

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 96 (1A)

DA no. N0316/14

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING AT 22 SUNNYRIDGE PLACE, BAYVIEW

LOT 1 DP 238326

Prepared By JJDrafting

January 2018

1) Introduction

This Statement of Effects accompanies documents prepared by JJDrafting, Job Number 617/18, Drawing numbers DA 1 – DA 6 dated January 2018 to detail proposed alterations and addition to an existing dwelling at 22 Sunnyridge Place, Bayview.

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 2000

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) Proposed Amendments

The proposed amendments are as follows:

LOWER GROUND FLOOR - GARAGE

Windows and door to north east wall have been deleted

Garage door and window to north west wall have been deleted

GROUND FLOOR PLAN

Window in laundry on the south west wall has been deleted

Window in kitchen on the south west wall has been deleted

Window in the dining area on the north west wall has formed a new door opening. Sill below window has been removed and new stackable sliding doors to be provided.

A small narrow and low timber deck has been provided off the new stackable sliding doors.

FIRST FLOOR PLAN

Windows in bathroom on the south west wall have been resized and reduced

separate toilet and bathroom have formed into one room

Slight change to bedroom 2 area

Ensuite- shower and wc have reversed

Windows in TV room on the north east wall have increased in size.

Window in the main bedroom on the north west wall has resized, length has increased and width has decreased.

Main bedroom – A new window has been added on the north east wall.

LANDSCAPING

Existing trees on the north east boundary are proposed to remain and not to be replaced with new screening Lilli-Pillis. Given the maturity and size of the existing trees, which currently provide screening between properties, are sufficient and allow privacy between the neighbours. It would be detrimental to the existing privacy for these healthy, mature trees to be removed and replaced with smaller hedges which take longer to mature.

It is therefore requested that these trees to remain.

There will be no effect upon adjoining properties due to the modifications

3 Development Standards and The Effects Of The Proposal

a) Landscaped area- Environmentally Sensitive Land

Site area is 710.6sqm

Minimum Landscape area requirement is -----60% (426.36sqm)

Existing Landscaped area -----51.6% (366sqm)

There will be no change to the existing landscaping area, landscape area will not be decreased

There will be no change to the hard surface area, there will be no increase

b) Front Setback requirements

The required front setback control is 6.5m or established building line.

There will be no change to the front setback

c) Side and rear building line

The required rear setback control is 6.5m.

There will be no change to the rear and side setback due to the proposed modifications.

d) Building envelope

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

There will be no change to the side building envelope.

e) Building Height

Building height control is a maximum of 8.5m.

There will be change to the building height

f) Privacy (C1.5)

There will be no loss of privacy to due to the proposed amendments/ modifications. As the existing trees on the north east side boundary have remained privacy to the adjoining neighbour has remained untouched.

g) Solar Access (C1.4)

No loss of daylight to habitable rooms or in the main outdoor living areas in adjacent dwellings will be experienced as a consequence of the amendment/ modifications.

h) View Sharing (C1.3)

Neighbours views will not be affected by the proposed modifications

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 proposed modifications are subject to the provisions of the Pittwater Development Control Plan 21 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 plan

The modifications have been designed to comply with the requirements of the Church Point and Bayview locality and the general principles of Pittwater 21 Development Control Plan 2014

It is considered that the proposed modifications respect 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 modifications

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 proposed modifications will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant modifications are compatible with and will complement the character of the area.

The proposed modifications are considered to be well designed having regard to the relevant provisions of the Pittwater 21 Development Control Plan 2014

5.6) Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

5.7) The public interest

The proposed modifications 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 proposed modifications which are predominately located within the existing building footprint and internally will not have any detrimental impact on the adjoining properties or the locality. The new small narrow deck which is located to the rear of the dwelling will not affect the neighbouring properties or be visible from the streetscape.

The proposed modifications are in keeping with Council's aims and objectives for this locality.

There will be no effect on local fauna and flora. As the proposed modifications 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.



View looking along the north east side boundary- existing mature trees are requested to remain to retain existing privacy.