

17 November 2023

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: Statement of Environmental Effects
Property: 1855 Pittwater Road, Bayview

Dear Sir/Madam,

This letter is submitted to Council to support a development application for the construction of new lift, access ramps, sliding doors and windows to service the existing dwelling at 1855 Pittwater Road, Bayview.

This development application is lodged with the support of National Disability Insurance Scheme funding, and addresses all relevant planning objectives and performance criteria contained in the Pittwater LEP and Pittwater DCP.

This Statement of Environmental Effects has been prepared in accordance with the following plans and documentation accompanying the application:

- *Survey Plan numbered 21121-1-A, dated January 2022, prepared by Luca Gigliotti;*
- *Architectural Plans numbered DA0.01 - DA3.01, dated 12 October 2023, prepared by Design Build Project Services;*
- *BASIX Certificate.*

▪ **SITE and LOCALITY**

The subject site is located on the western side of Pittwater Road, 175m north of the intersection of Bayview Place and Pittwater Road, Davidson. The site is located opposite (west) of Rowland Reserve, and 350m south of Bayview Tennis Club.

The legal description of the subject site is Lot 5 in DP28154 also known as 1855 Pittwater Road, Bayview. The site currently contains a two storey dwelling house with basement garage, with driveway entry from Pittwater Road. The site has a total area of 815.7m².

The subject site is located on land zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014. The locality is characterised by free-

standing one and two storey dwellings, and public reserves, with the site adjoining 1 – 2 storey dwellings to the east and west.

The following aerial photograph shows the location of the existing building on the subject site and surrounding development:



Source: SIX Maps

The following photograph shows the subject site as viewed from Pittwater Road.



Source: Google Maps Streetview

▪ **DEVELOPMENT PROPOSAL**

The development proposal is submitted following funding from the National Disability Insurance Scheme.

The development proposal is for disability upgrades to the existing dwelling house, including the construction of a new lift, access ramps, sliding doors and windows to service the existing dwelling at 1855 Pittwater Road, Bayview. The proposed alterations and additions are at the front façade, between the garage and pedestrian entries.

The works are detailed as follows:

Garage Floor Level

- New external lift shaft
- New lift access door in the southern wall of the garage, at the front corner

Ground floor plan

- New external lift shaft
- Changes to the ground floor level balcony balustrade to allow access to the lift
- New louvre windows backing the new lift, in the primary/front façade of the building
- New threshold ramp between the balcony and living room

First floor plan

- New lift shaft through the existing balcony floor
- New threshold ramp between the balcony and living room

▪ **PLANNING CONTROLS**

Pittwater Local Environmental Plan 2014

The subject site is zoned R2 Low Density Residential pursuant to the Pittwater LEP 2014, and alterations and additions to a dwelling house are permissible in the zone. The relevant provisions of the LEP are addressed within the development control table within this Statement.

It is noted the works are to be built above an area of the site which is an existing hardstand. Thus, the proposed works do not result in earthworks that would have an impact on the Class 5 Acid Sulfate Soils and Biodiversity Values identified at the site.

The subject site is not located near any Heritage items, is not identified within Geotechnical Hazards mapping, and is not categorised as bush fire prone land.

The proposed lift has been positioned to not impact height or floor space ratio (FSR).

Pittwater Development Control Plan

The proposal is subject to the controls contained within the Pittwater DCP 2014, with the controls contained in *Part B – General Controls*, *Part C – Development Type Controls*, and *Part D – Locality Specific Development Controls* addressed in the control table below.

DEVELOPMENT CONTROL TABLE

A summary of the proposal assessed against the relevant requirements of the Pittwater LEP 2014 and Pittwater DCP 2014 has been prepared as follows:

	Proposed	Standard	Compliance
Pittwater LEP 2014			
Height of Buildings	Unchanged	8.5m 10m on +30% sloping sites	Yes
Floor Space Ratio	N/A	No identified on the LEP FSR map	N/A
7.1 Acid Sulfate Soils	Minor excavation of existing hardstand for lift platform will not impact ASS	Class 5. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	Yes
Pittwater 21 DCP			
Section B – General Controls			
B4.22 Preservation of Trees and Bushland Vegetation	No trees will be removed.	A Vegetation Clearing Permit is required for: a) Removal or cutting down of any tree over five (5) metres in height; b) Pruning of more than ten percent (10%) of a tree canopy. c) The removal or cutting down of vegetation in "Bushland".	Yes
B5.15 Stormwater	The proposed works nil increase in hard surface area. No stormwater works are required.	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater	Yes

	Proposed	Standard	Compliance
		<p>infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	
B6.3 Off-street vehicle parking requirements	Double garage parking retained	2 Parking space for 2+bedrooms	Yes
B8.1 Construction and Demolition – Excavation and Landfill	No excavation beyond existing hardstand	Excavation beyond 1.5 below existing ground level required Geotech report	Yes
Section C1 Design Criteria for Residential Development			
C1.1 Landscaping	Proposal does not impact landscaping	60% of site area forward of the building line 2 canopy trees front yard 1 canopy tree rear yard	Yes
C1.4 Solar Access	Proposal will not result in additional overshadowing noting the external lift does not increase height nor protrude past the existing front building line.	50% of private open space of adjoining dwellings to receive 3hrs sunlight in midwinter	Yes
C1.7 Private Open Space	No change. Proposed works are at the front of the dwelling.	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres	Yes
C1.9 Adaptable Housing and Accessibility	The proposal will improve accessibility for the residents of the subject dwelling. The proposal is a part of a NDIS Home modification up-grade to improve access for an occupant of the property.	<i>Development shall include the design and construction of works in the public domain to ensure accessibility for the full frontage of the site to any public road and to ensure access to the site from the public domain.</i>	Yes
C1.12 Waste and Recycling Facilities	WMP not required, minor demolition works limited to cutting access holes through the upper level balcony and garage wall.	<i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a</i>	Yes

	Proposed	Standard	Compliance
		<i>Waste Management Plan</i>	
C1.25 Plant, Equipment Boxes and Lift Over-Run	Lift is integrated into the existing front balconies, screened by vegetation, located in the front setback away from neighbouring residents - sensitive receivers	<i>Lift over-runs are to be integrated internally into the design fabric of the built form of the building.</i> <i>Locate and design all noise generating equipment such as mechanical plant rooms, mechanical equipment, air conditioning units, mechanical ventilation from car parks, driveway entry shutters, garbage collection areas or similar to protect the acoustic privacy of workers, residents and neighbours.</i>	Yes
Section D4 Church Point and Bayview Locality			
D4.1 Character	Works pertaining to a lift and ramp in the front portion of the site are not readily visible from the Public domain, screened by vegetation in the front setback	Visual impact softened by landscaping	
D4.3 Building Colours and Materials	Works pertaining to a lift and ramp in the front portion of the site are not readily visible from the Public domain, screened by vegetation in the front setback, built of the same colour and materials scheme as the existing dwelling	Visual prominence of the development is minimised	
D4.5 Front building line	Front building line retained	6.5m or established building line whichever is greater	Yes
D4.6 Side and rear building line	No changes	2.5m setback on one side 1m setback on other side or existing setback for alts and adds 6.5m rear setback 1m setback for swimming pool	N/A

	Proposed	Standard	Compliance
B4.8 Building envelope	No changes to the approved building envelope	3.5m building envelope with 45 degree plane above Variation on steep sloping sites is on a merits basis	Yes
D4.10 Landscaped Area	No change.	60% - 489.42m ² Up to 6% may be provided as impervious outdoor recreation space – pergola, paved POS, patio, uncovered decks	N/A

▪ ENVIRONMENTAL ASSESSMENT

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous sections of this report.

In summary, the subject site is zoned R2 Low Density Residential pursuant to the Pittwater Local Environmental Plan 2014 and alterations and additions to a dwelling house are permissible with the consent of Council.

The development proposal meets the intent and performance criteria of the development controls contained in the Pittwater DCP, and the addition of a lift, access ramps, new windows and doors will not result in unreasonable amenity impacts to the adjoining properties with regard to solar access, privacy or view loss. The proposal will not impact upon the streetscape presentation of the existing dwelling noting the front façade is largely obscured by front setback vegetation, and visible changes are contained within the existing built footprint.

In conclusion, it is considered that the proposed dwelling house is acceptable under the considerations of S.4.15 of the E.P& A. Act 1979. For reasons outlined in this Statement of Environmental Effects, it is my opinion that the development application for disability upgrades including the construction of a new lift, access ramps, alterations to windows and doors to service the existing dwelling at 1855 Pittwater Road, Bayview should be granted development consent.

If you require clarification of the development proposal or further information please contact Tim Cooper on 9560 1718 or email tim@chapmanplanning.com.au

Yours faithfully,



Tim Cooper

Senior Town Planner
Chapman Planning Pty Ltd