

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO EXISTING HOUSE

Lot 6, DP 28154, 1853 Pittwater Road, Bayview NSW

For R. & J. Wall

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations and additions to the existing house at 1853 Pittwater Road Bayview which includes a new first floor to accommodate a master bedroom, bathroom and walk in robe.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by DP Surveying dated 2nd April 2020.
- Architectural Plans, DA.01-DA.08 prepared by Jo Willmore Designs dated April 2020.
- Statement Of Environmental Effects -prepared by Jo Willmore Designs dated 29th April 2020
- Basix Certificate A374871
- Colour schedule
- Waste Management Plan.

Existing Use:

Single residential dwelling

Site Analysis:

1853 Pittwater Road, Bayview, Lot 6, DP 28154

Site Area : 888.6 sq.m.

Locality: Bayview Locality

Zoned: R2 Low Density Residential

Hazards effecting site: Flood Hazard, Low risk,
Part Geotechnical Hazard H1

1853 Pittwater Road is situated on the high western side of Pittwater Road however access to the property is via Vista Avenue. The site falls from Vista Avenue to Pittwater Road with a fall of approximately 10m. An existing single storey, masonry and weatherboard clad home is positioned on the top half of the site with detached garage on the north western boundary and pool to the north boundary. An elevated deck to the rear of the house has an easterly aspect toward Pittwater Road. A public footpath runs along the southern boundary connecting Vista Avenue and Pittwater Road. The lower section of the site consists of landscaped terraced gardens. Soft landscaped areas also occur to the front yard (Vista Avenue frontage) and along the southern boundary. The houses in the immediate area range in size and style with the immediately adjacent home to the north being two storey rendered home.

Design / Streetscape Statement:

The design aims to minimise any impact on the character of the area by maintaining the existing style and scale of the home while providing for new master bedroom suite and sitting area to a new first floor. The only works proposed to the existing ground floor include a stair to the new first floor and reposition of windows and door on the southern elevation

The new first floor has been positioned so as to limit its impact on the amenity of neighbours and street scape. The first floor is positioned centrally over the existing house and has been stepped in from existing walls to reduce increased bulk and allow maximum separation from neighbouring homes. This will limit any change to privacy and views presently experienced and minimise any increased overshadowing.

The form of the new works will compliment the existing style of house with the new the first floor having colorbond clad hipped roofs with painted weatherboards walls similar to the existing with existing roof tiles to be replaced with colorbond roofing.

All new works are over the existing house so as all existing trees and planting are to be retained maintaining landscaped screening from Pittwater Road and Vista Avenue.

Pittwater LEP 2014 Considerations (as relevant)

Zone R2 Low Density Residential

The stated objectives of this clause are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

Proposal:

The proposed works will not alter the use from existing residential which is permitted within the zoning. The new first floor will increase the home to 2 storey appearance from the street however this is similar to neighbouring homes therefore maintaining the low density and scale of the area. With all of the existing canopy trees and landscaping to be retained the existing landscaped character of the site will also be maintained.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*
- (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

With the addition of a first floor the overall height of the dwelling has been increased however by positioning the new works centrally over the existing ground floor and stepping the walls in from the lower walls any increase in bulk and scale has been minimised. All new works are below the maximum allowed height allowed of 8.5m.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Proposal:

As the new works are for a first floor and no works are proposed externally at ground level no earthworks are required therefore there will be no detrimental effect on neighbouring properties or soil stability from the proposed works.

Part 7.3 Flood Planning

The objectives of this clause are to

- to minimise the flood risk to life and property associated with the use of land,*
- to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- to avoid significant adverse impacts on flood behaviour and the environment.*

Proposal:

Under Northern Beaches Council Flood Hazard Map 1853 Pittwater Road is nominated as being in a low risk flood precinct. Only a small corner along the north western corner of the site is effected by the hazard and as no work is proposed in this area there will be no risk to life or property or impact on the flood behaviour from the proposed works.

Part 7.7 Geotechnical Hazards

The objectives of this clause are to ensure that development on land subject to geotechnical hazards

- matches the underlying geotechnical conditions of the land,*
- is restricted on unsuitable land,*
- does not endanger life or property.*

Proposal:

Council mapping indicates the property to be impacted by H1 Geotechnical Hazard to the lower eastern section of the site away from the existing house. As all works are for a new first floor positioned centrally over the existing house they will have no impact on stability of the site. A geotechnical minor works assessment by White Geotechnical Group forms part of this submission demonstrating compliance with the objectives of Part 7.7

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.5 - Church Point and Bayview Locality

Desired Future Character

The Bayview locality will remain primarily 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.....

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

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. 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.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Proposal:

The proposal is consistent with the desired Character of Church Point and Bayview locality. It will not alter the use from existing residential, maintaining the low density and scale of the area. All works are for a new first floor constructed fully over existing built upon area therefore maintaining the existing canopy trees and the landscaped character of the site with no environmental impact. The new first floor has been positioned to provide significant distance from neighbouring homes and stepped in from the existing ground floor to provide articulation to the facade and minimise bulk and scale, providing a streetscape where the house blends with the natural environment.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Landslip Hazard

Proposal:

Council mapping shows the property to be impacted by H1 Geotechnical Hazard to the lower eastern section of the site away from the existing house. As all works are for a new first floor positioned centrally over the existing house they will have no impact on stability of the site. A geotechnical minor works assessment by White Geotechnical Group forms part of this submission.

Flood Prone Land

Proposal:

Council mapping shows the property to be flood prone at its north west corner. As all works are for a new first floor positioned back from the front of the house they will have no impact on nor be impacted from any flood water. The proposed development will not result in any increased risk to human life or damage to property nor will it impact on the flow of any flood water.

B4 - Controls relating to natural environment

Landscape and Flora and Fauna Enhancement Category 3 Land

As no tree canopy is to be removed, all existing landscaping to remain and no excavation required existing habitat and wildlife corridors for locally native species, threatened species and endangered populations will be retained.

B5 - Water Management

Stormwater

As the built upon area will not change a stormwater detention system is not required. New downpipes and stormwater lines will be connected to the existing lines which fall to an existing watertank and then by gravity to Pittwater Road.

B6 - Access & Parking

Parking Facilities

The existing two car garage will remain and be unchanged.

B8 - Site Management

Excavation and landfill

No excavation or landfill is proposed therefore there will be no adverse impact on adjoining land and the stability of the site will be maintained.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway or to rear paved areas so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As stated above as all of the proposed works will be positioned over existing built upon areas there will be no impact on the existing landscaping and no loss of canopy trees. The existing landscaping will continue to

provide a screen from the street of the new works and existing house and will act as buffer zones between built form and neighbouring homes.

View sharing

Though the proposed works will increase the overall height of the dwelling, works will fall below the established tree canopy and with significant distance and large view corridors maintained between neighbouring homes there should be no view loss from neighbouring homes.

Solar Access

Refer to submitted shadow diagrams. Again due to the position of the house and proposed works there will be minimal impact on neighbouring homes from increased overshadowing. As can be seen any increased overshadowing will fall onto landscaped areas or those already overshadowed by existing trees. At no time during mid winter will neighbouring dwellings internal living spaces be impacted on nor sunlight to private open spaces reduced to less than 50% during mid winter from the proposed works.

Visual Privacy

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The majority of new windows are positioned to face either front or rear yards or northern courtyard and will have no impact on existing levels of privacy.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D4 - Church Point and Bayview Beach LOCALITY

DCP Part D4.1 Character as viewed from a public Space

Proposal:

The proposed being for a new first floor to existing dwelling will increase the overall height however the overall bulk and scale will be compatible with neighbouring homes and streetscape. The existing character of the home will be retained with the continuation of hipped roofs and use of similar materials and colours to that of the existing. All of the landscaped areas and all canopy trees are to be retained so as to maintain a low density dwelling in a landscape setting which compliments the desired future character of the Church Point Bayview locality.

DCP Part D4.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will match the existing house and blend with the natural environment.

DCP Part D4.5 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater. Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

Set backs from boundaries to all new works will be greater than the setback to the existing ground floor walls which, apart from the setback to the Vista Avenue boundary at 6.38m, comply with the minimum required. Though the street address is Pittwater Road access to the house is via Vista Avenue and as such this has been considered the front boundary. Setback to the new first floor will be 13.51m complying with the minimum allowed of 6.5m.

DCP Part D4.6 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

As stated above all setbacks to new works will be greater than existing setbacks and all compliant. Setback from the southern boundary to the new first floor is 2.8m, from the northern boundary is 8.2m and to the rear boundary in excess of 27m.

DCP Part D4.8 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen the majority of the proposed works fit within this projected plane. A section of the eaves along the southern boundary will however protrude through this envelope. To minimise this non compliance the first floor walls have been stepped in from the ground floor walls. The positioning of this non compliant area is a significant distance from neighbouring homes and therefore will not increase the overshadowing to neighbouring homes nor impact existing views or privacy and will not

contribute to any loss of landscaped areas. Variation is sought from council for this control as we feel that the desired outcomes have been met.

DCP Part D4.10 Landscape Area - Environmentally Sensitive

Control: The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

As all new works are for a first floor there will be no change to the existing landscaped area or character of the site. The landscaped area including 6% variation allowed for impervious uncovered outdoor recreational areas of 465 square metres or 52.3% of the site is non compliant with the minimum required of 60%. This though is an existing non compliance and with no change to any of the existing planting or landscaped areas the existing amenity, and bushland character of the site will remain, as will screening of the house and new works from Pittwater Road and as such the outcomes of this control have been met.

Summary

The proposed works are designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

Jo Willmore
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