

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED NEW DETACHED SINGLE CARPORT
TO AN EXISTING RESIDENCE
AT**

5 BELAIR PLACE, BAYVIEW NSW 2104

LOT 10 DP 30638

Prepared By *JJ Drafting Aust Pty Ltd*

December 2022

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1094/22, drawing numbers DA.01 to DA.12 dated November 2022 to detail proposed new double carport to an existing residence at 5 BELAIR PLACE, BAYVIEW NSW 2104.

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



Arial View: 5 Belair Place, Bayview.

Source NSW Spatial Viewer

2) Site Characteristics and Description

The subject allotment is described as 5 Belair Place Bayview with a site area of 858.4sqm.

- The corner property is zoned R2 Low Density Residential zoning.
- NOT listed as a Geotechnical Hazard area in the Pittwater Geotechnical Hazard Map.
- NOT listed as a heritage item or being in a heritage conservation area by Pittwater LEP.
- NOT identified as being at risk by Council's Flood Hazard Map.
- NOT in a bushfire prone area as per Council's Bushfire Prone Land Map.
- NOT identified as affected on the Pittwater LEP Acid Sulphate Soils Map.
- This property addresses Belair Pl. to the South East and Beaumont Cres. to North East.
- The site is currently developed with a single-storey brick dwelling with a metal deck roof.
- Vegetation consists of mixed shrubs, trees, and lawn areas to the front and rear of the site.
- Vehicle access is provided via an existing vehicular crossover off Belair Place to a single garage below the dwelling.
- The site falls from the North West side boundary down towards the South East side boundary approximately 4.1m average 1:6.10 slope.

3) The Proposal

Description

Currently there is only provisions for 1 off street parking on the site. It is therefore requested that an additional off street parking be provided by means of a new single carport. Access to be via Beaumont crescent.

As detailed within the accompanying plans, the proposal seeks consent for a single carport to an existing dwelling. It provides compliance with the Pittwater 21 Development Control plan 2014 and Pittwater Local Environment Plan 2014.

The proposal is as follows:

Ground Floor Level

- Portion of existing kerb to be replaced with a new concrete layback.
- Proposed new concrete driveway and crossing .
- Proposed Carport with RC slab, posts, and a low skillion roof to match the existing dwelling

The carport addition has been sited and designed so that it will not affect the large tree located on the nature strip and other minor trees. The proposed single carport has also been designed so that it matches the existing dwelling and blends within the streetscape.

There will be no effect on neighbouring properties due to the proposed single carport addition.

Considerations has been given to bulk and form.



STREETSCAPE VIEW FROM BELAIR PLACE (NO CHANGE)



STREETSCAPE VIEW FROM BEAUMONT CRESCENT



APPROX LOCATION OF PROPOSED AREA AND SITE BOUNDARY VIEW FROM BEAUMONT CRES.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. The proposed carport addition to the existing dwelling is permissible with the consent of council.

4.2 Height of Building (PLEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

Maximum building height of the proposed carport addition will be lower than 8.5m. The proposed development has a maximum height of 3.32m which **complies** with this control. Refer to DA.04 Elevations.

4.3 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 carport addition. No significant trees will be impacted

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

The proposal will require a BASIX certificate with this application due to the cost >\$50,000.

4.5 General Principals of Pittwater 21 Development Control Plan 2014

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

4.6 Church Point and Bayview Locality (D4)

Desired future character

It is proposed that the detached single carport addition to the existing dwelling is 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.

Given that carport addition will be built over an existing grass area, large portion of the existing vegetation will remain untouched.

The proposal will be surrounded by existing canopy trees. The visual impact of the built form is secondary to landscaping and vegetation.

The proposal will not dominate the streetscape. The proposal is of 'human scale' and is surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

GENERAL CONTROLS

Access driveways and Works on the Public Road Reserve (DCP B6.1)

A new concrete crossover and driveway is proposed off Beaumont Crescent to a new single detached carport. The new driveway and crossover will match other driveways in the streetscape

Internal Driveways – (DCP B6.2)

The proposed new driveway complies councils driveway profile and does not exceed a 1:5 gradient.

Off-Street Vehicle Parking Requirements – (DCP B6.3)

Minimum 2 spaces per dwelling house required.

Currently there is a single garage below the dwelling

The proposed single carport will provide for an additional parking space. Thus complying with the 2 off street parking control – **COMPLIES**

Parking to be in accordance with AS/NZS 2890.1

The proposed development **complies** with this control.

View Sharing (C1.3)

The proposed detached carport addition will not affect adjoining dwellings.

Solar Access (C1.4)

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

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

Visual Privacy (C1.5)

The proposed detached single carport addition will not affect to adjoining dwellings.

CHURCH POINT AND BAYVIEW LOCALITY

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.

The single carport addition will give the appearance of being secondary to the landscaping and vegetation. The proposed carport reflects the character seen in other houses on the street.

The proposal satisfies the relevant objectives in that:

- The proposed carport addition will be secondary in scale and visual impact, compared to landscaping.
- The Built form bulk and scale will not dominate the streetscape.
- All of the existing vegetation will remain
- The proposed single carport 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.

Scenic Protection – General – (D4.2)

There will be no change to the visual views from waterways. The proposed carport addition will not be visually seen from the waterways. Existing vegetation has remained on the site.

Front building line - (D4.5)

Front setback control is 6.5m – **COMPLIES**

Front setback to a secondary street is half of the primary setback of 6.5m - 3.25m

The proposed carport has a front setback varies between – 5.97m – 6.76m - **COMPLIES**

Side and Rear Building Lines - (D4.6).

SIDE BUILDING LINE

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

New carport addition to North West side boundary has a setback of 1.0m ---**COMPLIES**

REAR BUILDING LINE

The required rear setback control is 6.5m - **Not applicable to proposed carport.**

No changes to existing rear setback

Building envelope- (D4.8)

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

The proposed detached carport addition **complies** with this control.

Landscaped Area - Environmentally Sensitive Land - (DCP D4.10)

The minimum landscaped open space required is 60% of the site area.

Site area of this allotment is	858.4m ²	60% control	515.0m ²
Existing landscaped open space area		66.99%	575.02m ²
New landscaped open space area		62.13%	533.32m ²

Refer to DA.07 Landscaped Area Calculation Plan. - **COMPLIES**

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 21 Development Control Plan 2014 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 plans

The development has been designed to comply with the requirements of the locality and the general principles of the Pittwater 21 Development Control 2014.

It is considered that the proposal respects the aims and objectives of the DCP and LEP

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding 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 a carport addition to an existing dwelling 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 well designed having regard to the relevant provisions of the Pittwater 21 Development Control Plan 2014

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 10 development. The site is considered suitable for the proposed development. The proposed carport addition to an existing dwelling will not have 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 a 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.

6) Conclusion

The proposed detached single carport addition will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

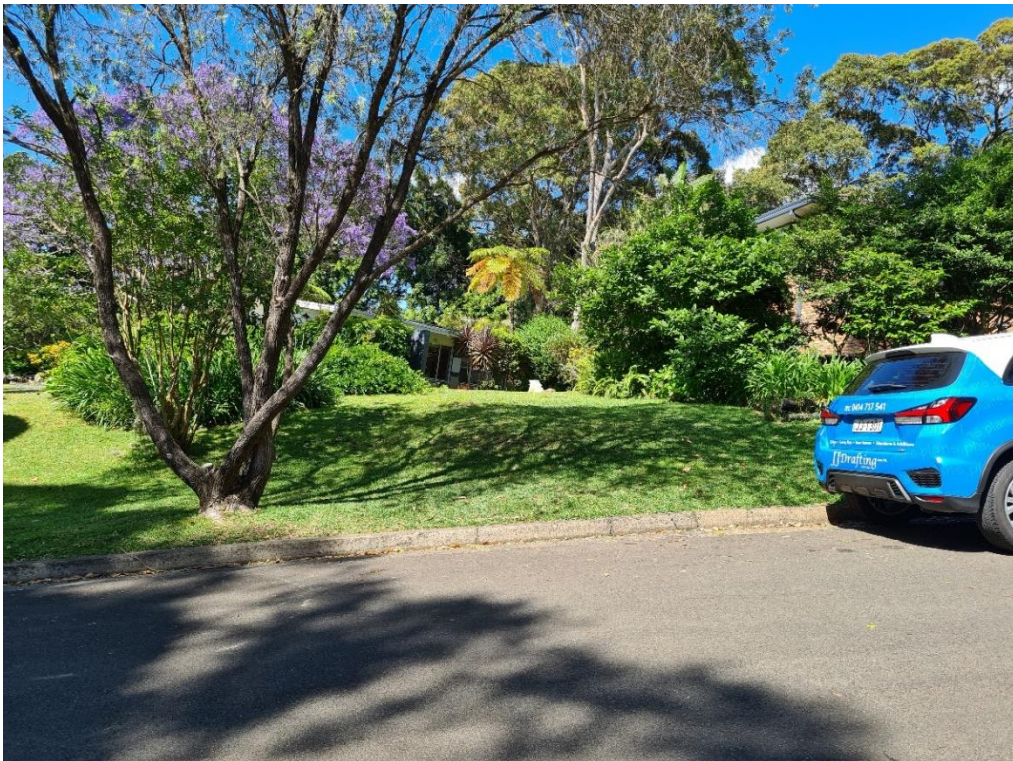
In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal 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.

EXISTING SITE PHOTO – VIEW FROM BELAIR PLACE LOOKING WEST- SINGLE GARAGE



**EXISTING SITE PHOTO – VIEW FROM BEAUMONT CRESCENT LOOKING SOUTH WEST-
PROPOSED NEW CARPROT AND DRIVEWAY**



VIEW LOOKING NORTH EAST FROM EXISTING DWELLING TO PROPOSED SITE



VIEW LOOKING SOUTH WEST FROM PROPOSED SITE TO EXISTING DWELLING



SCHEDULE OF EXTERIOR FINISHES

5 BELAIR PLACE, BAYVIEW NSW 2104

ROOF

COLORBOND STEEL ROOF- MEDIUM GREY TO MATCH EXISTING

POST

WHITE PAINTED TIMBER POST TO MATCH EXISTING.

FENCE

MEDIUM COLOUR TIMBER FENCE.



EXAMPLE OF TIMBER FENCE IMAGE.