

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING AT 12 CORNICHE ROAD, CHURCH POINT, NSW 2105**

LOT 1 DP 1076755

Prepared by *JJDrafting*

March 2021

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 871/21, Drawing numbers DA 1 – DA 17 dated February 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 a Pittwater Acid Sulfate Soils Map – Class 5 area – there will be no excavation required with this proposal

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 alterations and additions to an existing dwelling.

The new works will comprise the following:

#### **CARPORT**

# An extension of the existing carport roof to be extended to the northeast above a paved area used for bins. This will create an area for undercover storage

#### **First Floor Level**

# an existing sloping roof above the roof storage area to be removed and replaced with a gable roof. This will enable this level to have views out towards Pittwater.

# Portion of the existing covered timber deck between studio and main bedroom to be enclosed to form an ensuite.

# Existing bedroom to form a new walk in robe

# existing walk in robe and roof storage to form the new main bedroom area.

# Window sill to new walk-in wardrobe to be lowered to match height of the window in the new adjacent studio ensuite.

# A new roof terrace to replace portion of the existing pitched roof located above the living areas below.

# existing internal stair to be enclosed and part of the floor area given to the main bedroom.

### **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 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 alterations and additions to the existing dwelling 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.

All of the proposed additions will be over existing built areas, deck areas and paved areas. Site cover will not be increased. All existing vegetation and soft landscaped areas will remain untouched.

The finishes of the proposed addition will match that of the existing dwelling. Roof sheeting to match existing. Glazing frames and weatherboard walls to match existing.

The proposed additions and alterations will not adversely affect the streetscape or neighbouring properties.

Consideration has been given to bulk, scale and form. The new roof portions will remain below the existing roof's ridge height. Portion of the new roof will also be lower than the 10metre maximum building height for a site that slopes more than 16.7°. The portion of the new roof that will be visible from Corniche Street, has been designed with a gable form that is traditional and appropriate for the locality of Church Point and Bayview. All other roof forms will have a low pitch, to minimise bulk.

All site setbacks will remain unchanged, other than the low flat roof to the side of the carport,

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 neighbourhood in a sympathetic and positive manner.

##### **a) 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-----77.35%-----1171.17 sqm – **NO CHANGE**

Existing hard surface area -----342.82sqm

Hard surface to remain -----342.82 sqm – **NO CHANGE**

##### **b) Building Height (PLEP 4.3)**

Maximum height building control in this area is 8.5 metres above existing ground level. However at this site 10 metres is more appropriate:

*(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if:*

*(a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and*

*(b) the objectives of this clause are achieved, and*

*(c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and*

*(d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.*

a) Only a small portion of the new roof contravenes the 8.5m building height, it does however comply with the 10m max. building height given that the slope of the site is greater than 16.7deg. The small amount of the new roof above the 8.5m and below the 10m is very minor. Please refer to a 3D image of heights.

It is requested that this slight non compliance be supported due to the topography of the land and the siting of the existing dwelling. This will be discussed in clause 4.6

b) Please refer to Clause 4.6.

c) The building is situated on a slope that is greater than 16.7 deg –

The existing slope of the land is 19 deg

d) The proposed addition has been designed to follow the topography of the site. There will no need for cut and fill.

#### **REFER TO CLAUSE 4.6 REQUEST TO VARY A DEVELOPMENT STANDARD**

The proposed development COMPLIES with the 8.5m and 10 metre maximum building height control.

#### **C) 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

There will be no change to the existing Lower Ground Floor and Ground Floor setbacks/

There will be no change to the existing First Floor Northwest side setback to existing dwelling, the proposed additions follow the existing established setback.

Northwest side setback (existing)----- varies – 4.22m - 4.41m ---COMPLIES

Existing Southeast side setback----- first floor addition varies - 2.207m - 2.571m ---  
COMPLIES

Southeast side setback to deck follows the established walls of the dwelling varies between –

2.2m – 2.25m

##### **REAR BUILDING LINE**

The required rear setback control is 6.5m

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

#### **d) 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, which is more than 6.5m --  
-----COMPLIES

However the new extended roof from the carport over the existing paved area will contravene slightly over the required front setback of 6.5m

The proposed new front setback varies between – 5.5m - 7.6m. It is requested that this slight non compliance be supported as it will not affect the streetscape or adjoining properties. It will be screened by existing vegetation and tall trees.

**e) Building envelope (D4.8)**

The standard 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.

According to the DCP, since the building footprint is situated on a slope over 16.7 degrees: “variation to this control will be considered on a merits basis.”

The proposed addition to the existing first floor level will be slightly higher than the recommended building envelope on the Southeast side.

The new roof to the extended first floor level will slightly contravene the side building envelope, it is requested that this slight non compliance be supported as it will not affect adjoining properties in solar loss, privacy loss and or view loss.

The outcomes for building envelope control would be achieved by this development:

- Desired future character of the locality will be achieved by this development. This development will allow all existing vegetation to be retained, including the natural watercourse, thick natural vegetation to the rear of the house and significant trees. The addition to the existing first floor level is modest in size compared to the scale of the site, existing vegetation and the existing house. It will feature a gently sloping gable roof with a ridge line matching the existing First Floor roof ridge. The new and existing roof ridge will be much lower than the existing tree canopy height. The addition will be set back from the front building line to minimise visual impact from the street below. The addition will be screened from side views for neighbours to the Southeast by the existing house’s chimney. Overshadowing of the neighbouring property to the Southeast will not be increased. This means the proposed development will relate to the spatial characteristics of the existing built and natural environment, enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. The visual impact of the built form will be secondary to landscaping and vegetation. This building will be designed and built for the natural context. Flood hazard will not be affected in any way as the new additions will all be well above existing ground level. The attached Geotech report addresses the natural hazard of the site’s gradient. This building will not dominate the streetscape and will be at 'human scale'. It will retain the existing house’s general scale, being a split level two-storey residence. This addition will preserve and enhance district and local views and retain the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.
- This development will enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. The new roof ridge will match the existing roof ridge, which is much lower than the existing tree canopy height.
- The additions proposed will work within the existing building footprint, minimising impact on the spatial characteristics of the existing natural environment. All existing vegetation, natural bushland and the natural watercourse on this site will remain.

- This new development will minimise the bulk and scale of the built form. It will be of modest scale, with the impact of additional bulk minimised by placing it behind the existing house's chimney. The new roof ridge will be no higher than the existing roof ridge.
- Views and vistas to and from public and private places will be equitably preserved by this development. The view of this property from the street will be of a house of modest scale, similar to the existing house, surrounded by the dominant site features of bushland and natural vegetation. Views across to Pittwater will be maintained for the neighbouring properties.
- This new development will ensure there is a reasonable level of privacy, amenity and solar access within the development site and maintained to residential properties. DA shadow diagrams show that there will be no increase in overshadowing to neighbouring properties on June 21<sup>st</sup>. The First Floor addition will maintain visual privacy to and from the neighbouring residence at 14 Corniche Road, because it is placed behind the existing house's chimney and will have no windows to the Southeast side.
- All existing vegetation at this site will be retained, to visually reduce the built form.

The proposed additions slightly contravene the standard building envelope control on the Southeast side. It is permissible for Council to approve a variation on this control if desired outcomes of the control are achieved. This proposal will achieved those desired outcomes.

**f) Privacy (C1.5)**

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

**g) Solar Access (C1.4)**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal. All adjoining properties will maintain the same amount of solar access, between 9am and 3pm on June 21<sup>st</sup> and adjoining properties will retain a min. of 3hours

**h) View Sharing (C1.3)**

Neighbours views and view sharing will be maintained by the proposed additions and alterations. The proposed addition to the existing first floor will have a roof ridge height which matches the existing roof ridge level.

**i) Access driveway (B6.1)**

The existing crossover, layback and driveway will remain.

NO CHANGE TO EXISTING DRIVEWAY

**j) 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 build 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 first floor addition will be recessed towards the back of the existing house, no higher than the existing roof ridge. This addition will give 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.
- # All 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.

**k) 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. There will be no changes to the existing vegetation. No existing trees will be impacted. This development will all take place on areas that are already paved, built upon or covered by an existing deck. Therefore, all existing vegetation will be maintained.

**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. All areas to be developed will be on the First Floor of the existing house and studio or will be above an existing paved area far removed from the flood prone portion of this site.

Flood risk and stormwater overflow will not be increased. There will be no additional hard surface area on this site. The new roof portions will not extend the footprint of the existing roof. The attached "DA Roof Plan and Stormwater Concept Plan" shows that provision will be made for management of stormwater, to suit the new roof configuration.

**D4.2 – 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.

Additional planting will be provided to the undercroft areas of the balconies.

**D4.3– Building colours and materials**

The proposal will match the existing dwelling in mid tone colours

**PART 7**

**7.1 – Acid Sulphate soils**

The site is identified as being within Class 5 Acid Sulphate Soils Area. The proposal will not see any excavations of the site, and it is therefore not anticipated that the acid sulphate soils will not be encountered.



## **7.2 – Earthworks**

The proposal will not require any excavation of the site.

### **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 side building envelope and front setback to the new extended roof of the carport requirement 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 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, geotechnical hazard, 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, STUDIO AND NATURAL VEGETATION AT 12 CORNICHE ROAD.  
PROPOSED ENSUITE TO BE LOCATED TO THE FIRST FLOOR DECK BETWEEN STUDIO AND BEDROOM  
EXISTING WINDOW SILL TO BE LOWERED IS TO THE RIGHT OF EXISTING FIRST FLOOR DECK.





EXISTING CARPORT & ADJACENT PAVED AREA. RESIDENCE AT 10 CORNICHE ROAD IS IN THE DISTANCE, BEHIND & ABOVE THE CARPORT. NEW EXTENDED ROOF FROM CARPORT IS PROPOSED ABOVE PAVED AREA. (BIN AREA)





EXISTING PAVED AREA ADJACENT TO CARPORT. PROPOSED NEW EXTENDED ROOF OVER.



NEIGHBOURING RESIDENCE AT 10 CORNICHE ROAD





NEIGHBOURING RESIDENCES AT 16 AND 14 CORNICHE ROAD



NEIGHBOURING RESIDENCE AT 14 CORNICHE ROAD



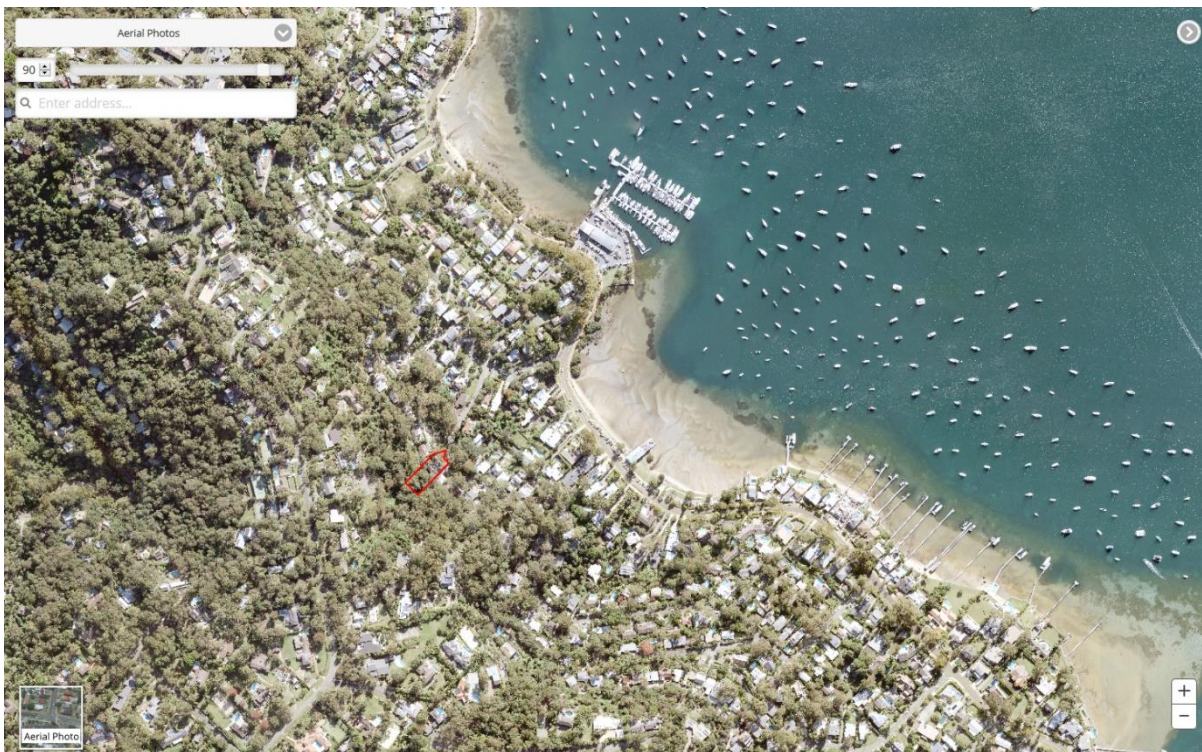


14 CORNICHE RD. GARAGE & DECK, ADJACENT TO EXISTING HOUSE AT 12 CORNICHE ROAD





EXISTING CHIMNEY TO SOUTHEAST SIDE OF EXISTING HOUSE AT 12 CORNICHE ROAD  
ADJACENT TO EXISTING DECK AT 14 CORNICHE ROAD.



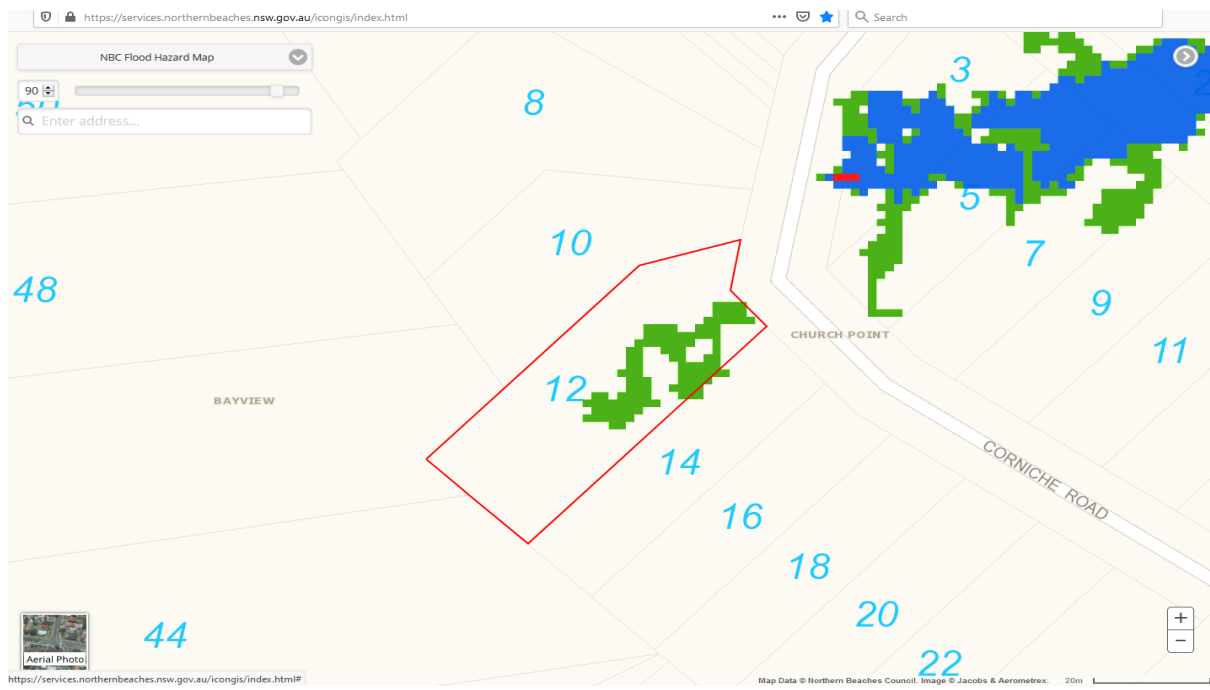
NORTHERN BEACHES COUNCIL MAPPING AERIAL VIEW SHOWING LOCATION OF PITTWATER FROM  
12 CORNICHE ROAD LOCALITY – VIEWS AREA APPROXIMATELY FROM NORTH TO EAST.





PITCHED ROOF TO EXISTING FIRST FLOOR TO BE REMOVED AND REPLACED WITH A GABLE ROOF TO PROVIDE VIEWS OVER PITWATTER FROM THE EXISTING MAIN BEDROOM, PORTION OF THE REMOVED ROOF WILL ALSO FORM A NEW ROOF TERRACE ABOVE THE GROUND FLOOR AREA BELOW

## 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 - PAINTED WEATHERBOARD – To match existing
- WINDOW AND DOOR FRAMES AND TRIMS – To match existing
- FASCIA – Colour to match existing