposed to utilise the existing connection for the proposal.

Stormwater

Council's records indicate that there is an existing stormwater junction to the south east corner of the lot. It is proposed to utilise this connection for the proposal.

Telecommunication and Electricity

There are telecommunication and electricity connections available via the street.

3.0 Proposal Overview

The proposal is for the construction of a new two-storey dwelling with an attached double garage.

To the ground floor, the proposed dwelling consists of kitchen/dining/living area, pantry, laundry, multi-purpose room/bedroom, office, covered alfresco and attached double garage. To the first floor, the dwelling comprises three bedrooms, two bathrooms, walk-in-robe and balcony.

Access to the proposed dwelling would be via an existing Right of Carriageway burdening Lots 67 and 99 of DP 1053390 to the west and benefitting Lot 99 of DP 1053390 and Lot 814 of DP 1268080 (the subject lot).

Due to the topography of the site, the proposal includes cut and fill to the north and west. Retaining walls to a maximum of 1.5m high are proposed to the north, west, north-west and south, constructed to engineer's details and specifications.

The proposal includes 1.8m high fencing to the northern boundary, with existing boundary fencing to the east, south and west not modified by the proposal.

4.0 General Information

<u>Site Suitability</u>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	Yes
• Require the erection or display of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No
• Have the potential to cause any form of water pollution?	No
• Emit noise levels that could affect neighbouring properties?	No
• Be considered potentially hazardous or offensive (refer SEPP 33 for definitions)?	No
• Affect native or aquatic habitat?	No
• Have an impact on a threatened species or habitat?	No
• Involve the removal of any trees?	No
<u>Access, Traffic & Utilities</u>	
• Are electricity and telecommunications services available to the site?	Yes
• Is lawful and practical access available to the site?	Yes
• Will the development increase local traffic movements and volumes?	No
• Are appropriate manoeuvring, unloading and loading facilities available on site?	N/A

<u>Social & Economic Impacts</u>	
• Will the proposal have any social or economic impacts in the area?	No
• Have you conducted any community consultation?	No
• Have you considered Council's Social Impact Assessment Policy?	No
<u>Waste Disposal</u> Provide details of waste management, including reuse and recycling: Individual bins to be collected via Council's Contractors How and where will the wastes be stored: Within the private open space	Yes
• Does the proposed use generate any special wastes?	No
• Will the use generate trade wastes (ie greasy or medical wastes)?	N/A

5.0 Port Macquarie-Hastings Local Environment Plan 2011

Land Zoning

The subject site is zoned R1 – General Residential. The objectives of this zoning are as follows:

- *To provide for the housing needs of the community*
- *To provide for a variety of housing types and densities*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*

The proposed dwelling house is a permissible land use and provides a housing type that will meet the needs of a community segment. In this regard, the proposal is consistent with the R1 zone objectives.

Minimum Lot Size

The minimum lot size specified on the Lot Size Map is 450m². The proposal does not affect the existing lot size of 648.1m².

Height of Building

The maximum height of building specified on the Height of Building Map is 8.5m. As set out in section 5.1, the proposal seeks a Clause 4.6 variation to the height limit, with a proposed maximum ridge height of 9.24m above existing ground level.

Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.65:1.

The proposal has a floor space ratio of 0.32:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

Other

The subject site is not mapped as having Acid Sulphate Soils, affected by Flood or within a Koala Habitat area.

5.1 Clause 4.6 Variation – Height Limit

The proposal seeks to vary the Port Macquarie-Hastings LEP Development Standard Clause 4.3 (Height of Buildings). The objectives of this clause are as follows:

- a) *to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,*
- b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,*
- c) *to minimise the adverse impact of development on heritage conservation areas and heritage items,*
- d) *to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan.*

The proposal incorporates a maximum height of 9.24m above natural ground level. As demonstrated by the excerpt below, the section of dwelling encroaching the height limit applies to part of the upper floor roof. This section of dwelling encroaching the height limit is considered to be relatively minor in nature, with the proposal exceeding the permissible 8.5m height limit for buildings in this locality by 740mm, equating to a 8.7% variation.

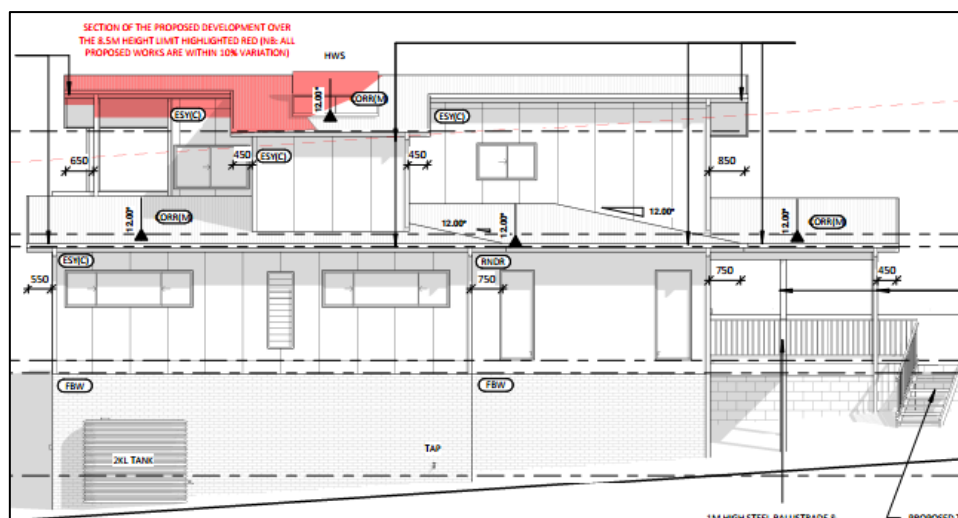


Figure 2: Section of dwelling greater than 8.5m above natural around level

The extent of the height exceedance does not extend for the full length of the roof, but rather is positioned to the south of the dwelling. The dwelling is setback a minimum of 3.923m from the southern side boundary, which will assist in reducing visual perceptions of building bulk and scale from neighbouring properties. The southern side setback is compliant with Port Macquarie Hastings DCP 2013 Clause 47 and the proposed height variation will not adversely impact on solar access for adjoining dwellings.

Therefore, in line with objective a) of the development standard objectives, the proposal is consistent with the character of the locality, with the height, bulk and scale of the proposed dwelling with height variation being compatible with neighbouring dwellings and streetscapes.

The height variation does not apply to the balcony or to any windows of the dwellings and will therefore not result in privacy impacts to adjoining lots. It is noted that private open space areas of existing neighbouring dwellings of Granton Ridge are primarily oriented towards to the north and east and would therefore not have views impacted by the proposed dwelling.

The neighbouring dwellings of Rowthorne Way are primarily orientated west, towards the rear of the site. Due to the uphill slope of the land from these dwellings it is considered the small area of dwelling that exceeds the 8.5m height will not adversely impact on the views of neighbouring dwellings Rowthorne Way any more than a complaint building height. The proposed dwelling would also be located away from the street on a battle-axe lot and would be generally screened from the street by existing dwellings. The proposal is therefore considered to be consistent with objective b) of the development standard objectives.

It is considered the small section of dwelling that exceeds 8.5m in height will not adversely impact on the visual bulk and scale of the dwelling as the first floor walls are stepped back from the property boundary and are articulated, and as such the visual impact of the proposed roofline is considered to be minor in nature. Having regard to the topography of the area, dwellings in this locality are designed to step with the slope of the land. In this regard, the proposed dwelling design is consistent with the character and streetscapes of the area, with the existing bulk, scale and building heights being similar to the proposed within the locality.

It is noted that there are no items of heritage conservation within this area, and therefore the proposed variation in height is not inconsistent with objective c) of the Development Standard Objectives.

It is therefore considered that the proposal, despite the non-compliance with the building height, is consistent with the objectives of the Port Macquarie-Hastings LEP Development Standard Clause 4.3.

As per Clause 4.6 of the Port Macquarie-Hastings LEP, variations to development standards are permissible in certain circumstances. The objectives of Clause 4.6 are as follows:

- a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

In this instance, a compliant building height will not have any lesser impact on neighbouring properties. As discussed above, the height and location of the proposed encroachment will have minimal impacts with regard to view sharing, solar access, overshadowing and residential privacy due to the side and rear setbacks of the subject section of roof.

Based on the information provided above, the proposed variation to the building height has little to no impact on neighbouring properties and would have no impact on the Granton Ridge streetscape.

The variation in the height of the proposed dwelling supports a roof design that is consistent with the character of the area and provides an opportunity to construct a quality, visually appealing dwelling. Considering the topography of the site, the variation to the building height supports an efficient building design which minimises earthworks. It is therefore considered that the objectives of the development standards are achieved, with the design of the dwelling being consistent with dwellings in this locality.

6.0 State Environmental Planning Policy

6.1 Building Sustainability Index: BASIX 2004

A BASIX Certificate has been submitted demonstrating that the proposed development will comply with the requirements of the SEPP.

6.2 Coastal Management

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

7.0 Development Control Plan

7.1 Port Macquarie-Hastings Development Control Plan 2013

	DCP Requirements	Proposal	Complies Yes/No
Cut and Fill Regrading	Max cut of 1.0m and fill of 1.0m at a distance of 1.0m outside external walls OR Cut/fill is fully retained within or by the external walls of the building	Cut and fill to less than 1.0m	Yes
Retaining Walls	Greater than 1.0m – engineer must certify Combined front fence and retaining wall height greater than 1.2m high:	Retaining walls to max 1.5m high, to engineer's details No front fencing proposed	Yes N/A
Front Setback	Articulation Zone (<i>applicable to primary frontage</i>): 3.0m 4.5m min to primary frontage	N/A 4.726m to western boundary	N/A Yes
Garage, Carport or Car Parking Space	1.0m behind dwelling line where dwelling is set back 4.5m or more 5.5m from front boundary where dwelling has less than 4.5m front setback 6.0m max door width and 50% max of the building width 5.0m max crossover width	2.730m behind building line N/A 5m = 25.5% of building width Existing Right of Carriageway	Yes N/A Yes Existing
Rear Setback	4.0m to any part of building 900mm to sheds and swimming pools	2.85m N/A	No N/A
Side Setback	Ground Floors: 900mm First Floors & Above: 3.0m 12m max unarticulated wall length to first floors and above where walls setback less than 3m	N: 2.026m S: 3.923m N: 4.981m S: 3.923m N: 12.71m – wall setback more than 3m	Yes Yes Yes Yes Yes

Open Space	35m ² Principal private open space area with: 4m x 4m min dimension 5% maximum grade for min 4m x 4m area Accessible from internal living areas	Provided in rear yard Alfresco with 4m x 4.5m Yes Accessible from dining and living areas	Yes Yes Yes Yes
Solid Front Fences	1.2m max height	No front fencing proposed	N/A
Front Fences higher than 1.2m	1.8m max height	No front fencing proposed	N/A
Bulk and Scale	Ground & First Floor (and above) living room windows within a 9m radius of living room windows of adjacent dwellings are screened or obscured Ground & First Floor (and above) living room windows within a 12m radius of principal private open space of adjacent dwellings are screened or obscured Direct views between principal private open spaces within a 12m radius are screened or obscured	Bedroom and bathroom windows only proposed on the upper level 1.8m high boundary fencing between ground floor and neighbours Existing and proposed 1.8m fencing screens neighbouring private open space No direct views between principle private open spaces	Yes Yes N/A
	Privacy screen to deck where there are direct views of indoor living room windows within a 9m radius, or to principal private open spaces within a 12m radius	No direct views from ground floor first floor deck provides adequate separation	N/A
Tree Management	Prescribed vegetation is any tree identified in Table 1 or is a mangrove or cycad and is 3m or higher; trunk diameter of 100mm measured at 1.0m above ground level; or a hollow bearing tree	N/A – no trees to be removed	N/A

Tree Management – Private Land	An application for the removal of a tree listed in Table 1 (Koala Food Trees) must be accompanied by an Arborist's report stating that the tree is dangerous or dying or has a history of branch fall or diseased etc. The requirement for an arborist report will be determined on merit by Council's development assessment.	N/A – no trees to be removed	N/A
Driveway Grades	Driveway crossing max grade of 5% (1 in 20).	Existing RoC	Existing
	Transitional grades min of 2m long.	Able to comply	Existing
Car Parking	1 space per dwelling	2 garage spaces provided	Yes
Ancillary Development	Height of outbuilding 4.8m max	No outbuildings proposed	N/A

7.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

Issue: Rear setback less than 4.0m

DCP 2013 Clause 46 Objectives

- *To ensure no adverse overshadowing or privacy impacts to neighbouring properties.*
- *To allow adequate natural light and ventilation between dwellings/buildings and to private open space areas.*
- *To provide useable yard areas and open space.*

The proposal includes a rear setback, to the east of the dwelling, between 2.85m and 3.88m. This is not consistent with the provisions of the DCP which states a minimum rear setback of 4m is to be provided.

Due to the topography of the land, the proposal would not overshadow neighbouring properties to the south east for more than 3 hours between 9am-3pm on 21 June. It is considered a similar dwelling with compliant rear setbacks would not impact neighbours any less than the proposal. The neighbouring properties would receive uninterrupted solar access between 9am and 12 noon.

The proposal would allow for natural light and ventilation between dwellings as the provided setback and topography of the land would allow for morning and midday solar access to neighbouring properties.

The proposal would allow for an increased setback to the north to provide superior solar access to the private open space of the dwelling, including an alfresco with a north-eastern facing aspect.

8.0 Conclusion

The above assessment has been completed and the proposed new dwelling with attached garage complies with:

- the State Environmental Planning Instruments;
- Port Macquarie-Hastings Local Environmental Plan 2011; and
- Port Macquarie-Hastings Development Control Plan 2013.

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to Port Macquarie-Hastings Council for review.