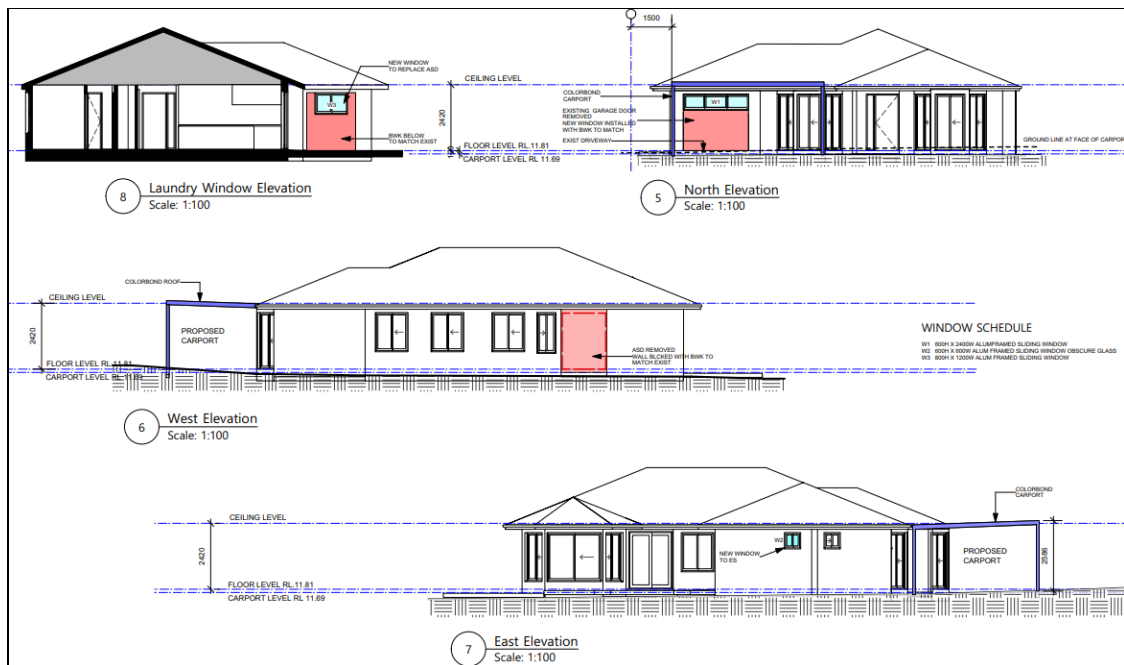


STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and Additions to Existing Dwelling & New Carport

201 Garden Street
Warriewood



Prepared by
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On behalf of Mr John Jessup

9 April 2021

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Summary

This statement has been prepared in support of the proposed minor alterations to the existing single storey dwelling and the addition of a double carport at 201 Garden Street, Warriewood.

The site is zoned R3: Medium Density Residential within the *Pittwater Local Environmental Plan 2014* ('the PLEP').

The proposed works are minor. The internal alterations make minor changes, do not alter the scale or height of the existing building, the setbacks or create any privacy or shadow issues.

The proposed double carport is located over an existing paved front parking area and is considered consistent with surrounding garaging structures and front and side building setback requirements. The carport will accommodate the weather protection of cars in connection with the existing driveway and no additional hard stand area is proposed.

The proposed alterations are permissible with consent in the zone.

The proposal represents an overall improvement to the site as it will make minor improvements to the house without external issues.

The proposal will formalise parking on the site whilst maintaining the existing residential character of the streetscape.

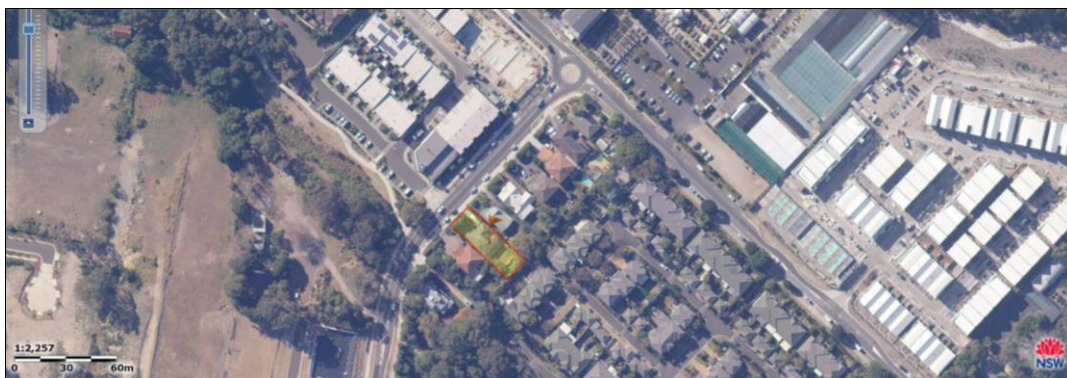
1. Description of the site and surrounding area

The subject site is developed with an existing single storey detached brick residential dwelling with a tiled roof. The house opens out to garden areas and an in-ground swimming pool at the rear. There is an extensive existing paved driveway area at the front of the house (refer to the photographs).

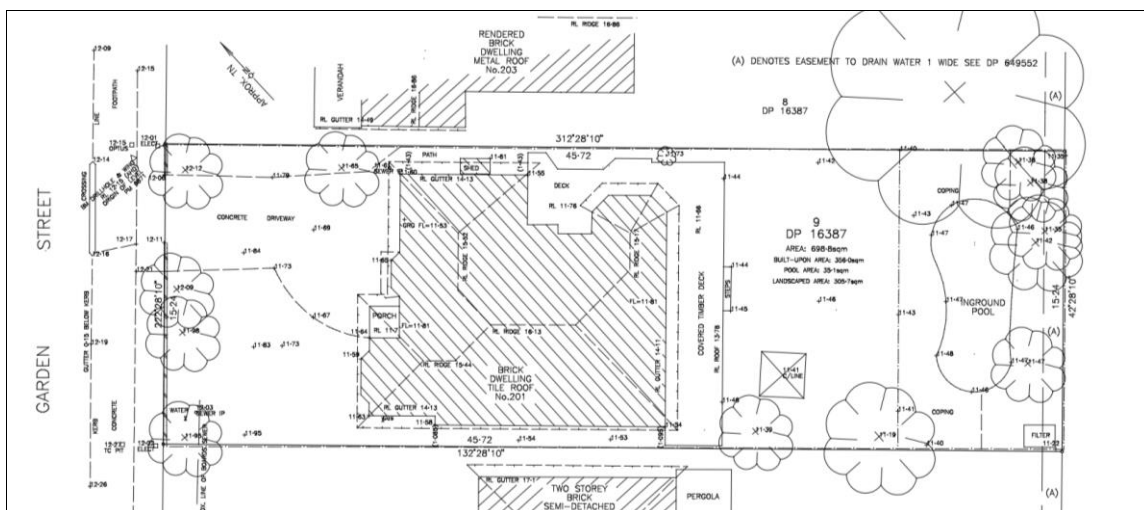
The site is essentially level however has a slight slope towards the rear boundary. Peripheral landscaping exists around the front, side and rear boundaries.

The site adjoins other residential dwellings to the sides and is located opposite residential uses. The site is within a close distance of the Warriewood light industrial/employment area. Houses are well separated by space and landscaping and homes and gardens are private.

The site is not mapped as containing any particular constraints such as bushfire, flooding, landslide risk, biodiversity, acid sulfate soils or scenic quality. The site is not listed as affected by heritage and trees/significant landscaping are not proposed to be removed.



Site Location Aerial Map (sixmaps)



Site Survey Plan (Detailed Surveys)

1. Description of the proposal

The proposal involves the following minor alterations and additions to the existing house:

- Conversion of the existing storage area at the front of the house to become a fourth bedroom. This front part of the house contains a previously converted garage (which is currently a storeroom with a guest room which opens out to the rear deck/garden).
- It is proposed to remove the existing garage door, to replace it with matching bricks and a 'high light' front window for light access.
- It is proposed to convert the existing guest room into an ensuite, walk-in-robe and a laundry which also provides access into the kitchen.
- This new laundry is proposed with a new window facing the rear garden.
- A new window is proposed for this area, along the northern elevation (laundry window).
- Minor internal alterations to the house to create the existing sitting room into a study/home office, with a new wall separating this office space from the entry hall.
- Renovation of the existing kitchen in the same place with new fittings, the same open plan style and a larger island bench containing sinks.
- Removal of 2 minor walls in the entry hallway.
- Alteration of the rear southern bedroom to increase the size and to accommodate a built-in cupboard. The alteration of this space involves the removal of an ASD block to provide brickwork to match the house.
- Construction of a new open style double carport in front of the house over the existing paved driveway area (5m x 4.65m) with supporting posts and a flat/skillion Colourbond roof. No change to the driveway or trees, the setback is to accord with the house line.

2. Planning Controls

Statutory Controls

The relevant Statutory Planning Controls include: -

- Environmental Planning and Assessment Act, 1979 (Section 4.15)
- SEPP 55 (Remediation of Land) and Draft SEPP
- SEPP Coastal Management 2018
- SEPP BASIX 2004
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

- Pittwater Local Environmental Plan 2014 (PLEP 2014)

Non-statutory Controls

- The applicable local planning policy relevant to the proposal is the Pittwater 21 Development Control Plan.

3. Consideration

A summary of the compliance of the proposal with the relevant planning controls is provided below:

Environmental Planning and Assessment Act, 1979 – Section 4.15

This statement contains an assessment of the proposed development in line with the following pertinent heads of consideration of Section 4.15:

4.15 Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

The site is suitable to support the minor alterations proposed.

The alterations involve existing covered/altered areas with no change to landscaping, absorptive areas or trees. Stormwater collection will be as existing, with the new carport to connect to existing/minimal change.

Existing side setbacks are maintained. The proposed carport is in line with the side elevation of the house, 1.5m from the northern side boundary and can maintain the existing landscaping along the side and front boundary to protect the existing character and privacy.

The front of the proposed carport is essentially in line with the front elevation of the northern adjoining dwelling/veranda.

The front setback is 6.5m which is consistent with the planning controls. No change is proposed to the height of the dwelling, the dwelling setbacks or the scale and the proposed development is consistent with the LEP and DCP planning controls and objectives.

As detailed, windows are designed for light access and would not create privacy issues or overlooking. The open carport with a flat roof would not create adverse shadowing.

Given the minor and reasonable scale proposed, and the consistency with planning guidelines and minimal planning issues, the proposal is considered to be consistent with Section 4.15, in the public interest and worthy of Council's support.

SEPP 55 (Remediation of Land) and Draft SEPP

The subject site has a long history of residential occupation. It is unlikely that either the subject site or the adjoining neighbours' sites contain any contamination. Further investigation is not warranted given that the site has not been used for any other purpose other than residential development and the minor scope of the development.

State Environmental Planning Policy 'SEPP' (Coastal Management) 2018

The aims of the Coastal Management SEPP including: managing development in the coastal zone and protecting the environmental assets of the coast, establishing a framework for land use planning to guide decision-making in the coastal zone and mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the *Coastal Management Act 2016*.

The SEPP allocates importance in evaluation of development in relation to social, economic and environmental interests and classifies involved coastal land into distinct coastal management areas, to facilitate effective management and to provide overarching coastal management and protections across different local government areas.

The site is not mapped as Coastal Vulnerability Area, is outside Coastal Use Area Map and outside the Coastal Environment Area.

The proposed development is minor in nature and would not increase the risk of coastal hazards in the area. Given the low impact nature of the application, the minimal disturbance to the topography and natural environment and given that minimal visual change or scale is proposed, the proposal is not considered to create any adverse or additional coastal risk in relation to environmental or visual aspects and is consistent with the provisions of the SEPP.

SEPP BASIX (2004)

A compliant BASIX Certificate is included and is referenced on the plans to accord with the provisions of SEPP BASIX.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The proposal does not involve the clearing or removal of any native vegetation. The proposal involves the placement of the carport over existing paved areas, and at the same side setback as the house, free of landscaping. The tree which exists near the northern side boundary is proposed to be retained and the paving to remain the same. The proposed minor house changes are within the existing footprint. The front and side mature boundary planting to be retained.

The proposal is not considered to impact unreasonably on any existing biodiversity, trees or vegetation on the site and is considered supportable within the context of the SEPP and environmental provisions.

Pittwater Local Environmental Plan (PLEP) 2014

Zoning:

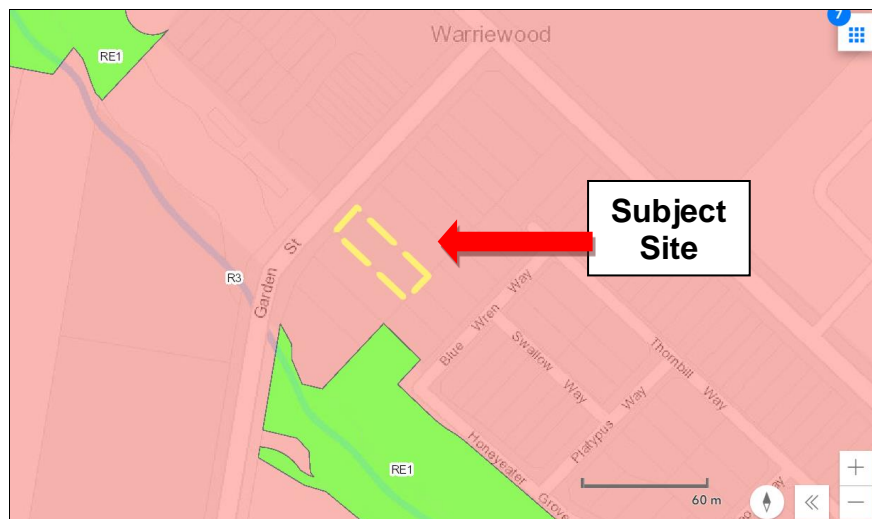
The site is zoned R3 Medium Density Residential in the PLEP 2014. The objectives of the zone include the following:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The proposal is ancillary and incidental to the residential use of the site.

The improvements allow for the continued use of the site as residential, whilst also creating a reasonable and appropriate change to the existing streetscape with an open, modest carport for the benefit of the residents. The proposed intensity and scale are considered reasonable and consistent with controls.

The proposed minor alterations do not present issues or conflicts with other land uses.



Zoning Extract from Pittwater Local Environmental Plan (PLEP) 2014

Permissibility:

In the R3 Medium Density Residential zone, dwelling houses are permissible with consent. The carport and internal works are ancillary and incidental to the existing dwelling house on the subject site.

LEP Objectives and Clauses:

The proposed minor dwelling alterations and the new open carport will contribute to the residential safety and amenity of the site.

Given the minor scope of development, it is not considered to impact on the character of the streetscape. The new carport is considered to have an unobtrusive design and scale and is compatible with the existing housing and garaging structures in the locality.

The proposal will support the medium density residential character, is not considered to result in adverse environmental impacts and as such, is considered consistent with the objectives of the PLEP 2014 and the zone.

No change is proposed to the existing height of the dwelling and the carport, being 2.586m in height and single storey, is compliant with the Height LEP Development Standard.

The proposal is considered consistent with the General Provisions within Part 7 of the LEP.

Clause 7.2 requires consent for certain earthworks. Any earthworks to facilitate the construction of the new carport are negligible in this case. The site is not mapped as being affected by flooding.

Pittwater 21 Development Control Plan (DCP)

Pittwater 21 DCP is the relevant non-statutory local planning policy that provides guidance to the development within the Pittwater LGA section of the amalgamated Northern Beaches LGA. The following Compliance Table assesses the proposal against the key considerations.

Pittwater 21 DCP Assessment

Section B General Controls	Complies	Comments
B3 Hazards		
Bushfire, landslip, flooding, coastline, contamination, flooding, climate change.	Y	The site is not mapped as being affected by hazards and the alterations are minor and consistent with these controls.
B4 and 5 Natural Environment and Water		
Vegetation, wildlife, bushland,	Y	No change is proposed to the existing situation with the new proposed carport covering an existing driveway area, and not seeking to remove vegetation or alter soft landscaping. The proposal is not considered to raise issue in terms of environmental considerations/drainage. Drainage would be as existing/and can be conditioned according to current Council requirements. No impact is proposed on the existing drainage easement which is to remain unencumbered at the rear of the site.
B5 Water Management		
Stormwater Management – Onsite Stormwater	Y	The proposed works do not seek to alter to the existing stormwater drainage for the site or neighbouring sites. The minor additional works can be connected to the existing system.

B8 Site Works and Management		
Sedimentation, waste management, excavation and earthworks	Y	The proposal is consistent with controls (minimal change). Minimal earthworks are involved with the construction of the carport over the existing driveway. Conditions can be included to deal with specific council site work requirements during construction phase. WMP provided – minimal change to existing. Minimal waste will be generated by the proposed minor development.
Section C Residential Development Controls		
C1.1 Landscaping	Y	No change is proposed to the existing landscaped area (44% ratio) as no change is proposed to the dwelling footprint. The carport is over an existing paved driveway.
C1.2 Safety and Security	Y	The proposed alterations will maintain the existing safety and security of the site. Same open frontage, sightlines etc.
C1.3 View Sharing	Y	No change to views as the proposal is behind the existing landscaping and no change is proposed to the dwelling envelope.
C1.4 Solar Access	Y	The proposed single storey, low/flat roofed carport is the only new element. This is located to the northern side of the site, well away from the southern boundary and would not create adverse or unreasonable solar issues for neighbouring properties.
C1.5 Visual Privacy	Y	The proposal will not impact on any private open space or habitable area of any neighbour given the scale and the existing privacy screening around boundaries. New windows are associated with laundry and bedroom areas, at ground floor and are well separated from boundaries and would not overlook or create privacy loss.
C1.6 Acoustic Privacy	Y	No change is involved to the current level of acoustic privacy.
C1.7 Private Open Space	Y	No change to the current situation. Existing POS to remain retained and private.
C.6 Design Criteria – Warriewood Release Area Water, natural environment, landscaped area, road/cyclist/pedestrian network, ESD, access, services, wetlands,	Y	The site is within Sector 11 of the Urban Release Area. The proposal creates minimal change in terms of the character and form of the area and is consistent with the merit guidelines. The proposal will be drained, as existing, with minimal additional

		<p>surfaces proposed and is consistent with the water cycle objectives. No change is proposed to landscaping.</p> <p>The proposal makes negligible change in terms of ESD and crime safety/CPTD.</p> <p>Passive surveillance would be maintained (as existing) with clear views available/maintained.</p> <p>The proposal is considered to provide a neutral change in terms of the garaging, as cars park on the driveway area currently, and it is proposed to erect covering over this area, maintaining the same open-ness and visibility.</p> <p>The proposal is considered not to result in any change to the pedestrian, cycle and road network and will maintain visibility and sight lines.</p> <p>No change or unreasonable impact to the existing pedestrian footpath is envisaged.</p> <p>No new driveway or accessway is proposed/proposed use of the existing paved driveway with no change to existing paved finish.</p> <p>Utilities and services are available to support the minor alterations.</p> <p>The site does not directly interface with the wetland.</p> <p>No change is proposed to surfaces or the existing ratio of landscaped area on the site (44%).</p> <p>The proposal is consistent with the objectives and merit controls.</p>
Section D Locality Specific Development Controls		
D.16 Warriewood Valley Locality		
Character	Y	<p>The site is located within the Warriewood Valley Locality.</p> <p>Minimal external changes are proposed to the existing single storey detached dwelling house which would be seen from the public domain.</p> <p>The proposed front bedroom high light windows are considered to improve light access for this front proposed bedroom.</p> <p>This window opening is proposed to replace the disused garage door with a window opening.</p> <p>For privacy and articulation purposes, the proposed highlight window is considered acceptable and in keeping with the house.</p> <p>The proposed carport is to be at the front of this window, recessing the view of it from the street.</p>

<p>Minimum front setbacks (for carports) along Garden Street: 6.5m</p> <p>Sides: 0.9m and 1.5m for upper level</p> <p>Spatial separation, solar access</p> <p>Private Open Space (POS)</p> <p>Building Colours and Materials: To suit the natural environment and reduce prominence.</p>	<p>The new carport has been designed to comply with the setback design controls and to be modest in size and appearance.</p> <p>The new carport would only be partially visible from the street given the existence of landscaping along the front boundary.</p> <p>The proposed carport is open in style, simple in design and scale, visually unobtrusive and not considered to have any adverse or unreasonable visual impact on the streetscape.</p> <p>The proposal is consistent with the merit controls for the locality.</p> <p>The front setback of the proposed carport is 6.5m which complies. No change is proposed to the dwelling which is >9.5m from the street.</p> <p>Tandem parking is not proposed/side by side.</p> <p>No change is proposed to the side setbacks of the dwelling.</p> <p>The proposed carport is 1.5m from the side boundary, which complies with the design controls.</p> <p>As detailed, no change is proposed to the spatial separation of the existing dwelling to the neighbours.</p> <p>The single storey flat roof carport would not create shadow for the southern adjoining property, given the location adjacent to the northern side/distance.</p> <p>No change is proposed to the existing generous POS at the rear.</p> <p>Materials are considered acceptable (Carport roof is Colourbond – Woodland Grey). Consistent with DCP colour palette.</p> <p>Brickwork (to match) and glazing to match the existing glazed elements.</p>
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4. Conclusion

The proposal alterations and additions and carport are ancillary and incidental to the dwelling house located on the land zoned R3 Low Density Residential under PLEP 2014.

The proposal is considered an overall improvement to the site as it improves internal space arrangements without altering the exterior footprint of the dwelling, adds covered parking over the existing driveway and results in minimal change. The proposed alterations are setback to comply and single storey in form so as not to impact on the amenity of neighbours. Landscaping can be retained.

The proposed carport is reasonable and compliant with design controls. This is reasonable and allows sightlines and would not dominate the streetscape.

The proposal is considered consistent with local planning policies and relevant development controls contained in PLEP 2014 and Pittwater 21 DCP.

Given the merits described within this statement, the benefits of the proposal and the absence of adverse environmental impacts, the application is submitted to Council for assessment and approval.

Appendix 1: Photographs



Garden Street, streetscape showing development opposite



Garden Street, looking to the north of the site



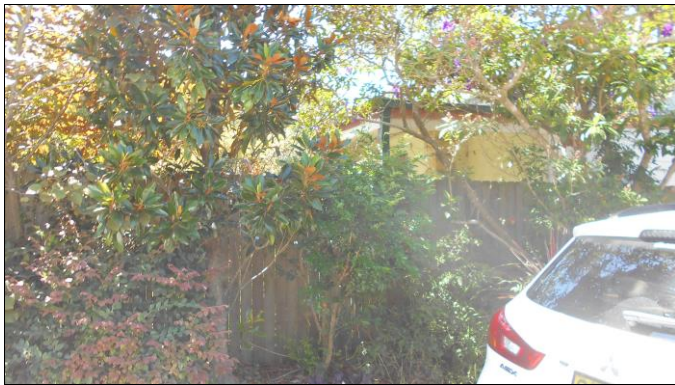
Existing streetscape. showing the front of the site, front parking and fence



Existing streetscape/frontage of the site, existing fencing, paving and front parking area



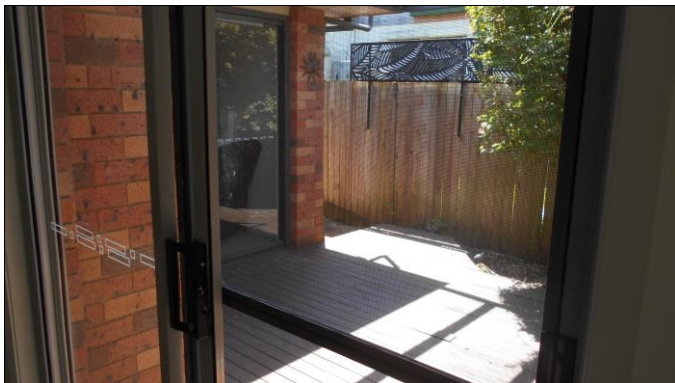
Existing front elevation and front garden, showing front of the southern adjoining house/garage



Northern front/side boundary, existing parking area and location of neighbour's veranda



Existing front elevation, 201 Garden Street



Existing rear deck area, facing the north



Existing living room, opening out to the garden and pool, existing POS area



Existing living, dining room and deck area