

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING
DWELLING, A DOUBLE GARAGE AND A SWIMMING POOL
AT 12 CORNICHE ROAD, CHURCH POINT, NSW 2105**

LOT 1 DP 1076755

Prepared by *JJDrafting*

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 928/21, Drawing numbers DA 1 – DA 17 dated July 2021 to detail proposed Alterations and Additions to an existing dwelling at 12 Corniche Street, Church Point.

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*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan 2014*

2) Site Characteristics and Description

This allotment has an area of 1514sqm and is found in a locality typically characterised by both timber and masonry dwellings, with two and three storeys.

Within the Development Control Plan, this allotment is in the Church Point and Bayview Locality.

The site addresses Corniche Road to the Northeast.

Views are afforded spanning from North to East looking out towards Pittwater.

On this allotment sits a 2 and 3 split level stone and weatherboard dwelling house with a metal roof. The house sits just in front of the centre of this site. A timber deck wraps around the front, rear and North western sides of the house on the Ground Floor level.

Driveway access is via an existing driveway from Corniche Road to an existing double carport

In front of the house, there is a large front garden with terracing and planter boxes. Vegetation is a mixture of native and introduced species.

Directly behind the existing house, in the middle section of the site, there are 11 surveyed trees, including a Jacaranda tree. In this area, a natural watercourse runs between two rocks and down into a water feature, next to the existing rear deck. The watercourse is diverted down into a stormwater pipe at this point. This pipe carries water away from the site, under Corniche Road.

The rear one third of this site features “thickly vegetated bushland” and a “natural watercourse”. The ground levels in this rear section of the site have not been surveyed.

This site slopes steeply from a low roadside boundary to the South East, up to the Southwestern side of the site near the rear boundary. The site fall is more than 15m from the lowest point up to the highest surveyed point.

Front, side and rear setbacks vary throughout the streetscape and that of adjoining existing dwellings.

The subject site is located in a Pittwater Geotechnical Hazard Map – H1 area. Geotechnical report attached with this development application.

The subject site is located in the Pittwater Biodiversity Map area.

The subject site is located in a Northern Beaches Council Flood Hazard Map area – LOW RISK PRECINCT. Flood report not required.

The site is not listed as being in a bushfire prone area or a heritage conservation area. There are no known heritage items on this site.

3) The Proposal

Description

As detailed in the accompanying plans, this proposal seeks approval for a driveway extension, new double garage and a new swimming pool.

The new works will comprise the following:

DRIVEWAY

An extension of the existing driveway; to be extended to both sides above existing path area. This will create a manageable vehicle access considering the slope of existing driveway. A new pedestrian access has been proposed on the left side of the widened driveway.

DOUBLE GARAGE

An enclosed double garage is proposed which is to be excavated within the ground opposite the existing carport. The existing carport is to remain as a turning bay for vehicles to exit the site in a forward direction

SWIMMING POOL

A proposed new swimming pool /spa to be located on the ground floor, above the new double garage. Existing carport roof to be replaced with a new green terrace roof.

LIFT

A new lift tower is proposed from the lower ground floor up to the first floor, located to the north west corner of the existing dwelling

A new roof to the lower ground floor area is proposed in front of the lift and along the north west side of the building providing protection from the weather.

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, double garage and swimming pool to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application.

4.3) Church Point and Bayview Locality (D4)

Desired future character

It is proposed that the extension to the existing driveway and the proposed new double garage with

new swimming pool above, are consistent with the desired future character, 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 finishes of the proposed addition will match that of the existing dwelling. The proposed additions and alterations will not adversely affect the streetscape or neighbouring properties.

This proposed development will not dominate the streetscape. The development will be of 'human scale' and is second to the existing vegetation that surrounds the property and the streetscape. The proposal will not have any significant or adverse impact on the neighbouring properties.

4.4) Development Standards and the Effects of the Proposal

Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

Landscaped area – Environmentally Sensitive land (D4.10)

Site area is 1514sqm

Minimum Landscape area requirement -----60% -----908.4 sqm

Existing Landscape area -----77.35%-----1171.17 sqm

Proposed new landscape area-----74 %-----1121.37 sqm

Existing hard surface area -----342.82sqm

Hard surface to remain -----392.63 sqm

There will be an increase of hard surface area of 49.8sqm – NO OSD WILL BE REQUIRED

Building Height (PLEP 4.3)

Maximum height building control in this area is 8.5 metres above existing ground level

The proposed development COMPLIES with the 8.5m maximum building height control.

Side and Rear Building Lines (D4.6).

SIDE SETBACK

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

The proposed new double garage will follow the existing ESTABLISHED concrete slab of the carport setback.

Northwest side setback to garage and pool terrace-----0.90m

Due to pre existing site constraints it is difficult to adhere to the required 1.0m setback. It is requested that this non compliance be supported as it will not affect adjoining properties.

REAR BUILDING LINE

The required rear setback control is 6.5m

There will be no change to the rear building line, which is greater than 6.5m -----COMPLIES

Front building line (D4.5)

Front setback control is 6.5m

There will be no change to the front building line to the existing dwelling,

The new lawn pool terrace has a front varied setback between – 7.2m – 13m---- COMPLIES

Building envelope (D4.8)

The required control is to maintain the development within a building envelope of height 3.5m at the side boundary, with an angle projection of 45 degrees.

The proposed garage and pool terrace additions complies with the recommended building envelope

Privacy (C1.5)

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

Solar Access (C1.4)

There will be no loss of daylight to habitable rooms in adjacent dwellings, to the proposed additions and alterations.

View Sharing (C1.3)

Neighbours views and view sharing will be maintained by the proposed additions and alterations. The proposed addition to the existing lower and ground floor will have no impact to existing view sharing.

Access driveway (B6.1)

The existing crossover and layback will remain, the existing driveway will be widened to have a better vehicle access to the dwelling. The widened driveway will follow the existing established levels of the existing driveway.

Character as viewed from a public place (D4.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes a scale and density that is in 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 designed 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.

Existing tall trees, screening landscaping and the steepness of the site sloping up from the street, will minimise the visual impact of the built form. The proposed addition will have the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

- # The proposed addition will be secondary in scale and visual impact, compared to landscaping. Built form bulk and scale will not dominate the streetscape.
- # Most of the existing vegetation will remain.
- # The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.
- # The setbacks are compatible with the existing surrounding developments.

Biodiversity protection (PLEP 2014 - Part 7, 7.6)

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and additions. No existing trees will be impacted.

B3.1 Landslip Hazard

This site is in a Geotechnical hazard area: H1 as per Northern Beaches Council Map.

A Geotech report and certified forms accompany this proposal, with a statement in relation to the proposed development outlining how it has been designed and will be constructed to remove risk to an acceptable level.

B3.11 Flood Prone Land

Parts of this site, around the natural watercourse and stormwater pipe are featured on the Northern Beaches Council Flood Hazard Map. It is located in the low risk precinct.

This development will not affect the existing natural water course and stormwater infrastructure at this site.

Scenic Protection - General

There will be no change to the visual views from waterways. The proposed additions will not be visually seen from the waterways. Existing vegetation has remained on the site. A bushland landscape is the predominate feature of the site.

D4.3– Building colours and materials

The proposal will match the existing dwelling in mid tone colours

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 Local Environmental Plan 2014 and the relevant supporting Council policies. 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 locality and the general principles of Development Control 21.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the Environmental Planning and Assessments Amendment Act 2012 No.93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards.

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:
* giving effect to the aims of any applicable environmental planning instrument.

- * facilitating permissible development.
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides.
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the north west side setback to the new garage and pool area is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

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 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 and the Church Point and Bayview Locality Statement.

5.6) The suitability of the site for the development

The subject land is currently E4 Environmental living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

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

The subject site does not exhibit any significant constraint to the construction of the proposed development.

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 to an existing residence, new double garage

and a new swimming pool / spa, will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect on flood risk, neighbouring residences, local fauna or flora.

In scale, form and finishes, the proposal 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.

APPENDIX 1: EXISTING SITE PHOTOS



STREET VIEW OF EXISTING RESIDENCES, TREE CANOPY AND DRIVEWAY, AT 14 and 12 CORNICHE ROAD, SEEN FROM CORNICHE ROAD



REAR VIEW OF EXISTING HOUSE,



EXISTING CARPORT & ADJACENT PAVED AREA. RESIDENCE AT 10 CORNICHE ROAD IS IN THE DISTANCE, BEHIND & ABOVE THE CARPORT.



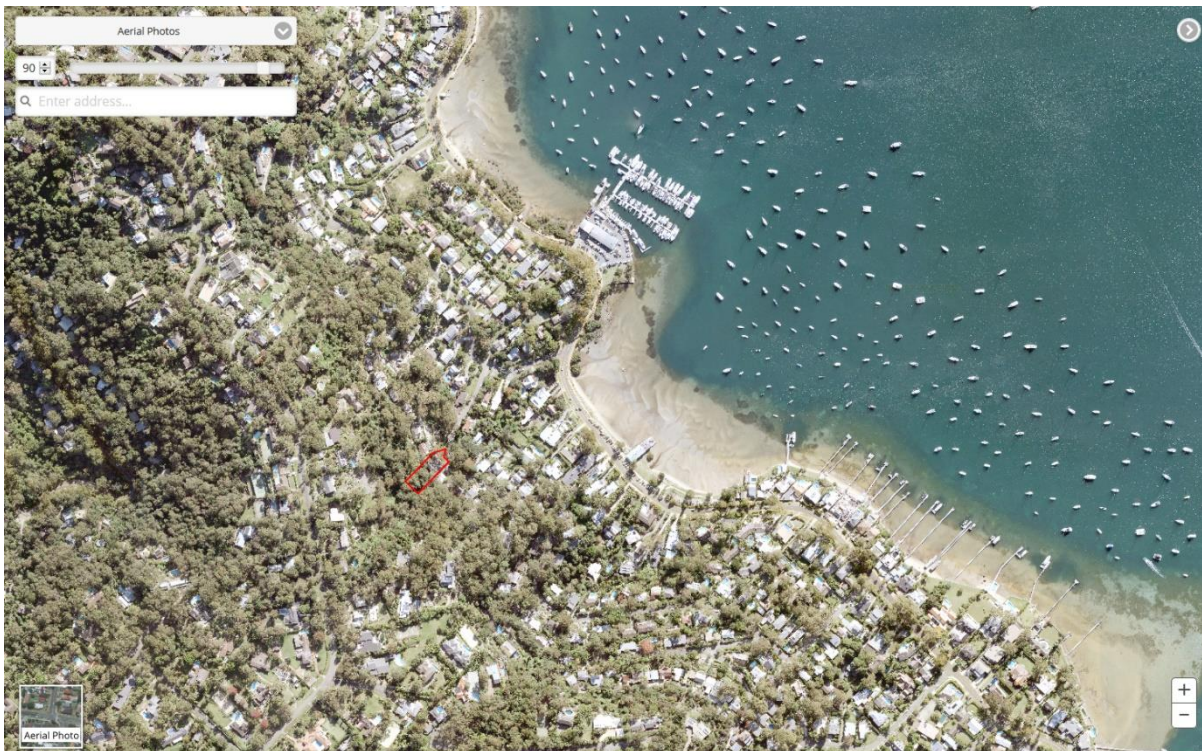
EXISTING PAVED AREA ADJACENT TO CARPORT.



NEIGHBOURING RESIDENCE AT 10 CORNICHE ROAD



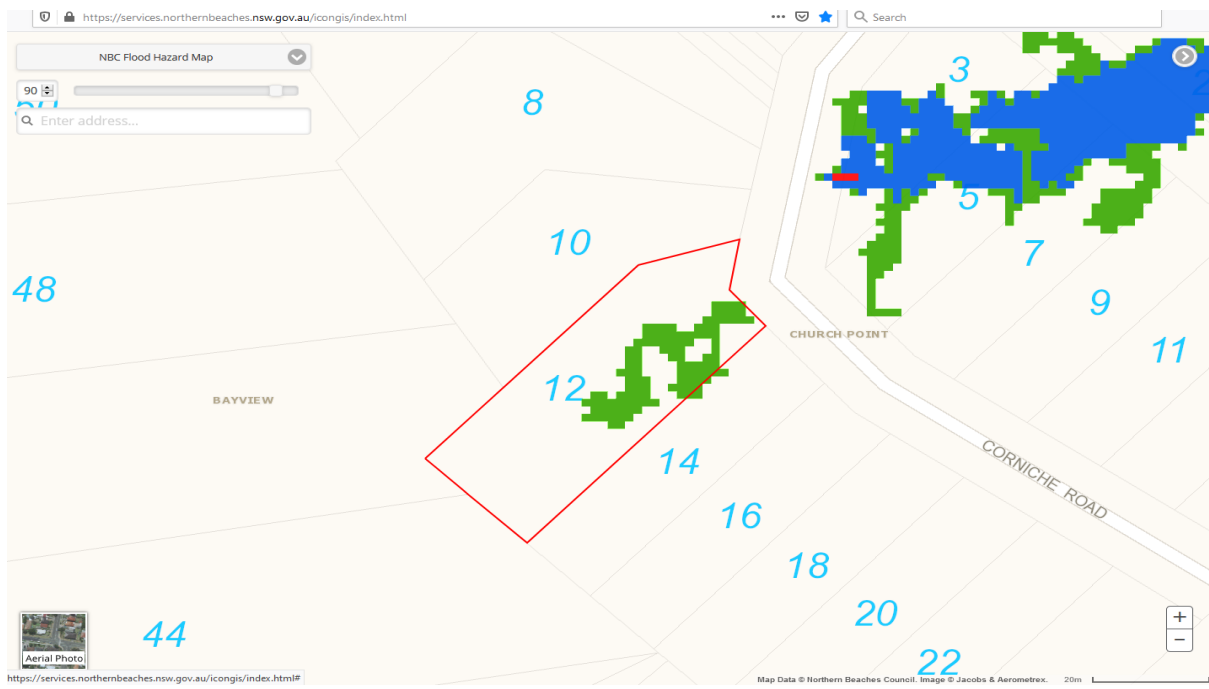
NEIGHBOURING RESIDENCES AT 16 AND 14 CORNICHE ROAD



NORTHERN BEACHES COUNCIL MAPPING AERIAL VIEW SHOWING LOCATION OF PITTPATER FROM 12 CORNICHE ROAD LOCALITY – VIEWS AREA APPROXIMATELY FROM NORTH TO EAST.



APPENDIX 2: NBC FLOOD HAZARD MAP



APPENDIX 3: EXTERIOR FINISHES SCHEDULE

12 CORNICHE STREET, CHURCH POINT NSW 2105

- ROOF COLORBOND –match existing roof colour- mid to dark
- WALLS – To match existing
- WINDOW AND DOOR FRAMES AND TRIMS – To match existing
- FASCIA – Colour to match existing