

# Statement of Environmental Effects

Single Dwelling  
28 The Esplanade, North Arm Cove

## 1. Site Description

The subject site is located at 28 The Esplanade, North Arm Cove, Lot 31, DP 790466. The site is zoned in a RU5 – Village area. The site area, including the battle-axe handle, is 1267m<sup>2</sup>.

The site is located off The Esplanade, via a battle-axe handle, that is shared with 28A. There is an existing house, and shed, on the site with views to the South over Port Stephens. It is currently connected to mains power & provides its own water supply and on-site sewage management system (Envirocycle).

The site is surrounded by 2 storey dwellings. 22 The Esplanade is located to the west, 28A The Esplanade is located to the southeast, 149 Cove Boulevard to the east and 26 The Esplanade is located to the north - further back from the property. The dwellings to the east and west have a relatively strong visual impact to Port Stephens.



View from the water towards the existing house



View towards Port Stephens across the Karuah River



View along the driveway towards the River.  
The existing residence is to the right. 149 Cove Boulevard is the left.



View from the River towards the 28A The Esplanade and landscaped works within the foreshore building line



View from the River towards 22 The Esplanade



The site falls steeply from the existing house towards the Karuah River. There are some trees located around the periphery of the site with most of the area being grass & landscaped planting beds. There is a 35m foreshore building line, with houses to the east and west located forward of this building line.

The battleaxe driveway handle is identified on the NSW Government Property Report as being located within a bushfire vegetation buffer (please refer to the screenshot to the right). This part of the site is entirely within the 'right of carriageway' easement. The buildable area of site is not within a bushfire prone area and the proposed dwelling will not be located within the bushfire vegetation buffer. A bushfire assessment has been completed and conservatively calculates a BAL of 12.5 for the Residence.



## 2. Description Proposal

The proposal consists of a single dwelling with the following accommodation:

- 3 bedroom dwelling (the Office counting as a bedroom) with a living/dining/kitchen area that opens into an mossie-proof and weather protected outdoor dining area
- An outdoor dining area and deck opening onto the views of Port Stephens across the Karuah River
- A driveway and RV parking to the north of the building
- Site landscaped works, between the proposed house and the water, include an access pathway for vehicular access the waterfront for boat and site maintenance and a Boat Shed buried in the landscape

## 3. Design Description

The house design is a single level dwelling with a low-pitched skillion roof. Along with extensive landscape works, the building form sits sympathetically on the site and suits the existing surroundings. In contrast to the two storey neighbours, the proposed dwelling will have minimal visual impact from the River & Port Stephens. The building's floor level will be very similar to that of the existing house.

The building design looks to maximise solar access to the north and benefit from winter sunlight and warmth, whilst also addressing its focus towards the beautiful Karuah River and Port Stephens to the south. The open plan living/dining/kitchen area benefits from both north & south glazing connecting into an insect and weatherproofed outdoor dining space leading onto an open terrace area.

Extensive landscape works, designed around the taller existing trees and existing rock formations, will greatly enhance the visual amenity of the site, particularly when viewed from the water and neighbouring properties.

#### **4. Environmental Planning Instruments**

##### Foreshore Building Line

The site, along with the neighbouring properties, have a 35m foreshore building line. The proposal is seeking support to develop within the foreshore building line based on the following:

- Both neighbouring houses to the east & west protrude into the foreshore building line. The proposed dwelling is located at an average of the incursions of the neighbouring buildings and therefore the proposal is considered to be in keeping with the proximity of the neighbouring houses to the water
- The proposed dwelling will have a floor level of 6.0m AHD and therefore not be at risk of any increase water height from weather events or climate change
- The building form & massing is sympathetic to the site, with a much lower visual impact than the neighbouring 2 storey dwellings. The development within the 35m foreshore building line will therefore not be noticeable from the water. Proposed landscaping works within the foreshore building line will further enhance the visual & environmental amenity of the site

#### **5. Development Control Plans**

The following development control plans are relevant to the development

##### 4.4 Effluent Disposal

An existing Envirocycle Management System is operational on the site. Both the existing house and the proposed dwelling are 3 bedrooms with the proposed dwelling not increasing any sewage loading on the existing system. The proposed dwelling is therefore suitable to connect into the existing Envirocycle system.

##### 5.1 Solar Access & Overshadowing

The proposed dwelling will not overshadow any neighbouring properties. Windows are located to the north to access northern winter light into the living area. The enclosed outdoor dining area has skylights to achieve solar access and the open outdoor dining area will have direct access to northern light.

##### 5.2 Views & Privacy

As the proposed dwelling will be single storey, a similar height to the existing houses floor level, and have a roof form that is sympathetic to the site, it will not obscure any current views from any neighbours.

Visual privacy is achieved with the garage providing suitable screening to the eastern dwellings and Bed 1's predominantly blank side wall providing visual privacy to the western neighbour.

##### 5.3 Energy Efficiency

The design fundamentals are based on not only the views of Port Stephens but also energy efficiency. The house orientation of a rectangular form, with the longer walls facing north & south, ensure the environmental fundamentals of passive solar house design are achieved. Solar panels will be installed also as part of the house's sustainability.

##### 5.4 General Building Design

The building is designed to respond to the environment and locality. In contrast to the visually dominant neighbouring dwellings, this design is a simple, single storey building, articulated to read as two separate pavilions. Decks and outdoor dining areas further form a visual link between the building and the foreshore. Extensive soft landscaping works will soften the interface between house and outdoor areas and form a seamless transition into the natural setting.

The garage is a covered element that is open to the north & south to allow visual access throughout to the water and minimise the visual impact of car parking on the site.

#### 5.5.2.5 Side & Rear Setback Controls

The building is within the 0.9m side setbacks and 3m rear setbacks.

#### 5.6 Building Heights

The proposed building is well under the 8.5m height limit.

#### 5.8 Private Outdoor Areas

The proposed building has large private outdoor areas accessible directly off the living/dining/kitchen with at-grade access to the foreshore.