

Statement of Environmental Effects

Accompanying a Development Application for

New Carport and Shed and Alterations and Additions to Existing Dwelling

At

Lot 9 in Deposited Plan 16345

1873 Pittwater Road, Bayview NSW 2104

August 2022

Contents

1. Introduction.....	3
2. Site Description and Analysis.....	4
3. Details of Proposal.....	6
4. Planning Instruments	7
5. Matters for Consideration under Section 79C of the EP&A Act 1979.....	10
6. Conclusion	12
Annexure	13

1. Introduction

This Statement of Environmental Effects ("SEE") is submitted to Northern Beaches Council in support of a Development Application ("DA") seeking the erection of a single storey carport and shed and alterations and additions to the existing dwelling on land at Lot 9 in Deposited Plan 16345 and addressed as 1873 Pittwater Road, Bayview (the "Site").

The DA is lodged by Kelsey and Jordan Hermesen, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

The SEE describes the subject site, the surrounding area and considers the relevant planning controls and policies applicable to the subject site and the type of development proposed. The proposal has been designed to achieve the relevant provisions under the Pittwater Council Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Clause 4.15(1) of the EP&A Act.

The proposed development includes demolition of existing carports and shed and construction of a new single storey carport and shed, alterations and additions to the existing dwelling and a new rear terrace to replace existing. The new works to the existing dwelling are solely ground floor works which are mainly internal with some new rear facing window at ground floor.

In preparation of this SEE, consideration has been given to the following documentation:

- a) Plans of the proposed development prepared by Ashley Holt dated August 2022
- b) Environmental Planning and Assessment Act 1979 ("EP&A Act")
- c) Pittwater Local Environmental Plan 2014 ("Pittwater LEP")
- d) Pittwater 21 Development Control Plan 2014 ("DCP")
- e) Survey Plan prepared by Adam Clerke Surveyors Pty Ltd dated 7 December 2021
- f) Arborist Report prepared by Naturally Trees dated 19 August 2022
- g) BASIX Certificate dated 10 August 2022

2. Site Description and Analysis

2.1. Location and Property Description



Figure 1. Aerial image. Indicative site boundary outlined in white

The site comprises land described as Lot 9 in DP 16345, 1873 Pittwater Road, Bayview. The site has an approximate area of 700.1 sqm. The site is zoned "R2 Low Density Residential" under provisions of Pittwater LEP 2014.

The site is located on the western side of Pittwater Road. The land benefits from a right of carriageway approximately 4.57m wide burdening Lots 5, 6, 7 and 8 in Deposited Plan 14555. The right of carriageway provides access to the subject property via an existing concrete driveway, accessible from King Edward Avenue.

Land adjoining the northern, southern and western boundaries of the site comprise residential allotments that are presently occupied by two storey buildings.

Improvements on the site comprise a one and two storey rendered brick dwelling with a tile roof plus two metal carports and one shed to the rear of the dwelling. A concrete driveway is located to the rear of the property (adjacent to the western boundary) and a concrete pathway extends from the existing driveway to the existing dwelling.

2.2. Site Characteristics

The site is irregular in shape and falls from the rear boundary (west) to the front boundary (east) adjacent to Pittwater Road. The allotment is separated from Pittwater Road by a Council nature reserve.

Existing natural vegetation surrounds the property with areas of lawn located to the front and rear of the allotment between the existing carports and dwelling.

2.3. Surrounding Development

Surrounding development is typically characterised by brick and timber residential dwellings of varying architectural styles. The varying age of developments in the area has resulted in a mix of materials and finishes.

To the south of the subject site, 1871 Pittwater Road comprises a one and two-storey timber clad and brick house with a metal roof. To the north of the subject site, 1875 Pittwater Road accommodates a two-storey brick and weatherboard house with a metal roof.



Figure 2. Site locality map with subject site indicative boundary outlined in white

3. Details of Proposal

3.1. Proposed Works

The proposed development on the land described as Lot 9 in DP 16345, 1873 Pittwater Road, Bayview, comprises the following:

- a) Removal of the existing carport structures for erection of a new single storey carport and shed running along the southern boundary;
- b) Removal of existing concrete driveway and construction of a new concrete driveway and turnaround area/visitor car space;
- c) New bin storage area to be concealed behind the proposed carport/shed along the southern boundary;
- d) Alterations to the existing dwelling including new window and door arrangements to the rear wall;
- e) Removal of existing paving and construction of new rear terrace and path; and
- f) Proposed alterations within the existing house.

All works submitted are to the ground floor level and no changes are to be made to the exterior of the existing top floor.

The proposed single storey carport and shed are to be constructed over an existing hard surface area in the same location as the existing carport and shed running along the southern boundary. The proposed carport and shed have been located to enable ease of vehicle access and to provide a turnaround bay near the ingress/egress point at the north western corner of the site.

The proposed works will have no visibility from King Edward Avenue or Pittwater Road and there will be no change to the streetscape. The new carport roof ridgeline will extend to RL 15.53 (existing carport RL 13.16), and as such, there will be some visibility of the carport roof directly down the right of carriageway. However, the carport will be predominately concealed behind the existing fence and gate.

There will be no loss of privacy to adjoining properties due to the proposed works. The new window and door reconfiguration to the rear of the dwelling has minimal visibility from the neighbouring properties and is concealed by existing vegetation.

The proposed development will have no affect on neighbouring properties.

Consideration has been given to bulk and form.

All existing trees are to be retained.

The proposed development is shown on plans accompanying the Development Application submission prepared by Ashley Holt dated August 2022 as shown in Table 1 below:

Table 1. Applicable Plans

Sheet No.	Sheet Name
1	Site Plan
2	Landscape Area Calculation Plans
3	Existing Ground Floor
4	Ground Floor
5	Elevations 1
6	Elevations 2
7	Elevations and Sections

4. Planning Instruments

4.1. Pittwater Local Environmental Plan 2014

The site is zoned “R2 Low Density Residential” under the provisions of the PLEP 2014. An extract of the zoning map can be seen in Figure 4.1 below:



Figure 3. Zoning Map Extract (Source: Landchecker)

The proposed development is for a new carport and shed plus alterations to the existing dwelling including new doors and window arrangement to the rear.

Clause 2.3(2) of the LEP states “the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone”. The objectives of the R2 Zone are:

- 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; and
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The proposed development is consistent with the above objectives and is compatible with surrounding land uses.

Table 2 below provides a summary of the relevant development provisions applying to the site.

Table 2. Applicable Plans

Development Control	Control	Proposal
Land Zoning	R2 Low Density Residential	The proposed development is permissible with the consent of Council.
Height of Building	8.5m	The proposed development complies with the building height as they sit below the maximum 8.5m.
Acid Sulphate Soil	Class 2	The site is shown on the Acid Sulphate Soils Map as being Class 2 land. The proposed work and expected excavation is not likely to lower the water table or disturb lands.

There are no hazards upon the land and the site is not listed as being in a heritage or conservation area.

4.2. Pittwater 21 Development Control Plan

4.2.1. Section A: Shaping Development in Pittwater

Section A4 Localities

The subject site is located within the Church Point and Bayview Locality, as identified on the Church Point and Bayview Locality Map. The proposed development is consistent with the desired future character, the streetscape and the surrounding properties of this locality.

4.2.2. Section B: General Controls

Section	Control	Proposal
B5	Water Management	The proposed works decrease the impervious area and all stormwater disposal will be directed to the existing stormwater system.
B6	Access and Parking	Access to the existing dwelling is provided by an existing concrete driveway via a right of carriageway off King Edward Avenue. There will no be change to the access point. The new internal concrete driveway and turning bay will be compliant with Council's policy and the relevant Australian Standards. The carport and visitor parking/turnaround bay will provide adequate provision for off-street car parking and will provide enough area to accommodate a total of three (3) off-street car parking spaces.
B8	Site Works Management	Adequate erosion and sediment control measures will be implemented before and during construction. Construction waste will be sorted appropriately and stored within designated areas. Where possible, construction waste will be re-used on-site. Waste storage areas will be appropriately covered to minimise public litter. Waste will be recycled or disposed of appropriately off-site.

4.2.3. Section D: Locality Specific Development Controls

D4 Church Point and Bayview Locality

Section	Control	Proposal
D4.3.	Building Colours and Materials	The proposed carport and shed is to comprise of the following exterior finishes: a) Tile roof – to match existing dwelling b) Walls – colour to match existing dwelling c) Shed selected cladding – colour to match existing dwelling Refer to the Annexure for images of the existing dwelling showcasing wall and roof colours. The proposed rear alterations and additions is to comprise of the following exterior finishes: a) Window and door frames – colour to match existing

dwelling

b) Rear terrace and footpath – concrete slab with paving over

D4.6.	Side and Rear Building Line	The existing carports have no setback. The proposed single report carport and shed is set back 0.55m off the southern boundary and 1.10m off the western boundary. The adjoining properties will not be adversely affected by the proposed development. There will be no effect upon the privacy or solar access to neighbouring properties.										
D4.9.	Landscaped Areas	The proposal has achieved an increase in landscaping over existing. The proposed development will increase the existing landscape area by 13.6 sqm or 1.9%, as summarised in Table 3 below. This represents a total landscaped area of 48.4% of the total site area. To increase landscaping, areas of existing hard surface have been reinstated to porous material. Refer to the Landscape Area Calculation Plans submitted as part of the DA for further detail. <i>Table 3. Landscape Area Summary</i> <table><tr><th>Description</th><th>Area (sqm)</th></tr><tr><td>Site Area</td><td>700.1</td></tr><tr><td>Existing Landscaped Area</td><td>325.7 (46.5%)</td></tr><tr><td>Proposed Landscaped Area</td><td>339.3 (48.4%)</td></tr><tr><td>Net Increase Landscaped Area</td><td>13.6 (1.9%)</td></tr></table>	Description	Area (sqm)	Site Area	700.1	Existing Landscaped Area	325.7 (46.5%)	Proposed Landscaped Area	339.3 (48.4%)	Net Increase Landscaped Area	13.6 (1.9%)
Description	Area (sqm)											
Site Area	700.1											
Existing Landscaped Area	325.7 (46.5%)											
Proposed Landscaped Area	339.3 (48.4%)											
Net Increase Landscaped Area	13.6 (1.9%)											

5. Matters for Consideration under Section 79C of the EP&A Act 1979

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the EP&A Act (as amended).

a) The provisions of any environmental planning instrument:

The proposal is subject to the provisions of the Pittwater LEP 2014 and the Pittwater 21 DCP. 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 that are applicable with this proposed development.

b) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority:

It is not considered that there are any draft environmental planning instruments applying to the site.

c) Any development control plan:

The proposal has been designed to comply with the requirements of the Church Point and Bayview locality and the general principles of the Pittwater 21 DCP.

It is considered that the proposed design respects the desired character objectives of the locality plan in that it reinforces the existing residential character of the area and existing dwelling and is compatible with the existing uses in the vicinity.

d) Any matter prescribed by the regulations that apply to the land which the development relates:

No matters of relevance are raised in regard to the proposed development.

e) 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 proposal, which seeks consent for alterations and additions, will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater 21 DCP.

f) The suitability of the site for the development:

The site is considered suitable for the proposed development. The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

g) Any submissions made in accordance with this Act or the regulations:

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

h) The public interest:

The proposal 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.

6. Conclusion

The site comprises land described as Lot 9 in Deposited Plan 16345 and addressed as 1873 Pittwater Road, Bayview with a site area of approximately 700.1 sqm. The proposed development is for a new single storey carport and shed and alterations and additions to the existing dwelling, and is shown on plans prepared by Ashley Holt dated August 2022.

The proposal demonstrates compliance with the objectives and provisions of R2 Zone and addresses the matters for consideration contained within the DCP.

The new works to the existing dwelling are solely ground floor works which are mainly internal with some new rear facing window at ground floor with no change to existing overshadowing or privacy issues to neighbours. The new carport and associated shed are a single storey building and therefore no shadow diagrams are required.

The proposed development will have not any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments. The proposal has achieved an increase in landscape area of existing and no existing trees are to be removed.

The proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As stipulated in this report, the matters for consideration under Section 4.15(1) of the EP&A Act 1979 have been satisfactorily addressed demonstrating the proposed development is compatible with the surrounding environment.

As such, the issue of Development Consent under the delegation of Council is requested.

Annexure

Site Images (Existing Carport/Shed and Dwelling)



View looking south down laneway (right of carriageway); the subject property is located at the end of the laneway (circled in red)



View looking south east; location of proposed new carport/shed to existing carport area



View looking north east; location proposed new window and door configuration to existing dwelling