

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

ALTERATIONS & ADDITIONS TO A DWELLING HOUSE

LOT B3 DP 379509

1957 PITTWATER ROAD, BAYVIEW

November 2022

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1. **INTRODUCTION & SITE ANALYSIS**

Address: 1957 Pittwater Road, Bayview

Title Particulars: LOT B3 DP 379509

Area: 955 m²

Zoning: R2

Average Grade: 19%

Existing Improvements:

Three level, single detached dwelling, with attached internal garaging, associated driveways, paths & landscaping.

Description:

The site is generally regular with a splayed frontage to Pittwater Road. The land rises to the rear from its Pittwater Road frontage from east to west. The site has a frontage of 21.64 metres, sides of 54.865 & 42.67 metres and rear of 22.555 metres.

Existing vegetation consists of basic landscaping with gardens and turfed areas. All are proposed to be retained. There are no trees

The site is not burdened by any easements.

Locational context:

Surrounding development on two sides comprises low density residential homes being a mixture of two and three storey dwellings. Immediately adjoining to the west is a private accessway with concrete driveway. Immediately adjoining to the east is an approved seniors living development comprising 4 units which is not depicted on the aerial imagery.

Photo 1. Existing aerial & surrounds



Photo 2. Existing from Pittwater Road



Photo 3. Existing – from Pittwater Road



2. **THE DEVELOPMENT PROPOSAL**

This application seeks to:

- construct a lift to the western elevation of the existing building incorporating landings to ground and first floors,
- re-configure ground floor bathrooms from two into one and incorporate study,
- Update kitchen layout including butlers pantry to first floor,
- Relocate first floor WC to allow butlers pantry,
- Extend Bed 1 to first floor to match lift landing,
- Raise and re-roof existing covered deck structure to first floor rear,
- Provide shade structure to existing front deck.

The increase to floor area will be minimal at 18.2sq.m. Total floor area will be 249.4 sq.m. equating to a FSR of 0.26: and site coverage of 14.9%.

No trees are to be removed.

Earthworks will be minimal; approximately 6 sq.m, being limited to ground floor lift and bathroom footprint. All other proposed works are within the existing structure. A geotechnical report accompanies this application.

There will be little or no impact on surrounding properties or amenity as:

- There will be no overshadowing,
- There will be no loss of privacy,
- There will be no loss of views,
- There will be no loss of general amenity,
- There will be no increase in traffic,

- There will be no increase in noise

Refer to Architectural drawings for full details.

Materials & Colours:

Materials and colours to generally match existing:

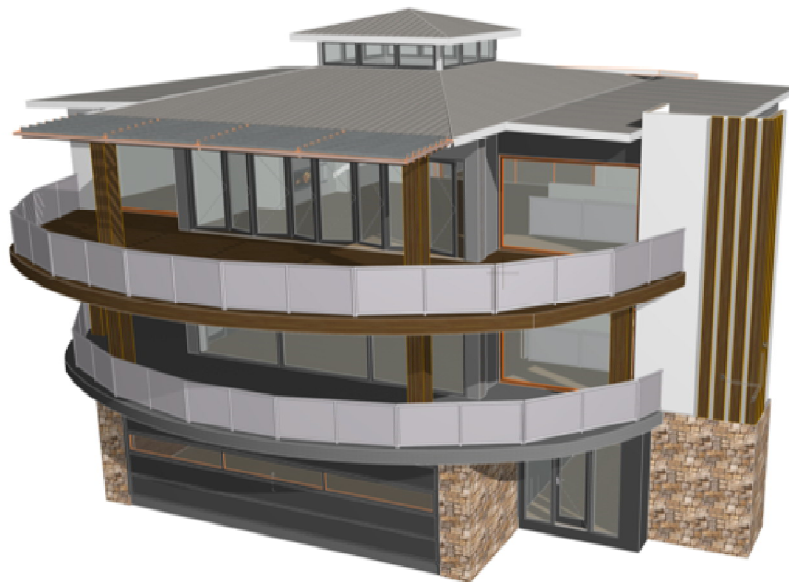
Roof, gutter & downpipes: Existing Colorbond – “Shale Grey” or similar

Walls: Existing Light weight and rendered construction – Dulux Colorbond “Bushland” or similar

Walls: Ground – Existing stone facing or similar

Decking and posts – Natural Timber – Australian sustainable hardwood or similar

Windows & doors – Aluminium frame - Colour “Anodic Natural Matt” or similar



3. PLANNING CONTROLS

Assessment – Section 4.15 of the *EP & A Act 1979*

This section of the report considers the development assessed against the relevant heads of consideration of s.4.15 of the *EP and A Act, 1979*.

Relevant Environmental Planning Instruments (EPI's)

The following State, Regional and Local EPIs are relevant to the assessment:

3.1 STATE Environmental Planning Instruments

Note: New consolidated SEPPs commenced on 1 March 2022

- **State Environmental Planning Policy (Resilience and Hazards) 2021 -** incorporating previous provisions of State Environmental Planning Policy No.55 (SEPP 55) –Remediation of Lands

"The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land. "

The subject site has a long and established history of residential use. There are no indicators to suggest any industrial land use nor contamination has occurred on the site. No testing has been undertaken, however, it not envisaged that the site presents a potential risk of harm to human health and the environment. Accordingly we consider it suitable for the proposed residential development.

- **State Environmental Planning Policy (Biodiversity and Conservation) 2021 -**

Chapter 2 Vegetation in Non-Rural Areas.

This chapter relates to non-rural areas of the State inclusive of the subject local government area and aims to (a) protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The proposal satisfies the objectives of this policy as no existing native vegetation is proposed to be removed or impacted by the proposal.

- **State Environmental Planning Policy (Building Sustainability index: BASIX) 2004 -**

A BASIX certificate accompanies this application. Accordingly, the objectives of this control are achieved

3.2 Pittwater Local Environmental Plan 2014

The land is zoned R2 Low Density Residential

1. Objectives of zone

- To provide for housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet 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.

Dwelling houses are permissible with development consent and the proposed development relates to alterations and additions to an existing 'dwelling house' which is permissible under the land use table with consent. Accordingly the proposal is considered consistent with the zone objectives.

2. Application of Principal development standards under the LEP

Note - Paragraph numbers have been adopted from the LEP document for ease of reference

4.1 Minimum subdivision lot size

NOT APPLICABLE

4.1AA Minimum subdivision lot size for community title schemes

NOT APPLICABLE

4.1B Minimum lot sizes for dual occupancies

NOT APPLICABLE

4.2 Rural subdivision

NOT APPLICABLE

4.2A Minimum subdivision lot size for strata plan schemes in certain rural, residential and environment protection zones

NOT APPLICABLE

4.3 Height of buildings

The site is located within an area nominated as 8.5m height control under the Pittwater LEP Height of buildings map.

The current building as it exists and as proposed does not exceed this limit. There is no overall height increase proposed.

4.4 Floor space ratio

NOT APPLICABLE

4.5 Calculation of floor space ratio and site area

NOT APPLICABLE

4.5A Density controls for certain residential accommodation

NOT APPLICABLE

4.6 Exceptions to development standards

There are no exceptions to a development standard proposed, however, we note a variation to a DCP control being side setback and building envelope is proposed and dealt with under the DCP section of this report

3. Application of Miscellaneous Provisions under the LEP

There are no miscellaneous provisions relevant to this application as, amongst other things, the site is not in the coastal zone, not in a bushfire zone, not within a heritage zone nor have any heritage item(s).

4. Application of Additional Local Provisions under the LEP

Acid sulfate soils

Class 5 – No special requirements

Biodiversity

The proposal will not have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

Geotechnical hazards

The land is categorized as “Geotechnical Hazard” H1. A Geotechnical risk analysis and management report has been prepared by Ascent Geo – Consulting Geotechnical Engineers and accompanies this application. The report concludes that the site and development can achieve the acceptable risk management criteria.

Limited development on foreshore area

No works are proposed within the foreshore building line

3.3 Pittwater 21 Development Control Plan

The Pittwater 21 DCP provides objectives, performance criteria and prescriptive measures for development within Pittwater LGA.

Relevant controls and consistency with the DCP is detailed as follows:

Part B – General Controls

B1 HERITAGE CONTROLS

None applicable

B2 DENSITY CONTROLS

None applicable

B3 HAZARD CONTROLS

B3.1 Landslip Hazard

The land is categorized as “Geotechnical Hazard” H1. A Geotechnical risk analysis and management report has been prepared by Ascent Geo – Consulting Geotechnical Engineers and accompanies this application together with certified forms as required. The report concludes that the site and development can achieve the acceptable risk management criteria.

B3.11 Flood Prone Land

The land has a very minor portion shown on the NBC Flood Hazard Map as “low risk precinct”. The “Matrix” has no requirements for this development, but regardless, the plotted area is possibly due to mapping resolution plotting margin for error. The affected area is to the very front corner of the site at approximate RL2.2 AHD and the existing and proposed structures are situated at approximate RL8.0 AHD. Accordingly there is no flood risk associated with the mapping. And no further requirements in this regard.

B4 CONTROLS RELATING TO THE NATURAL ENVIRONMENT

B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

The proposed development will not have an adverse impact on Pittwater Spotted Gum Endangered Ecological Community.

B4.15 Saltmarsh Endangered Ecological Community

The proposed development will not impact on saltmarsh vegetation

B4.16 Seagrass Conservation

The proposed development will not impact on seagrass

B4.19 Estuarine Habitat

The proposed development will not impact on estuarine habitat

B5 WATER MANAGEMENT

B5.2 Wastewater Disposal

The dwelling is currently connected to Sydney Waters reticulated sewer. No change is proposed

B5.3 Greywater Reuse

No greywater reuse is proposed

B5.4 Stormwater Harvesting

No stormwater harvesting is proposed

B5.8 Stormwater Management - Water Quality – Low Density Residential

The proposed development does not result in a additional hard (impervious) area of more than 50square metres.

B5.10 Stormwater Discharge into Public Drainage System

The development will have no adverse environmental impact at the discharge location.

B5.11 Stormwater Discharge into Waterways and Coastal Areas

The proposed development will not alter current drainage arrangements and will have no adverse environmental impact at the discharge location

B5.12 Stormwater Drainage Systems and Natural Watercourses

There are no easements nor natural watercourses and existing drainage arrangements will remain unchanged.

B5.13 Development on Waterfront Land

Not applicable.

B6 ACCESS AND PARKING

B6.1 Access Driveways and Works on the Public Road Reserve - Low Density Residential.

No works are proposed. Existing access arrangements remain unchanged

B6.3 Internal Driveways - Low Density Residential

No works are proposed. Existing access arrangements remain unchanged

B8 SITE WORKS MANAGEMENT

B8.1 Construction and Demolition - Excavation and Landfill

Not applicable because the proposal is NOT:

- Excavation and landfill on any site that includes the following:
- Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation, NO and/or;
- Any excavation greater than 1.5 metres deep below the existing surface, NO and/or;
- Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property, NO and/or;
- Any landfill greater than 1.0 metres in height, NO and/or;
- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not

limited to constructions on sites with low bearing capacity soils
NO

A geotechnical risk analysis and management report has been prepared by Ascent Geo – Consulting Geotechnical Engineers and accompanies this application. The report concludes that the site and development can achieve the acceptable risk management criteria.

Part C – Development Type Controls

C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

C1.1 Landscaping

The proposal requires no site disturbance and will not cause substantial changes to the visual character of the site. No landscape plan is required.

C1.4 Solar Access

A shadow diagram accompanies this application as part of the architectural plan set and demonstrates no adverse impacts with respect to solar access either to the subject or adjoining properties.

C1.9 Adaptable Housing and Accessibility

Not Applicable.

Part D – D4 Church Point & Bayview Locality

D4.1 Character as viewed from a public place

The proposal is consistent with the desired character of the locality by maintaining the general amenity of the locality. The proposed works will allow for minor alterations and additions, internally and externally. There will be no adverse impact on any tree canopy. The materials used are compliant and will minimize any visual impact. Accordingly, the objectives of this control are achieved.

D4.2 Scenic protection - General

The proposed works will allow for minor alterations and additions, internally and externally. The proposal will not have any affect on bushland landscape features of Pittwater. The proposal will not be materially different from the existing building.

D4.3 Building colours and materials

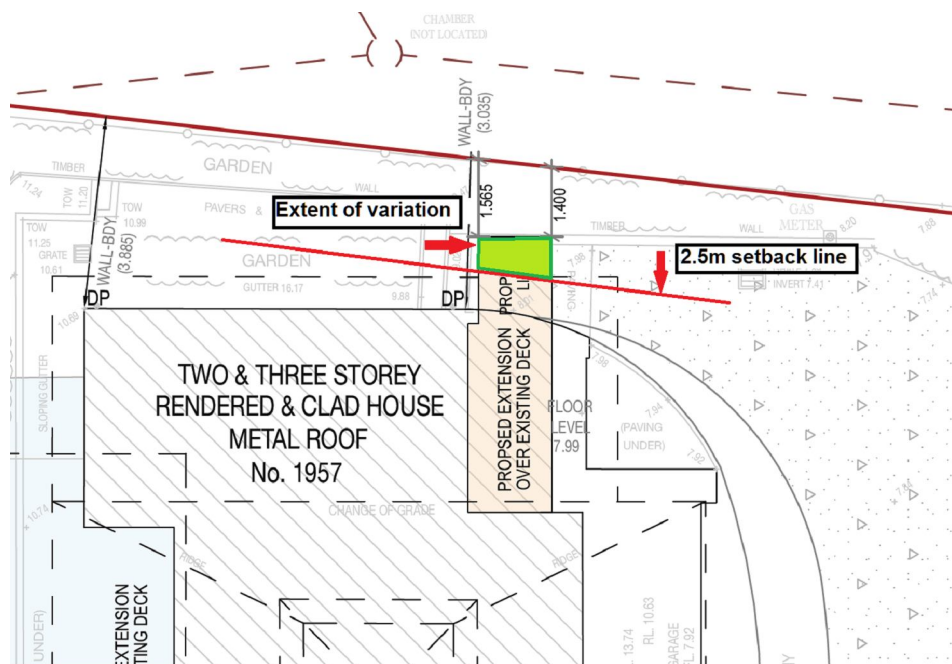
Refer to detailed finishes detailed in this statement and accompanying plans for colours & materials. External colours generally match existing.

D4.5 Front building line

No changes are proposed

D4.6 Side and rear building line

The proposed works is for minor alterations and additions, internally and externally all setbacks are to remain unchanged except for a minor encroachment of the proposed lift shaft. The encroachment will be on the western boundary side setback. The control seeks 1.0metres for one side set back and 2.5 metres to the other. Currently, the side setbacks are 2.005 and 3.035 metres to the eastern and western side boundaries respectively. The proposal seeks to vary the western side setback for a localised distance of 1.5 metres only to a setback of 1.4metres - see diagram.



The total extent of the localised variation is for a length of 1.5 metres. The balance of the wall is set back as existing and unchanged and varies from 3.065 to 3.885 metres.

The resultant four corner side setbacks would be:

- 2.005m –eastern front (exist)
2.04m – eastern rear (exist)
1.4m - western front (proposed)
3.885 – western rear (exist)

The average setback calculates at 2.6 metres on the subject side which is in excess of the DCP requirement.

This location has been selected for the lift as it is the most viable location to service the existing three levels, maintaining internal configurations and providing acceptable function and utility as a family home which is a reasonable expectation within the zone. It also provides for minimal disturbance to the existing structure and surrounds. We also note that it is located against a neighbouring driveway accessway and is set back from the adjoining property by a some 12 metres, providing substantial building separation far in excess of that contemplated by the DCP.

We note that the DCP also contemplates variations to setbacks...

"Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved...." Being:

To achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Flexibility in the siting of buildings and access. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

To ensure a landscaped buffer between commercial and residential zones is established.

Comment – The Minor variation sought is consistent with the outcomes of the clause. In particular:

- It does not conflict with the desired future character of the area,
- The bulk and scale is largely maintained in that it is only for a minor distance of 1.5 m in length and all other side setbacks are in excess of requirements,
- It does not impede any views due to the slope of the ground, its location and height, being below the existing ridge height. It does not form any vista when viewed from a public place,
- Landscaping will be unaltered,
- There are no over-looking, privacy, amenity or solar access implications for either the subject site or adjoining properties,

We consider that in the context of this proposal, that the variation is, in the circumstances of the case, justifiable because the proposed design :

- Substantially maintains the existing roof geometry and form,
- Substantially stays within the existing footprint,
- Is set back considerably from the front property line

- Is located against a neighbouring driveway accessway and is set back from the adjoining property by some 12 metres,
- Is minor in quantum and scale,
- Is not readily visible from the public domain,
- Does not impact on privacy, views or shadows,
- Does not increase the overall height from existing,
- Is screened from the street by existing established vegetation
- Creates a better development outcome with respect to design and utility,
- Is compatible with surrounding development,
- Satisfies the zone objectives,

D4.8 Building envelope

The proposed works are for minor alterations and additions, internally and externally. All setbacks and wall heights are to substantially remain unchanged except for a minor encroachment for the proposed lift shaft. The encroachment will be on the western boundary side setback/envelope only.

The building envelope remains essentially the same as existing with only a minor incursion at the top of the proposed lift shaft. Despite this, the proposal is consistent with the DCP outcomes noting that from the street there will be limited visibility and the front facade envelope still complies, maintaining existing and appropriate bulk and scale. Additionally, spacial separation to adjoining properties is a substantial 12 metres, with no resultant amenity issues.

This minor encroachment has been discussed in detail in relation to setbacks above and the objectives, analysis, reasoning and outcomes of this clause are the same and should be considered in the same context.

D4.9 Landscaped Area - General

The proposal maintains the existing landscaping percentages

D4.10 Landscaped Area - Environmentally Sensitive Land

The site is not located on environmentally sensitive land

D4.11 Fences – General

The proposal maintains the existing fencing

D4.12 Fences - Flora and Fauna Conservation Areas

The proposal is not in a flora and fauna conservation area

D4.13 Construction, Retaining walls, terracing and undercroft areas

The proposal maintains the existing features

D4.14 Scenic Protection Category One Areas

The proposal is not in a scenic protection category 1 area.

3.4 Other Matters for Consideration

1. Impacts of the Development

The proposed development continues to contribute to the housing needs of the area in the manner envisaged by the LEP. Built, natural and cultural environmental impacts will be negligible as detailed in this report. The development will provide a positive social and economic impact in the locality.

2. Suitability of the Site for the Development

The proposed development is consistent with the planning objectives and outcomes. The site has been deemed suitable for this type of development through the zoning process. The nature and scale of the development will be consistent and complimentary to surrounding existing and future development in the locality. As detailed previously, this site has no environmental or planning constraints which would preclude it from this type of development.

3. Submissions

We are not aware of any submissions made in accordance with the Act or the regulations.

4. The public interest

We are not aware of any issues that would be contrary to the public interest in the context of this assessment.

4. CONCLUSION:

This application is consistent with the applicable planning and statutory framework. It satisfies the planning objectives of the zone, LEP and DCP.

It has no adverse effects on any neighboring properties, the environment, the locality or the public interest.

Accordingly, it is with confidence that we submit this application and consider it worthy of Council's support and approval.

5. SUPPORTING DOCUMENTATION

1. Architectural Plans Prepared by Raw Concept Designs:

- 01 COVER PAGE
- 02 SITE PLAN / ANALYSIS
- 03 EXISTING LOWER GROUND FLOOR
- 04 EXISTING GROUND FLOOR
- 05 EXISTING FIRST FLOOR
- 06 PROPOSED LOWER GROUND FLOOR
- 07 PROPOSED GROUND FLOOR
- 08 PROPOSED FIRST FLOOR
- 09 ROOF PLAN
- 10 NORTH / EAST ELEVATION
- 11 SOUTH / WEST ELEVATION
- 12 NORTH / EAST ELEVATIONS - FINISHES
- 13 SOUTH / WEST ELEVATIONS - FINISHES
- 14 SECTIONS
- 15 SHADOW DIAGRAMS 9:00AM
- 16 SHADOW DIAGRAMS 12:00PM
- 17 SHADOW DIAGRAMS 3:00PM
- 18 DOOR / WINDOW SCHEDULE
- 19 BASIX / SEDIMENT CONTROL

2. BASIX Certificate

Certificate Number A473089

3. Detail and boundary Survey prepared by Bee & Lethbridge Surveyors

4. Geotechnical Report including Forms 1 & 1A prepared by AscentGeo