

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING, AND A GARAGE. AT 18 EBOR ROAD, PALM BEACH

LOT 454 DP 20204

Prepared by *JJDrafting*

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 850/21, Drawing numbers DA 1 – DA 20 dated SEPTEMBER 2021 to detail proposed Alterations and Additions to an existing dwelling and a garage at 18 Ebor Road palm Beach.

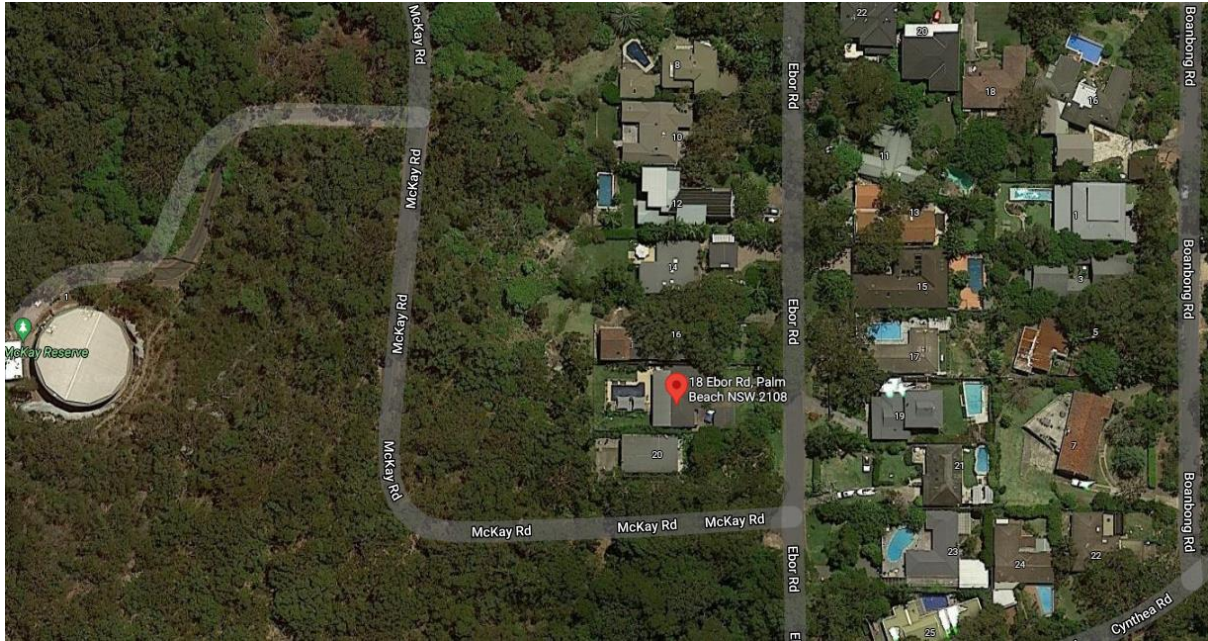
This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered 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*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan 2014*

2) Site Characteristics and Description

- This allotment has an area of 836sqm and is found in a locality typically characterised by both timber and masonry dwellings, with one or two storeys. Within the Development Control Plan 21, this allotment is in the Palm Beach Locality.
- The site addresses Ebor Rd to the east.
- On this allotment sits a single storey masonry dwelling with a hip and valley roof, a detached garage and a swimming pool.
- Vehicle access is provided via an existing driveway from Ebor Road to a detached narrow garage.
- Pedestrian access is through the main driveway to a set of steps that lead to the front deck/ entry of the house.
- Existing natural vegetation and introduced species of trees and shrubs surrounds the property with lawn areas located to the front, rear and side of the dwelling. With the rear of the dwelling looking over McKay reserve.
- Front, side and rear vary throughout the streetscape and that of adjoining dwellings.
- The site is zoned E4 Environmental Living.
- The site is not listed as heritage or in a conservation area.
- The site is located in a bushfire prone land: Buffer -100m & 30m.- BUSHFIRE REPORT ATTACHED.
- It is also located in a biodiversity area.
- The site is not listed as being in a flood zone, nor in a geotechnical hazard area.
- It is located in Class 5 Acid Sulphate Soil Area.



Existing driveway access.



3) The Proposal

Description

As detailed within accompanied plans, the proposal seeks approval for alterations and additions to an existing dwelling.

The new works will comprise the following:

Garage Level

The proposal seeks to increase the size of the existing garage and attach it to the existing house.

This will require the demolition of some existing walls and gable roof yet maintaining the existing concrete slab.

A new RC slab is to be added to fill in the rest of the proposed garage floor.

A portion of existing eastern and southern garage walls are to be maintained. However, a new garage door is to be installed, along with new high windows.

The new walls will be timber framed, rendered with selected cladding.

A skillion 7° pitch colorbond roof will replace the existing gable roof.

The garage is to attach to the existing house through the addition of a storage area to be located between the two, and a small corridor with a set of stairs that lead into a proposed new pantry and kitchen on the ground floor.

A storage area as mentioned above is proposed to connect the garage with the existing house. However, it's floor level will be lowered to existing building level of 105.57 from 105.87 existing garage level.

The storage area will be separated from the garage/corridor by timber framed walls, with a new window on the southern side.

Ground floor level

The proposal includes an addition to the ground floor on the southern west side of the existing dwelling.

It will incorporate the enclosure of a portion of existing deck to be part of the house and form a new dining area with steps leading to the proposed addition.

This will require the existing floor to be made good and the demolition of a portion of existing external wall and openings.

New sliding bifold doors will be added to the sides facing the deck.

The existing kitchen will be relocated to the southern side wall, with new skylights above for daylighting.

An opening will be created on the existing eastern wall in the new kitchen to create access to the 'now' attached garage/storage through a walk-in pantry.

The new addition is to be a split level as to follow the existing slope of the land FFL of 106.46 from existing house FFL of 107.15. This will require the addition of a set of steps running from the newly enclosed deck/ dining area to the newly formed living room.

The new walls will be timber framed with selected cladding.

A large sliding stackable door will be added on the northern side, facing the pool. whilst a sliding bifold window is to be added on the western side of the addition.

A skillion 7° pitch colorbond roof will cover the proposed addition.

the existing metal roof over the deck is to be demolished and replaced by a flat 1° pitch colorbond roof, supported by existing posts.

lawn will be reinstated to an existing paved area near the pool.

Proposed First floor level

The proposal also includes a small first floor addition to include 1 master bedroom with an ensuite, a walk-in robe and a home office.

A portion of the existing roof will be removed to allow for the addition.

A skillion 7° pitch colorbond roof will cover the proposed addition.

The addition will be of light weight construction with timber framed walls and floor structure to be determined by an engineer.

Stairs will be added from the main entry near the relocated kitchen below to the proposed home office.

4) ZONING AND DEVELOPMENT CONTROLS

4.1) Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application.

4.3) Palm Beach Locality (D12)

Desired future character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The proposal will be surrounded by existing canopy and palm trees. The visual impact of the built form is secondary to landscaping and vegetation.

The proposal is of 'human scale' and is surrounded by existing vegetation.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

4.4) Development Standards and the Effects of the Proposal

a) Landscaped area – Environmentally Sensitive land (D12.10)

Site area is 836.1sqm

Minimum Landscaped area requirement -----60% -----501.66sqm

Existing Landscaped area -----48.26%-----403.52sqm

Proposed new landscaped area----- 48.26%-----403.52sqm – NO CHANGE.

Existing hard surface area -----432.58sqm
Hard surface to remain + new -----432.58sqm – NO CHANGE.
(New Hard surface -----43.07sqm < 50sqm-----NO ONSITE DETENTION REQUIRED)

Although the landscaped area is below requirement, by reinstating some of the existing hard surface areas to lawn to make up for any additional hard surface, both the total new landscaped area and hard surface area remain the same. Thus, the proposal will NOT reduce the existing landscaped area.

b) Building Height (PLEP 4.3)

Maximum building control is 8.5m

The building height of the proposed first floor addition COMPLIES with the building height control of 8.5m on each side of the dwelling.

C) Side and Rear Building Lines (D12.6).

SIDE SETBACK

The required side setback control is 1.0m to one side and 2.5m to the other.

The existing dwelling does not adhere to the required side setback, with 1.25m and 1.285m setbacks from north and south side boundary respectively.
However, the addition on the south-west side of the dwelling, aligns with the existing house on the south side, with

1st side setback – 1.285m from south boundary

2nd side setback – 12.2m from north boundary ----- COMPLIES.

The existing garage does not adhere to one of the side setbacks, as it directly sits on the south boundary. However, it complies on the other side 11.55m away from north boundary. The proposed addition to the garage follows the existing established garage structure from the south side, therefore only complies on the other side. It is requested that this slight non compliance be supported as it will not affect adjoining properties.

The proposed first floor addition COMPLIES with this control, with the following setback:

1st side setback – 2.86m to 4.06m from south boundary ----- COMPLIES.

2nd side setback – 9.03m from north boundary ----- COMPLIES.

REAR BUILDING LINE

The required rear setback control is 6.5m.

The proposed ground floor addition has a rear setback of 6.6m ----- COMPLIES.

The proposed first floor addition has a rear setback of 16.1m ----- COMPLIES.

d) Front building line (D12.5)

Front setback control is 6.5m.

The existing garage has a setback of 6.7m from the front boundary -----COMPLIES.

Existing dwelling has a varied front setback between 12.25m – 18.33m

Proposed ground and first floor addition are well behind the required front setback, hence COMPLIES with this control.

e) Building envelope (D12.11)

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

The proposed additions **comply** with this control. However only a very small portion of the new roof above proposed first floor addition exceeds the side boundary envelope by 200mm.

The minor encroachments will not affect adjoining properties due to views loss, privacy or solar access and therefore it is requested that this slight non-compliance be supported for these reasons.

f) Privacy (C1.5)

There will be no loss of privacy due to the proposed additions and alterations.

The new wall closest to the south boundary/neighbouring property on the proposed ground floor addition has no window openings that would impact privacy.

An existing tall hedge creates privacy and screening between the properties.

Whilst first floor addition walls facing the south boundary are set backed 4.06, hence allowing for sufficient distance for privacy.

g) Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal. All adjoining properties will maintain a minimum of 3hours of solar access.

Shadow diagrams and elevations are provided in support of this proposal.

h) View Sharing (C1.3)

Neighbours views will not be affected by the proposed additions and alterations.

The adjoining properties will retain their outlook and view sharing.

i) Access driveway (B6.1)

There will be no change to the existing driveway and vehicular crossover.

j) Character as viewed from a public place (D12.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing build and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

The proposed addition is secondary to landscaping and will be off bulk and scale that will not dominate the streetscape.

Majority of the existing vegetation has remained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

L) Scenic Protection Category One Areas

There will be no effect from the proposal when viewed from any waterways. The proposal is secondary to the landscaping.

k) Biodiversity protection (PLEP 2014 - Part 7 , 7.6)

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and additions. There will be no changes to the existing vegetation on site and no existing significant trees will be impacted

Majority of vegetation will be maintained.

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 proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. 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 development has been designed to comply with the requirements of the locality and the general principles of Development Control 21.

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 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 development

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 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 Development Control Plan 21 and the Locality Statement.

5.6) **The suitability of the site for the development**

The subject land is currently E4 Environmental living under the Pittwater Local Environmental Plan 2014 and 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.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

5.7) **Submissions made in accordance with this Act or the regulations**

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

5.8) **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.

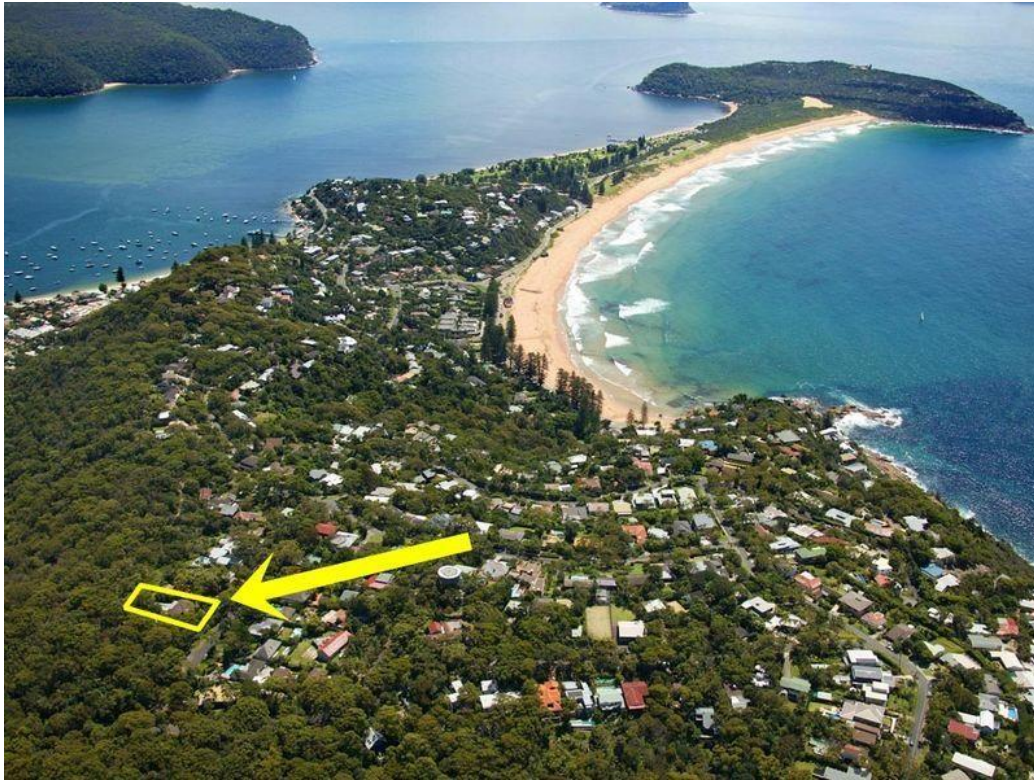
Conclusion

The proposal which provides for alterations and additions, a double garage to an existing residence will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect on local fauna or flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development 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.



Aerial view of the property.



Views of the existing driveway.



South and north side front boundary views of the garage.



Views of the existing south west side of the house/location of the proposed addition.



Views of the existing deck and pool area.

SCHEDULE OF EXTERIOR FINISHES

18 EBOR ROAD PALM BEACH

ROOF COLORBOND -----To match existing-MEDIUM

WALLS -----To match existing -MEDIUM

WINDOW AND DOOR FRAMES AND TRIMS -----To match existing