

# Statement of Revisions and Environmental Effects

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## ALTERATIONS AND ADDITIONS 41 BAKERS ROAD, CHURCH POINT

Prepared by  
Beecraft P/L  
6A Larool Road  
Terrey Hills NSW 2084  
Ph. 94501530

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### Introduction

This statement accompanies revised drawings 05-22-BAK Sheets 1A – 6A & sheet 7 (not revised). The revisions to the design respond to planning issues noted in correspondence received from Council dated 14 November 2022.

The issue raised by Council was the proposed upper floor balcony's non-compliance with Clause D4.5 Front building line which is articulated in Pittwater Development Control Plan 2014 (PDCP2014). Specifically a site inspection conducted by Council officers identified a potential minor loss of cross-view from the adjoining property No.43 Bakers Road Church Point. A formal objection was also received by Council from the property owners of No.43.

### Proposed Revision

The northwest portion of the proposed upper floor balcony has been stepped back to provide a minimum setback of 6.04 metres from the corner of the new balcony to the front boundary.

The original proposal proposed a minimum setback of 5.15 metres from the northwest corner of the balcony.

The required front building line setback stated in Clause D4.5 of PDCP2014 is 6.5 metres.

The control seeks to achieve the following outcomes:

- *Equitable preservation of views and vistas to and/or from public/private places.*

**Comment:** Council's own View Sharing Fact Sheet asks the following questions when considering whether view sharing is reasonable in the specific context of a development.

*1. Identify and consider the nature and value of views, where the views are enjoyed from and the extent of the impact.*

We consider the views to the northeast over Pittwater from the subject and adjoining properties including No.43 to be of high value.

The primary views available along the main axis of the properties along this side of Bakers Road are expansive and uninterrupted. Some limited cross-views are also possible when looking across the front yards of adjoining properties however these additional glimpses are insignificant when read in context with the primary view to the northeast.

The primary views are gained from indoor and outdoor living spaces located at the front of the dwellings along this side of Bakers Road.

We submit that in terms of 'view sharing' both the original and revised design will retain the entire primary view of No.43 which is along the main axis of its property. The revised design will maintain an equitable share of the secondary cross-view from No.43 albeit across the private open spaces at the front of No.41.

We propose the extent of impact by new balcony structure is reasonable considering the primary view is maintained without interruption and the secondary cross-view only marginally affected.



View looking northeast along main axis of No.41 Bakers Road  
View from No.43 Bakers Road similar

*2. The reasonableness of the proposal causing the impact, including design alternatives that may avoid impact.*

The aim of the design is to provide the subject residence with new primary outdoor living spaces at both lower and upper levels that will capitalise on the views and valued northeast aspect. Currently at upper floor level where the primary indoor living areas are located there is a modest uncovered balcony that is inadequate in proportions for modern day requirements.

Due to the steep nature of the terrain along this side of Bakers Road any practical outdoor living space has been developed at the front of residences.

We propose that the upper floor balcony in its revised form will provide a space that is practical, proportionate to its needs and compatible in scale to similar structures along Bakers Road and the surrounding area where views, aspect and difficult terrain drive this style of development.

We consider the development to be reasonable when viewed in context with surrounding development and provides an equitable outcome in terms of view sharing with adjoining properties.

- *The amenity of residential development adjoining a main road is maintained.*

**Comment:** Bakers Road is a quiet no through street.

- *Vegetation is retained and enhanced to visually reduce the built form.*

**Comment:** The development will not require the removal of any vegetation.

- *Vehicle manoeuvring in a forward direction is facilitated.*

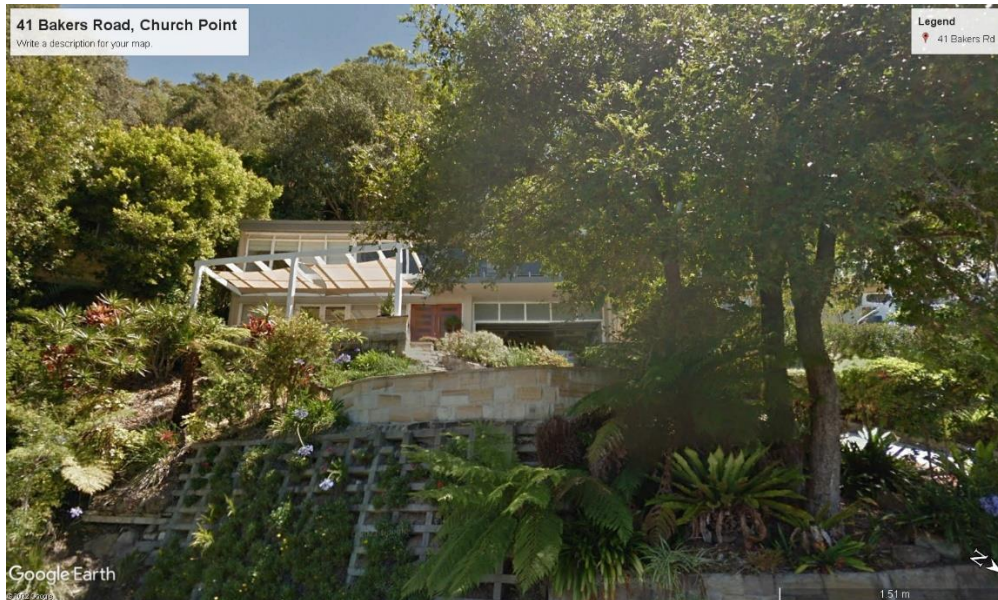
**Comment:** There will be no change to the existing vehicular access within the property.

- *To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*

**Comment:** The proposed upper floor balcony is compatible in scale to similar structures along Bakers Road and surrounding area. The new structure will be contained within the elevational footprint of the existing dwelling structure. The balcony incorporates a flat skillion roof that will project minimal visual bulk and maintain an open amenity.

- *To encourage attractive street frontages and improve pedestrian amenity.*

**Comment:** Due to perspective, existing vegetation, and trees at the front of the property the new upper floor balcony structure will not visually impact unduly on the broad streetscape. The leafy vegetated character of the street will remain the dominant feature.



Looking at No.41 from Bakers Road

- *To ensure new development responds to, reinforces, and sensitively relates to the spatial characteristics of the existing urban environment.*

**Comment:** At its closest point the upper floor balcony will be 6 metres from No.43's front balcony and approximately 18 metres from No.39's residence. We note No.43 is approximately one metre higher in elevation than the subject residence and No.39 several metres higher. The generous separation to adjoining development and the differences in elevation will ensure the current open amenity enjoyed by the adjoining properties is maintained.

### **Conclusion**

As discussed in the Statement of Environmental Effects accompanying the application the property is located at the end of a cul-de-sac where there is no uniform setback pattern to residences and ancillary development. The steep terrain also dictates the location of residences which are biased towards the front of their respective lots. The subject property is further hampered by a front boundary that is at a skew to the front alignment of the residence constricting the potential front setback zone. We submit that although the development will not strictly adhere to the numerical setback requirement, when viewed in context the non-compliance will not result in new structure in an uncharacteristic location.

As determined using Council's own View Sharing Fact Sheet the impact on the existing expansive views from No.43 will be restricted to a secondary cross-view with the primary view to the northeast unaffected by new structure.