

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**87 ALEXANDRA CRESCENT, BAYVIEW**

**PROPOSED DWELLING ADDITIONS/ALTERATIONS AND  
CARPORT**

**PREPARED ON BEHALF OF  
Lindsay Little & Associates Pty Ltd**

**JULY 2020**

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## 1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling and carport upon land at Lot 3 in DP 29283 which is known as **87 Alexandra Crescent, Bayview.**

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

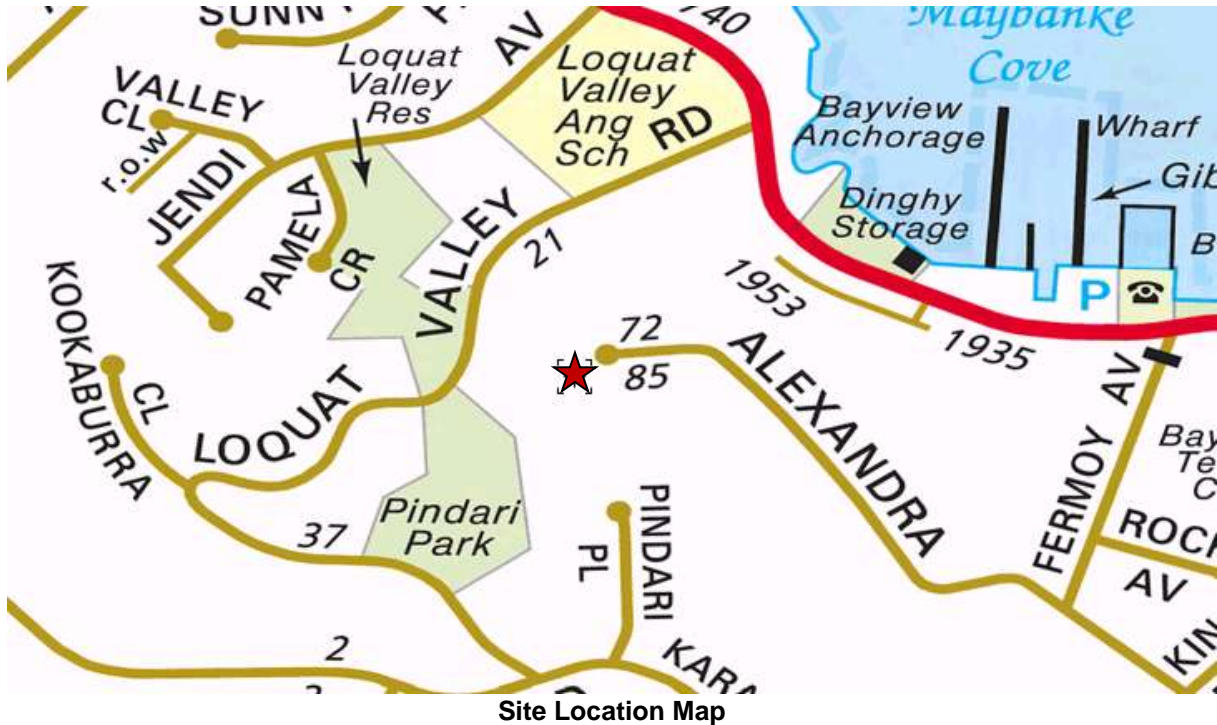
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by DP Surveying, Ref No. 1129, dated 20 April 2004.
- Architectural Plans prepared by Lindsay Little & Associates Pty Ltd, Job No. 1281/19, dated June 2020.
- Arboricultural Impact Assessment Report prepared by Urban Arbor, Ref No. 200702-87 and dated 2 July 2020.
- Waste Management Plan.
- BASIX Certificate No. A378343 and dated 22 June 2020.
- Geotechnical Report prepared by White Geotechnical Group, Ref No. J2763 and dated 13 July 2020.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 3 in DP 29283 which is known as 87 Alexandra Crescent, Bayview. The site has an area of 695.9m<sup>2</sup> and is irregular in shape. The site is located on the southern side of Alexandra Crescent with a curved frontage of 14.745m. The locality is depicted in the following map:



The site falls steeply from the rear boundary towards the street, with a total fall of approximately 14m. The site currently comprises a two storey weatherboard dwelling. Parking for a single car is currently provided within an open carport adjacent to the front boundary. A stair provides access from the street level around the carport and to the dwelling. A series of retaining walls traverse the site. There are a number of large shrubs and trees on site. An Arborist Report has been prepared in relation to a large Sydney Red Gum located within the front yard. This report indicates that the tree can be retained in a viable condition subject to appropriate tree protection measures.

The site is depicted in the following photographs:



**View of Subject site from Street**

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two and three storey dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



**Aerial Photograph of the Subject Site**

### 3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to an existing dwelling. The proposed additions will be constructed of external weatherboard and pitched metal roof sheeting. The existing carport will be demolished.

At lower level, it is proposed to excavation within the existing foundation space to provide for a bedroom with wet-bar, living area and bathroom. The existing wine cellar will also be extended. A lift is provided to enable access from the carport to this level.

At ground level, a new internal lift is provided to enable access to this level and the upper floor level. A small addition is provided to the existing upper level to provide for a walk in robe for the master bedroom.

The existing carport is to be demolished and replaced with a new carport providing on site parking for two cars. Additional excavation is provided to enable to the second carspace. The new carport is to be constructed of metal.

All collected stormwater from the proposal and existing dwelling will be discharged to the street gutter.

The proposal will result in the following numerical indices:

<b>Site Area:</b>	<b>696m<sup>2</sup></b>
<b>Proposed Site Coverage:</b>	<b>281.74m<sup>2</sup> or 40.5%</b>
<b>Proposed Landscaped Area: (includes 6% recreation)</b>	<b>414.26m<sup>2</sup> or 59.5%</b>

## 4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

### 4.1 Pittwater Local Environmental Plan 2014

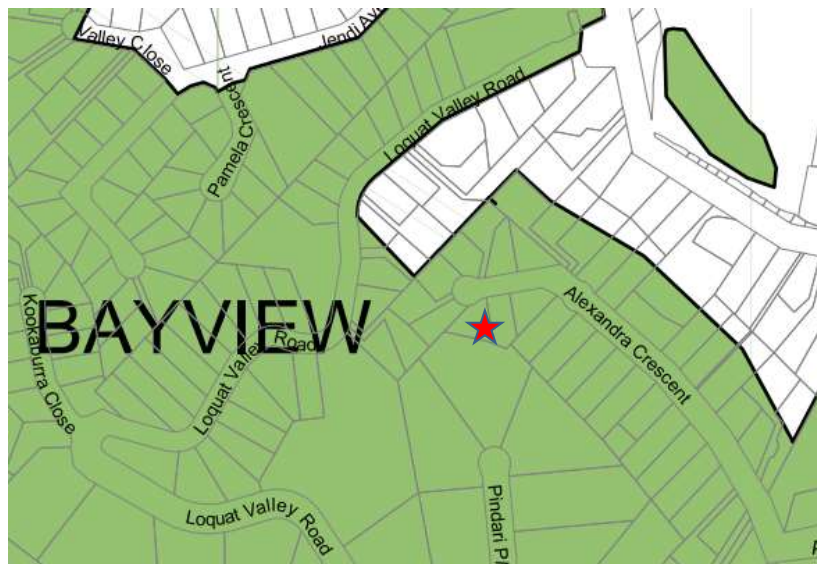
The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to an existing dwelling is permissible with the consent of Council within the E4 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	7.6m	Yes

The following clauses also apply:

#### Clause 7.6 Biodiversity



**Extract of Biodiversity Map**

The subject site is identified on Council's Biodiversity Map. The proposal does not require the removal of any protected vegetation. An Arborist Report has been prepared which indicates that the existing Sydney Redgum adjacent to the dwelling within the front yard can be retained. There is no further information required in this regard.

## Clause 7.7 Geotechnical Hazards

The site is identified as Geotechnical Hazard Class H1 on Council's map. In this regard a Geotechnical Report has been prepared by White Geotechnical and is submitted with the application. In summary this report provides:

*The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.*

No further information is required in this regard.

There are no specific other provisions of the LEP that apply to the proposed development.

## **4.2 Pittwater Development Control Plan 2014**

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D4 Church Point and Bayview Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

### **4.2.1 Section A Introduction**

#### *A4.4 Church Point and Bayview Locality*

*The Church Point and Bayview locality will remain a low-density residential area with dwelling houses a maximum of two storeys in any one place in a natural landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancy dwellings will be located on lowlands in the locality on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Retail, community and recreational facilities will serve the community.*

*Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. The locality is characterised by steeply sloping blocks so the provision of facilities such as inclinators, driveways and carparking need to be sensitively designed. The shared use of vehicular/pedestrian access, and the use of rooftops as parking areas can be solutions that minimise the physical and visual impact on the escarpment or foreshore.*

*Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Views from the buildings shall be maintained below the tree canopy level capturing spectacular views up the Pittwater waterway.*



*Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

It is considered that the proposal is consistent with the desired character of the locality by providing for alterations/additions to the dwelling and a new carport. The proposed dwelling additions are relatively minor and generally contained within the existing footprint. The proposal retains the existing vehicular cross over to minimise disruption to the streetscape. The proposed carport does not require the removal of any protected trees or vegetation. Given the significant slope of the site there is no alternative location for parking on site. The parking is compatible with the existing surrounding development in this portion of Alexandra Crescent.

#### **4.2.2 Part B General Controls**

The General Controls applicable to the proposed dwelling are summarised as:

##### **B3.1 Landslip Hazard**

A Geotechnical Report has been prepared by White Geotechnical in accordance with the controls of the LEP and this clause.

##### **B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community**

This clause aims to ensure the long term viability and enhancement of locally native flora and fauna and their habitats. The proposal does not require the removal of any significant vegetation. An Arborist Report has been prepared which identifies that the proposal can ensure the viable retention of the existing Sydney Red Gum forward of the dwelling. The proposal does not have any detrimental impact on the Pittwater Spotted Gum Forest. No further information is required in this regard.

##### **B5.2 Wastewater Disposal**

The subject site is connected to the Sydney Water centralised sewerage waste disposal system in accordance with the requirements of this Clause.

##### **B5.7 On Site Stormwater Detention**

All collected stormwater will be discharged to the street gutter in accordance with this clause. It is noted that the proposed works provide an increase in site coverage of only 24m<sup>2</sup> and therefore on site detention is not required.

##### **B6.3 Off-street Car Parking Requirements**

This clause requires 2 off street parking spaces for large dwellings (2 bedrooms or more).

The subject site currently provides for 1 parking space within a detached carport. This application seeks to provide for a total of 2 covered parking spaces on site. The proposal complies with this clause.

### **B8.1 Construction & demolition – excavation and landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised.*

*Excavation and construction not to have an adverse impact.*

*Excavation operations not to cause damage on the development or adjoining property.*

The proposal provides for some excavation to accommodate the additional parking space and utilise the existing subfloor for habitable area. However, a Geotechnical Report has been prepared by White Geotechnical. Further the excavation does not have any detrimental impact on existing vegetation. The excavation is well setback from boundaries which adjoin residential properties. The proposal achieves the objectives of this clause.

### **B8.2 Construction & Demolition – Erosion and Sediment Management**

The controls seek to achieve the outcomes:

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)*

*Reduction of waste throughout all phases of development. (En)*

*Public safety is ensured. (S)*

*Protection of the public domain. (S, En)*

An Erosion and Sediment Management Plan is has been submitted and will be implement prior to any works commencing on site.

## **4.2.3 Part C Design Criteria**

The Design Criteria applicable to the proposed development and are summarised over as:

### **C1.1 Landscaping**

The controls seek to achieve the outcome:

*A built form dominated and complemented by landscaping.*

*Landscaping that reflects the scale and form of development.*

*Retention of canopy trees by encouraging the use of pier and beam footings.*

*Development does not result in significant loss of the urban forest.*

*Reduced risk of landslip.*

The proposal does not require the removal of any significant vegetation and there is ample area on site for additional landscaping. An arborist report has been prepared in this regard. The reduction in landscaping is a direct result of providing on site parking. The proposal continues to site below the tree canopy and all works will be constructed to ensure retention of significant vegetation.

### **C1.2 Safety and Security**

The controls seek to achieve the outcomes:

*On-going safety and security of the Pittwater community.  
Opportunities for vandalism are minimised.*

The proposed works will not unreasonably obstruct views of the street from the dwelling. Further the pedestrian entry remains easily identifiable. The proposal is considered to comply with the requirements of this clause.

### **C1.3 View Sharing**

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings.  
Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.  
Canopy trees take priority over views.*

The site and surrounding properties enjoy water views to the north and north east over Pittwater. The proposed additions have been appropriately designed to ensure views from adjoining properties will not be affected. This has been achieved by ensuring that the works do not extend beyond the height of the existing ridge line. Further, the topography of the site and its surrounds is such that dwellings to the rear are considerably higher and their views will not be obstructed by the proposal. The proposal complies with the objectives of this clause.

### **C1.4 Solar Access**

The controls seek to achieve the outcomes:

*Residential development is sited and designed to maximise solar access during mid-winter.  
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.  
Minimal need for artificial lighting.*

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

Shadow diagrams have been prepared as part of the application. The diagrams indicate that the shadow cast by the proposed additions do not extend to the buildings/dwellings on the adjoining properties.

Further the proposal continues to maintain in excess of 3 hours of solar access to open space of the adjoining properties on the winter solstice.

The proposal complies with this clause.

### **C1.5 Visual Privacy**

The controls seek to achieve the outcomes:

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.*

*A sense of territory and safety is provided for residents.*

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposed carport is a non-habitable structure which will not have any impact on privacy of the adjoining properties. The proposed lower level additions are within the subfloor space of the existing dwelling and will not provide for any views into the adjoining properties. The additions to the upper level are for a walk in robe only. This is not a habitable or high use area and as such will not reduce privacy on the adjoining properties.

The proposal complies with this clause.

### **C1.6 Acoustic Privacy**

The controls seek to achieve the outcomes:

*Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.*

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The proposed works are residential in scale and provided with sufficient setbacks to the adjoining dwellings. The proposal will not reduce the acoustic privacy of the adjoining properties.

### **C1.7 Open Space**

The controls seek to achieve the outcomes:

*Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.*

*Private open space is integrated with, and directly accessible from, the living areas of dwellings.*

*Private open space receives sufficient solar access and privacy.*

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

This clause requires at least 80m<sup>2</sup> of private open space for dwelling houses. The proposed additions do not reduce the existing private open space area on site. The proposal complies with this clause.

### **C1.9 Adaptable Housing and Accessibility**

The controls seek to achieve the outcomes:

*The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.*

*All members of the community enjoy equitable access to buildings to which the general public have access.*

*Housing for older people and people with a disability are accessible, adaptable and safe. (S)*

*Equitable access in the public domain.*

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

### **C1.12 Waste and Recycling Facilities**

The controls seek to achieve the outcomes:

*Waste and recycling facilities are accessible and convenient, and integrate with the development.*

*Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.*

There is sufficient area on site for the storage of waste and recycling receptacles so that they are not visible from the public domain. There is no alteration to the existing waste facilities on site. The proposal complies with the requirements of this clause.

### **C1.23 Eaves**

The controls seek to achieve the outcomes:

*Housing that reflects the coastal heritage and character of Pittwater.*

*Optimise roof forms.*

*Appropriate solar access and shading is achieved.*

This clause requires buildings to be provided with eaves having a minimum width of 450mm. The proposal complies with this clause.

#### 4.2.4 Part D Design Criteria

A summary of the DCP controls for the **D4 Church Point and Bayview Locality** is provided below:

##### D4.1 Character as Viewed from a Public Place

It is considered that the proposed dwelling additions and carport are compatible with the requirements and objectives of this clause for the following reasons:

- The proposed carport replaces an existing carport on site. There is no alternative location for parking on site, and there are a number of examples of parking structures within proximity of the front boundary in this portion of Alexandra Crescent.
- The proposal retains significant vegetation on site including a large Sydney Red Gum within the front setback.
- The carport is lightweight with a low profile so as to not dominate the streetscape.

##### D4.2 Scenic Protection

The proposed carport which is located in the approximate position of the existing carport and do not result in the removal of any vegetation. The works will not be prominent when viewed from any waterway. The proposal achieves the objectives of this clause.

##### D4.3 Building Colours and Materials

The proposal incorporates external finishes to harmonise with the natural environment and match the existing dwelling on site.

##### D4.5 Front Building Lines

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.*  
*Equitable preservation of views and vistas to and/or from public/private places.*  
*The amenity of residential development adjoining a main road is maintained.*  
*Vegetation is retained and enhanced to visually reduce the built form.*  
*Vehicle manoeuvring in a forward direction is facilitated.*  
*To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*  
*To encourage attractive street frontages and improve pedestrian amenity.*  
*To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

This clause requires a minimum setback of 6.5m to the street frontage. The clause specifically provides:

*Where carparking is to be provided on steeply sloping sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.*

It is noted that the works to the dwelling house comply with the setback requirements. The proposed carport is justified in this instance and achieves the outcomes of the clause as detailed below:

- There is no alternative for parking on site, given the significant slope of the site.
- The proposed works retain significant vegetation within the front yard, including the large Sydney Redgum.
- The carport does not obstruct views to or from public places.
- The amenity of the adjoining properties will not be detrimentally affected. There is currently parking provided on site in a similar location.
- There is no opportunity available for manoeuvring of vehicles on site. However, given the location of the site at the end of Alexandra Crescent, traffic flow is not high. There are good sight lines from the parking areas.
- The carport is a lightweight low profile and is compatible with the existing streetscape. Pedestrian access to the dwelling is easily identifiable.
- The parking structure is compatible with the existing surrounding streetscape with a number of parking structures located forward of the building including No. 85 immediately to the east and a garage at No. 72 opposite the subject site.

## **D5.6 Side and Rear Building Lines**

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.*

*The bulk and scale of the built form is minimised.*

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

*To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

*Substantial landscaping, a mature tree canopy and an attractive streetscape.*

*Flexibility in the siting of buildings and access.*

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

*A landscaped buffer between commercial and residential zones is achieved.*

*To ensure a landscaped buffer between commercial and residential zones is achieved.*

Generally, the numerical requirements of this clause require a setback of 2.5m to one boundary and 1.0m to the other boundary. A setback of 6.5m is required to the rear boundary.

The proposed carport provides for setbacks ranging from 2.075m to 4.575m to the western boundary, whilst this slightly encroaches the required 2.5m setback to one boundary it is considered that the proposal satisfies the required outcomes of this clause for the following reasons:

- The carport is located at street level with all pedestrian access provided adjacent to the eastern boundary. The site narrows at the street frontage and therefore compliance with this side setback control is difficult with the need to provide on site parking.
- The existing setbacks to the dwelling structure to the side boundary are retained.
- The proposal does not require the removal of any significant vegetation. An arborist report has been submitted in this regard.
- The carport is a single storey structure with low roof line located at street level. As such there is no disruption of views from the adjoining properties.
- The proposed carport does not result in any loss of privacy or solar access, given its location, non-habitable use and the topography of the site.
- The proposal retains significant vegetation on site with ample area of the site available for landscaping.

It is considered that this minor variation should be supported.

#### **D4.8 Building Envelope**

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality.*

*To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

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

*The bulk and scale of the built form is minimised.*

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

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*

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

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposed additions comply with this clause as depicted on the plans.

#### **D4.10 Landscaped Area – Environmental Sensitive Land**

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.*

*The bulk and scale of the built form is minimised.*

*A reasonable level of amenity and solar access is provided and maintained.*

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

*Conservation of natural vegetation and biodiversity.*

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

*To preserve and enhance the rural and bushland character of the area.*



*Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

This clause requires a landscaped area of 60% of the site area. The proposal provides for a landscaped area of 414.26m<sup>2</sup> or 59.5%. This calculation includes paths less than 1m wide and the impervious paving located at ground level and used for outdoor recreational purposes. It is considered appropriate in this instance given that there is ample area of the site available for landscaping and that the proposal does not require removal of any significant vegetation with the Sydney Redgum being retained within the front setback. The resultant dwelling also ensures appropriate separation to the adjoining built form. The area of non-compliance is only 3.3m<sup>2</sup> and strict compliance with the numerical requirement would not serve any benefit nor be visible from the public domain or adjoining properties. All collected stormwater is being directed to the street gutter and the proposal does not result in additional stormwater runoff to the surrounding properties.

It is considered the desired outcomes of this clause have been achieved.

There are no other provisions of the DCP that are relevant to the proposed development.

## **5. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development provides for additions to an existing dwelling and new carport without detrimentally impacting on the character of the area. In this respect the proposal ensures retention of existing significant vegetation and maintains significant views from the adjoining properties. The carport replaces an existing carport and provides for two parking spaces on site. It is considered to be consistent with the existing form of development in the immediate locality and the desired future character in this locality in terms of bulk and scale.

### **The Suitability of the Site for the Development**

The subject site is zoned E4 Environmental Living and the construction of additions to an existing dwelling in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide for a additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## 6. CONCLUSION

This application seeks approval for the construction of additions to an existing dwelling and carport and as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of additions to an existing dwelling upon land at **No. 87 Alexandra Crescent, Bayview** is worthy of the consent of Council.

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