

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany:

Application for Proposed Ground Floor Alterations and First Floor Extension to an Existing Two Storey Dwelling House



**LOT No.38 in DP 7254 known as
No.1893 Pittwater Road, BAYVIEW, NSW, 2104**

**Mr. Nicholas and Mrs. Jo-Ann BOHM – Job No.9243
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Introduction

This Statement has been prepared to accompany a development application submitted to Northern Beaches Council by Sydney Extensions & Designs.

Approval is being sought for internal alterations to the ground floor including re-construction of a rear pergola and renovation and construction of a pergola structure over the existing front deck, together with an extension of the first floor level to an existing two storey dwelling house at Lot No.38 in DP 7254, known as No.1893 Pittwater Road, Bayview situated in the Pittwater Local Government Area.

This report includes a detailed description of the proposal and assessment against the relevant planning controls and policy, including;

- Section 79C Environmental Planning & Assessment Act, 1979
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan

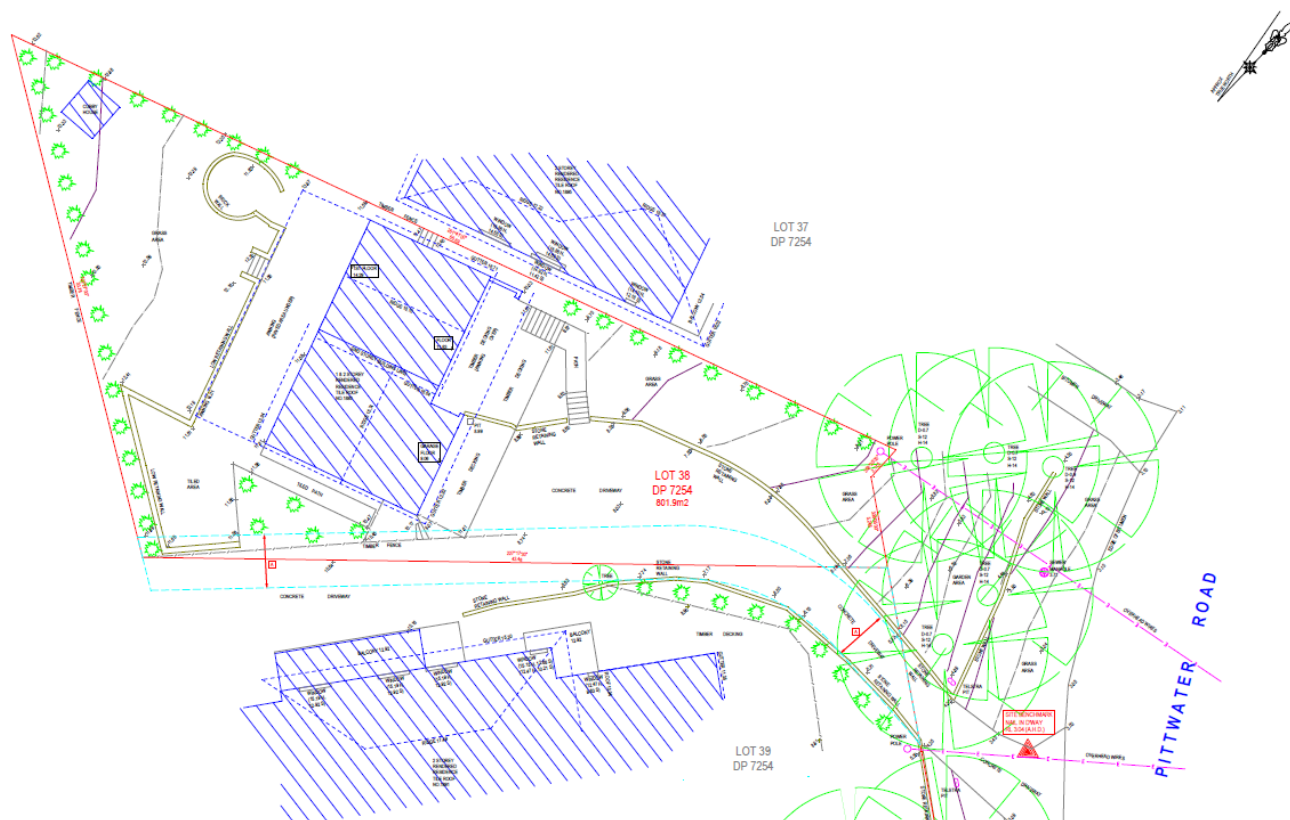
This report addresses the proposal having regard to the relevant heads of consideration pursuant to Section 79C(1) of the Environmental Planning & Assessment Act, 1979.

The assessment of the application contained herein seeks to demonstrate that the proposal is an acceptable development of the site, is compatible with the zone objectives and relevant design guidelines and controls, has no adverse impact on adjoining properties or the streetscape, and is consistent with the scale and form of existing residential development in the immediate locality.

Site Description and Surrounds

Location

The property description is Lot No.38 in DP 7254, known as No.1893 Pittwater Road, Bayview. The land is an irregular in shape with a frontage of 7.36m and a depth of 42.46m / 55.69m., with a land area of 801.9 m².



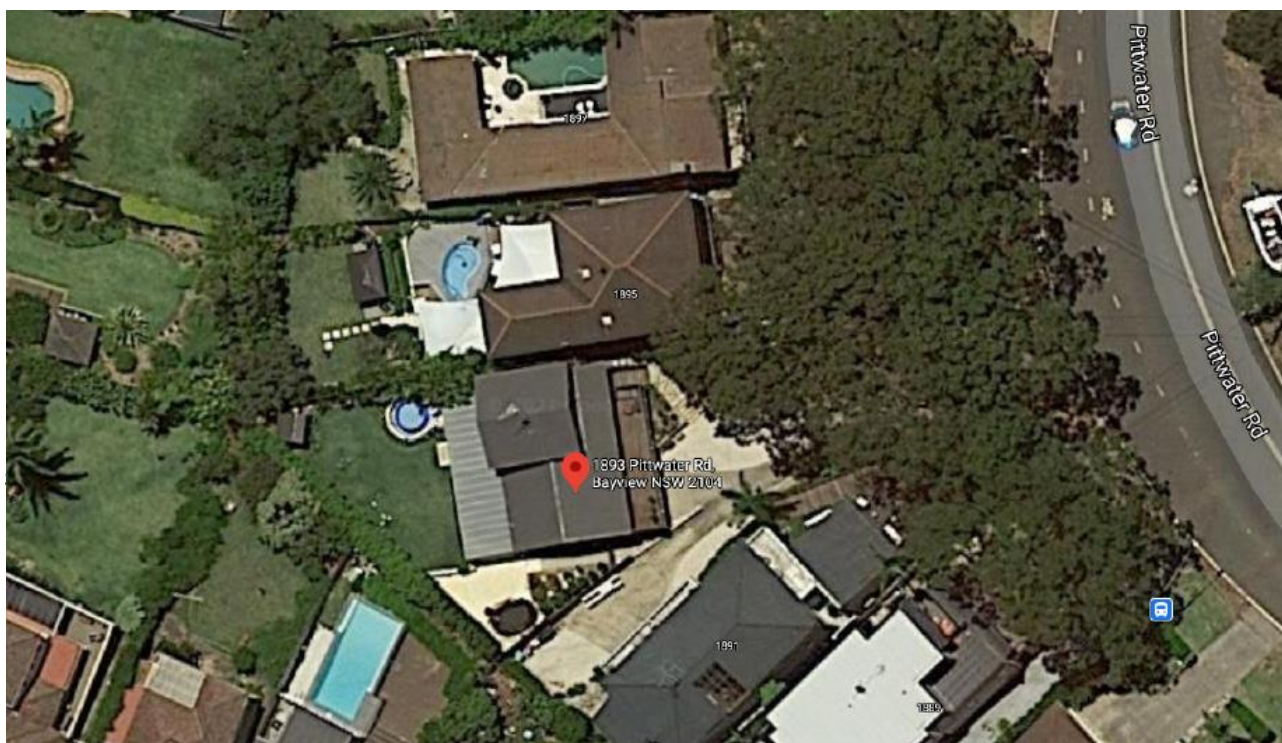
Site Description

The subject site is located on the western side of Pittwater road in close proximity to Pittwater. The allotment slopes toward the road frontage and is well landscaped with no significant stands of vegetation that require removal in order to accommodate the new additions. The existing dwelling house is well setback from the front boundary. The site is serviced by town water, electricity, telephone and sewerage.

The land is occupied by a two storey residence with an enclosed garage and storage area located on the basement level below the living area. The existing dwelling comprises a floor area of 173.5 m² consisting of four (4) bedrooms, lounge, dining, kitchen, ensuite, bathroom and laundry, basement storage and garage.

Surrounding Development

The subject property is located within an established residential area zoned R2, containing predominantly detached one and two storey dwelling houses. The local neighbourhood is characterised by sloping topography, large residential allotments with generous front setbacks and extensive areas of soft landscaping. Many properties in the vicinity of Pittwater Road have viewlines over Pittwater and surrounds.



The neighbourhood predominantly consists of detached dwellings of a single & two-storey nature that are irregularly aligned from the creation of the original subdivision pattern that follows the topography of the area. This development includes dwelling houses of varying design styles sited on irregularly shaped allotments with varied setbacks.

Present & Previous Use

The site is presently occupied by a single occupancy class 1a dwelling. The proposed application will not result in any change of building classification or site use.

Development Proposal

The proposed application involves alterations and additions to an existing detached dwelling. It is proposed to extend and alter the existing dwelling in order to meet the owner's requirement for additional accommodation and more functional internal living space.

To this end it is intended to contain the proposed improvements within the existing building footprint thereby retaining site coverage and limiting the impact of the building extension.

Area Calculation - Existing Residence;

Site area	801.9 m ²
Existing Subfloor (Storage)	26.0 m ²
Existing Ground Floor	104.3 m ²
Existing First Floor	43.2 m ²
<i>Total Gross Floor area (Excluding garage)</i>	<i>173.5 m² (floor space ratio of 0.22:1)</i>
Site Coverage	315.6 m ² or 34.0 %
Landscape area	606.3 m ² or 66.0 %

Area Calculation - Proposed residence;

Proposed Subfloor (Storage)	26.0 m ² <i>(Unchanged by the proposal)</i>
Proposed Ground Floor	104.3 m ² <i>(Unchanged by the proposal)</i>
Proposed First Floor	84.3 m ²
Proposed Additional First Floor	41.0 m ²
<i>Total Gross Floor area (Excluding garage)</i>	<i>214.5 m² (floor space ratio of 0.27:1)</i>
Site Coverage	315.6 m ² or 34.0 % <i>(Unchanged by the proposal)</i>
Landscape area	606.3 m ² or 66.0 % <i>(Unchanged by the proposal)</i>

PROPOSED WORKS

Ground Floor

- ☐ Alterations to the ground floor of the residence in order to provide more functional open plan living area.
- ☐ Replacement of the pergola structure over the rear Alfresco area.
- ☐ Removal and Construction of a new pergola structure over the existing front deck.

First Floor

- ☐ Alterations to the first floor of the residence in order to provide a more functional layout to thereby providing for changing lifestyle needs of the occupants.
- ☐ Construction of a master bedroom, ensuite and walk in robe to provide necessary additional bedroom space.
- ☐ Internal renovation of the existing bathroom and WC., and parts of the existing bedrooms in order to provide a media room space and a connection to a new Bathroom and Master Suite.

External

- ☐ New colorbond metal roofing over the proposed first floor addition.
- ☐ Exterior colours and surface finishes which are in keeping with existing residence and character of the area.

The extent of the proposed works is detailed on the plans attached to this application, as prepared by Sydney Extensions & Designs

RELEVANT PLANNING FRAMEWORK (compliance with statutory instruments)

There are a number of State and Local Environmental Planning Instruments that apply to the subject development. In providing this preliminary review (assessment) of the proposed development, consideration has been given to the following planning controls.

- Section 79C Environmental Planning & Assessment Act, 1979
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan

The following sections address the matters for consideration as listed in Section 79C (1) of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter as it applies to the proposal.

PLANNING CONTROLS

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

ZONING - The subject land is zoned Residential R2 Low Density Residential

The proposal constitutes alterations and additions to an existing **dwelling house** and is therefore permissible in the zone subject to Council's consent. In this instance the proposed works do not meet all of the specific controls for Complying Development under the NSW Housing Code. The site is not listed as a Heritage item nor is it located in a designated heritage conservation area. The subject site is also not subject to any major development constraint, risk, hazard or Council policy restricting the type of works proposed.

Clause 17 of the LEP restricts Council from granting consent unless it is satisfied that the development will not have a detrimental effect on the amenity of the Foreshore Scenic Protection Area (FSPA). As additions to the existing dwelling, the proposal is unlikely to have any amenity impact on the FSPA.

Council's LEP and DCP principally identify the detailed controls for controlling and assessing the type of development proposed herewith.

PLANNING CONTROLS

Retention, Preservation and Adaptation of Existing Dwellings

Council promotes the retention and adaptation of existing buildings rather than the demolition and replacement of new structures. Notwithstanding the proposed extension of the upper floor area, the proposal maintains the footprint and profile of the existing dwelling. The proposed internal reconfiguration and alteration of existing spaces on the ground floor and first floor areas of the building will have no adverse effect on the aesthetics or on neighbouring properties.

Design Considerations

BASIX – A BASIX certificate accompanies the application.

The Site – The proposed first floor addition is integrated with the existing dwelling and will not extend the site footprint of the dwelling.

Roofs – The proposed roof of the first floor addition retains a gable end roof form of the same pitch and scale as the existing roof.

Building Form – Every effort has been made to minimise the bulk of the additions and to retain the same overall scale and form of the building.

Building Materials – The proposal includes material finishes and colours consistent with the existing dwelling and surrounding development.

Floor Space Ratio**Objectives**

1. To ensure bulk & scale are compatible with the desired future character of the R2 low density residential areas & of dwelling houses.

Floor Space Ratios in Residential Zones

The proposed additions increase the gross floor area from 173.5 m² to 214.5 m², adding an additional floor area of 41.0 m², resulting in a proposed FSR of 0.27:1, which therefore complies with the maximum specified allowance.

Height of Building

The maximum building height control of 8.5m.

Although maximum building height of 10.0m is allowable 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 Building 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 building 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.

Requirement	Provision	Compliance
Max. building height 8.5m Natural ground level to Proposed first floor ridge level	The maximum ridge height of approx. 7.230m to proposed first floor ridge level. (South Elevation)	Yes

The proposed building heights are within council's DCP control height.

Front Setback

The front setback control is a minimum of 6.5m.

Requirement	Provision	Compliance
Front Setback	Consistent with adjoining dwellings. Is unchanged by the proposal	Yes As per existing

FRONT - The proposal does not alter the existing front setback and is satisfactory in this regard and therefore complies with the DCP Objectives and requirements.

Side Setback

The side setback is a minimum 2.5m to one side and 1.0m for the other

Requirement	Provision	Compliance
Side Setback Single storey –	Southern side setback is approx. 2.610m to existing side wall of house.	Yes As per existing
Side Setback Two Single storey –	Southern side setback is approx. 5.975m to new side wall of house	Yes

The side boundary setbacks are "at Councils discretion" and are subject to a fit within the specified building envelope control.

Rear Setback

Requirement	Provision	Compliance
Rear Setback	Western rear setback of approx. 11.400m to new rear first wall of house	Yes

The rear setback complies with Councils control.

Open Space and Landscaping

The proposed first floor extension / addition is within the existing building footprint and it is not proposed to remove any trees or established landscaping as part of this proposal. It is not envisaged that any of these improvements will detract from the existing landscape, scenic quality and the existing private open space area and essentially enhances the amenity and usability of existing open space.

The proposal will not impact or reduce existing landscaped area or available deep soil area.

No significant vegetation that would impact on the landscape character of the area will require removal in order to site the proposed addition. Sufficient existing mature landscaping is to remain on site to maintain the landscape character and privacy.

It is submitted that this development proposal will not have any measurable impacts on neighbouring properties or on the soft landscape and private open space areas of the site.

STREETSCAPE & GENERAL APPEARANCE

Façade & Streetscape Design

As mentioned, the proposed additions are located above the rear section of the dwelling, and setback behind the existing front roof planes. Apart from upgrading of materials and finishes, the front façade will retain its existing form with no significant impact on the existing streetscape or character of the built form.

Further to the above, the proposed alterations and additions to existing dwelling will be constructed in materials and finishes to complement the existing building.

The proposed additions and alterations, whilst upgrading and extending the existing building, will not compromise the Architectural character of the existing dwelling.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will be successfully integrated into the context of the existing site development.

Car Parking and Access

The proposal does not involve any alteration or increase car parking demand for the dwelling and the current garage and access arrangements will continue to adequately service the dwelling.

Roads

No additional roads, kerbs, gutters or footpaths are required to service the proposal. The vehicular access to the site is in good condition and will be maintained.

Sunlight Access and Overshadowing

Based on the north and south orientation of the subject and adjoining sites and the “real” change to the existing building envelope, it is considered that the first floor addition will not have any adverse impact on adjoining properties and will not eliminate more than 1/3 of the existing sunlight accessing the private open space of adjacent property when measured at 9am on the Winter solstice (21 June)- refer shadow diagrams attached to this application.

Privacy and Security

The proposed first floor addition creates no concern with regards to privacy or overlooking issues for the residences on each side of the subject property as the new windows are predominantly orientated to the front, sides and rear elevations thereby minimising privacy intrusion to neighbouring dwellings, as well as facilitating good visibility towards the street frontage.

Privacy is considered to be appropriately maintained through the design of the proposed alterations and additions. The Proposed addition creates no concern with regard to privacy or security and adequate lines of sight remain available throughout the property with no increased overlooking of adjoining dwellings.

Acoustic Privacy

All principle living areas have been located so as to not direct noise to the neighbouring properties. Compliance with setbacks and the existing fences along the boundaries will assist in mitigating noise transmission to the neighbouring sites. The bedrooms are located away from the entertaining area, minimising noise transmission from the entertaining area to sleeping areas.

Heritage

According to the current Section 10.7 Certificate, the property is not located within a heritage conservation area.

Environmental Effects

The subject proposal has been considered under the heads of consideration in Section 79C (1) of the Environmental Planning & Assessment Act 1979.

- the relevant development control plan- in this case the provisions of the Pittwater DCP.
- the likely impacts of that development- Given the scale of existing and surrounding development and the local residential character, it is considered that the development is unlikely to have any significant or adverse impacts on any adjoining properties, the streetscape or the locality in general. It will not cause any adverse level of overshadowing or privacy loss issues for neighbouring properties. In terms of vehicle movements, the proposal will not generate any additional level of traffic movements to and from the site.
- the suitability of the site for the development- There are no questions as to the suitability of the subject site to accommodate the proposed alterations and additions. The site has access to all necessary services to cater for the development. There is no evidence that the site is affected by contamination, flooding, subsidence or any other risk.

Site Planning and Environmental Constraints

Tree preservation

The proposed alterations and additions will not result in any loss of existing trees or other site vegetation. Therefore, there will be no adverse impact on the landscape character of the site. The property already contains extensive areas of soft landscaping both at the front and rear of the building.

Bushland

The proposed alterations and additions will have no detrimental impact on surrounding bushland areas as the proposed additions are contained within the existing building footprint.

Managing Construction or Demolition

Tree protection

It is not anticipated that any significant vegetation, potentially impacting on the landscape character of the area, will be affected as part of this application.

DCP requirements

The proposal is compliant with the relevant development controls contained in Council's LEP and DCP.

Siting and Design

The proposed alterations and additions will be compatible with the character and scale of local housing, and the additions proportionate to the overall scale and length of the building. The siting and extent of the proposed upper level addition will maintain the existing boundary setbacks thereby contributing to spatial separation and privacy between dwellings.

Views

The nature of the local topography is such that there are some views toward Pittwater from various locations however in this case this is largely obscured by tree canopies. The proposed improvements will not result in the loss of any established viewlines from the existing or neighbouring properties.

Due to sympathetic nature of the design, and side building setbacks, it is not envisaged that the proposed additions will have any measurable impact on the privacy, viewlines or amenity of the adjoining properties.

Erosion & Sedimentation Control

Ground disturbance will be negligible as the addition predominantly relates to the first-floor addition that is within the existing building footprint. Soil erosion control measures will be implemented in accordance with Council's policy and site specific requirements.

Stormwater & Utility Service

The site is fully serviced by sewerage, water, electricity and phone line. The proposed additions do not increase the site cover from that existing therefore there is no increase in stormwater discharge than that currently being discharged from the site and due to the nature of the development, all new spreaders and downpipes will be discharged to the street system via existing downpipes and/or stormwater lines.

The existing roof area is serviced by an existing roof water disposal system of gutters, downpipes and stormwater drainage lines which discharges the stormwater to the existing drainage system.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No significant noise vibration is expected during the course of construction. The proposed improvements will not alter the use nor increase the occupancy rate of the dwelling.

The suitability of the site for the development

The subject site is within an existing residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations. The proposed alterations and additions can be constructed with on-site connection to all existing utility services, and without any adverse impact on the site.

The residential use of the site is permissible with development consent under the provisions of Pittwater Local Environmental Plan and satisfies the objectives and provisions of the relevant development control plans as discussed above.

The Public Interest

As the proposed application generally satisfies the objectives of the relevant planning instruments and development control plans, and involves a modest extension and internal alterations within the existing building footprint, the subject proposal is not considered to be in conflict with the public interest.

Waste Management

During the demolition and construction stages, demolished and waste materials will be removed from the site and transported to approved waste disposal or recycle facility (refer Waste Management Plan).

Left over materials are removed and where possible stored for use on other projects. It is proposed however to reuse as much as possible of the materials from the existing roof such as timber framing and roof tiles as part of the construction the new roof extension.

There will be no change to the existing arrangement for weekly disposal of domestic waste and recyclable materials.

Air Quality & Acoustic Environment

As an extension to an existing residence, there will be no alteration to the air quality or acoustic environment compared to the levels which presently exist.

Energy Efficiency

The proposed works comprise additions and alterations to an existing property where site services and building materials to be used are predetermined by that of the existing dwelling. Where possible, windows to new rooms have been positioned to maximise summer shade and winter sunlight, supplemented by wall and ceiling insulation and adequate cross ventilation.

The proposed additions and alterations incorporate the requirements of Basix, a Certificate which forms part of the attached documentation. The proposal includes water saving measures and devices to all new wet areas, insulation to roof and ceilings and performance glazing to all new glazed doors and windows. Eave projections and shading devices to new windows have been specified so as to optimize the energy efficiency of the building.

Summary

The proposed alterations and additions to the existing dwelling are consistent with Council's aims and objectives relating to residential dwelling house development in terms of scale, character, and streetscape, and does not constitute over development of the site.

The proposal achieves the required design standards with respect to site coverage, landscaping, building height, private open space and setbacks from side boundaries. The proposed additions and alterations will not have a detrimental effect on site coverage, the streetscape nor on the amenity of neighbouring properties.

The proposed additions will achieve a uniform architectural appearance and continue the existing building form.

In summary, the proposed additions and alterations are considered appropriate for the reasons outlined above, in particular:

- the additions are contained within the existing building footprint
- the additions are a logical extension of the existing upper floor plan as a means of generating extra living space, whilst retaining the same roof style and architectural form.
- Notwithstanding that the dwelling house is in part 3 storeys in elevation, the building fits within the overall height envelope as indicated on the attached drawings. The upper level addition represents a horizontal extension only of the existing first floor level, therefore maintaining the overall scale of the built form.
- The proposal does not reduce the available site area devoted to soft landscaping and private open space.
- The proposed additions and alterations will have no adverse impact on the amenity of neighbouring dwellings. The scale of the dwelling is not inconsistent with the scale and form of dwelling houses in the immediate vicinity.
- The external impact of the proposed building changes on the streetscape will be minimal due to the extensive setback of the dwelling from the street frontage, and the established landscaping and tree cover toward the front of the site and on neighbouring properties.
- In the context of the existing site development, and in consideration of the topography of the area, existing building setback, the proposed improvements will have a negligible impact on the environment, streetscape and neighbouring properties.

In consideration of the above summary, it is requested that Council support the application in its current form on the grounds that the proposal will have a low environmental impact and is consistent with the aims and objectives for low density residential development within the Pittwater locality.