

STATEMENT OF ENVIRONMENTAL EFFECTS

1973 PITTWATER ROAD, BAYVIEW

**PROPOSED ALTERATION TO AN EXISTING EDUCATIONAL
ESTABLISHMENT**

**PREPARED ON BEHALF OF
ST LUKE'S GRAMMAR SCHOOL**

NOVEMBER 2022

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1. INTRODUCTION

This application seeks approval for the construction of a new deck ancillary to an existing educational establishment upon land at Lot A in DP 360274 which is known as **1973 Pittwater Road, Bayview**.

In preparation of this development application consideration has been given to the following:

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

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by RPS, Job No. AU213006715, Version A and dated 14/10/2022.
- Architectural Plans prepared by Glendenning Szoboszlay Architects, Project No. 1403, Revision 02 and dated 10/11/22.
- Arboricultural Impact Assessment prepared by Civica, Ref No. JN03563 and dated 17/10/2022.
- Geotechnical Investigation prepared by Green Geotechnics, Report No. GG10708.001A and dated 17/10/2022.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot A in DP 360274 and forms part of a parcel of land which is known as 1973 Pittwater Road, Bayview. The site is irregular in shape and is located on the western side of Pittwater Road. This allotment has a combined street frontage of 41.091m. The locality is depicted in the following map:



Site Location Map

The site is a sloping allotment with fall from the north to the south towards Loquat Valley Road. The site is one allotment in a parcel of three which is occupied by St Luke's Grammar School. The site comprises a number of single and two storey buildings, with playing fields and parking. The subject site comprises several school buildings.

The proposed works are located to the east of the main school hall and adjacent to the Pittwater Road frontage. This portion of the site is bounded by a metal palisade fence and a variety of vegetation.

There are a number of trees on site. There are four (4) trees within proximity of the proposed works. An Arboricultural Impact Assessment has been lodged with the application. This indicates that the proposal will not have any detrimental impacts on the existing vegetation.

The site is depicted in the following photographs:



View of Subject Site from Pittwater Road

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two storey dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



Aerial Photograph of the Subject Site

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of a new ancillary to the existing educational establishment. The proposal is discussed below:

Demolition

The existing deck and water tank on the eastern side of the existing hall to be demolished.

Deck

A new concrete deck will be constructed along the eastern elevation of the existing hall building. The deck will be provided with a glass balustrade along the south and east elevation of the deck. The deck will not be roofed.

The deck is proposed to be provided with a setback to the Pittwater Road frontage that ranges from 7.079m to 8.252m.

It is noted that the existing deck to be demolished has an area of 35m² and the proposed deck has an area of 36.3m². The reduction in landscaping is negligible.

There are no other works proposed.

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Planning for Bushfire Protection

The subject site is not identified as bushfire prone land and therefore the provisions of Planning for Bushfire Protection Guidelines do not apply.



Extract of Bushfire Map

4.2 Pittwater Local Environmental Plan 2014

The site is zoned SP2 Educational Establishment under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to educational establishment is permissible with the consent of Council within the SP2 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	Refer to plans – work do not exceed 8.5m	Yes

The following clause also applies:

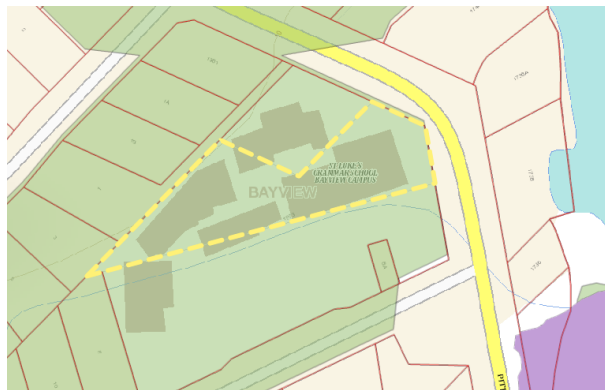
5.21 Flooding

The very southern portion of the site is identified as a low /medium flood risk. However, the proposed works are not located on that part of the land that is identified as a flood risk. The deck is an open structure that does not impede flows and replaces an existing deck. The proposal complies with this clause.

Clause 7.1 Acid Sulfate Soils

The site is identified as part Class 3 and 5 on Council's Acid Sulfate Soil map. The proposal does not require excavation works more than 1m below natural ground surface. No further information is required in this regard.

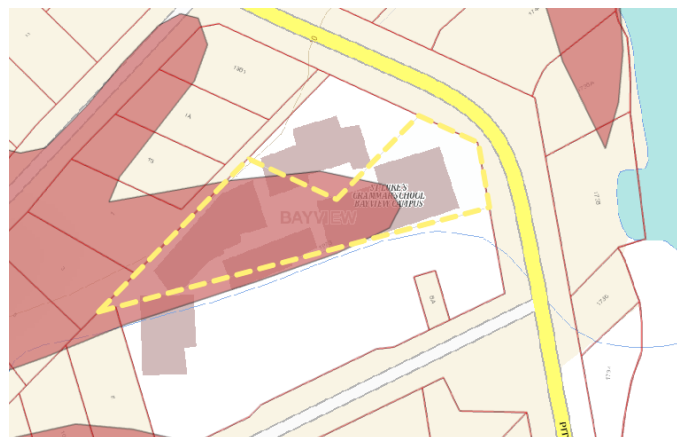
Clause 7.6 Biodiversity



Extract of Biodiversity Map

The site is identified on Council's Biodiversity Map, however it is not identified on the NSW BDAR map. An Arboricultural Report has been submitted with the application which demonstrates that the proposal does not have any detrimental impact on existing vegetation.

Clause 7.7 Geotechnical Hazards



Extract of Geotechnical Hazards Map

The site is identified on Council's Geotechnical Hazard map. A Geotechnical Investigation has been submitted with the application.

Based on the observations made during the site walkover and the risk assessment undertaken, it has been determined that the site has a low risk of slope instability. The site is suitable for the proposed development provided good hillside building practices are followed. There are no geotechnical constraints for the proposed development of the site; however, Section 5 of this report provides advice and recommendations that should be taken into consideration and applied to any future development.

The recommendations presented in this report include specific issues to be addressed during the construction phase of the project. In the event that any of the construction phase recommendations presented in this report are not implemented, the general recommendations may become inapplicable and Green Geotechnics accept no responsibility whatsoever for the performance of the structure where recommendations are not implemented in full and properly tested, inspected and documented.

There are no specific other provisions of the LEP that apply to the proposed development.

4.2 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D4 Church Point and Bayview Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

4.2.1 Section A Introduction

A4.4 Church Point and Bayview Locality

The Church Point and Bayview locality will remain 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. Any dual occupancy dwellings will be located on lowlands in the locality on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Retail, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. The locality is characterised by steeply sloping blocks so the provision of facilities such as inclinators, driveways and carparking need to be sensitively designed. The shared use of vehicular/pedestrian access, and the use of rooftops as parking areas can be solutions that minimise the physical and visual impact on the escarpment or foreshore.

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. Views from the buildings shall be maintained below the tree canopy level capturing spectacular views up the Pittwater waterway. 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.

It is considered that the proposal is consistent with the desired character of the locality. The proposal provides for minor alterations to an existing school building. The proposal provides for a deck which is unroofed and will not be dominant in the streetscape. The proposal does not require the removal of any existing vegetation. The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

4.2.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B3.1 Landslip Hazard

A Geotechnical Investigation has been submitted with the application.

B3.11 Flood Prone Land

The proposed deck is an open structure and is not located on that portion of the site that is identified as flood prone.

B4.6 Wildlife Corridors

The proposal does not require the removal of any protected vegetation. An Arboricultural Impact Statement has been submitted with the application. The proposal complies with this clause.

B6 Access and Parking

The proposal does not propose to alter the existing access or parking arrangements. The proposal does not seek to increase student or staff numbers. No further information is required in this regard.

B8.1 Construction & demolition – excavation and landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised.

Excavation and construction not to have an adverse impact.

Excavation operations not to cause damage on the development or adjoining property.

The proposal does not result in any significant excavation or fill. Appropriate sedimentation and erosion measures will be implemented prior to works commencing on site.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)

Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

Erosion and Sediment controls will be implemented prior to works commencing on site.

4.2.3 Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarised over as:

C1.4 Solar Access

The controls seek to achieve the outcomes:

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Minimal need for artificial lighting.

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

The proposed deck is located on the eastern side of the existing school hall which is well separated from any adjoining residential properties. The proposal will not result in any overshadowing to adjoining properties.

The proposal complies with the requirements of this clause.

C5.1 Landscaping

The proposal does not require the removal of any protected vegetation on site. The application is accompanied by an Arboricultural Impact Assessment.

C5.2 Safety and Security

The existing development will continue to provide appropriate safety and security and achieve the principals of CPTED.

C5.4 View Sharing

The controls seek to achieve the outcomes:

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

The proposed deck is located on the eastern side of the existing hall building. The deck is an open structure located near ground level and not extending above the height of the existing hall to which it is proposed to be attached. The proposal does not result in any view loss.

C5.5 Accessibility

The proposed deck is accessible with a continuous path of travel from the existing hall and pathway.

C5.8 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

C5.10 Protection of Residential Amenity

There is no alteration to the existing waste facilities on site. The proposal complies with the requirements of this clause.

The deck is proposed to be attached to the eastern side of the existing school hall. The deck does not adjoin residential zoned land, with the nearest residential buildings separated by Pittwater Road.

4.2.4 Part D Design Criteria

A summary of the DCP controls for the **D4 Church Point and Bayview Locality** is provided below:

D4.1 Character as Viewed from a Public Place & D1.4 Scenic Protection - General

The proposal provides for a new deck to be attached to the existing hall building. The deck is provided with an appropriate setback to the Pittwater Road frontage. The deck will be predominantly screened by existing vegetation and will not be prominent in the streetscape.

D4.3 Building Colours and Materials

The proposed will complement the existing development on site and not detract from the character of the locality.

D4.5 Front Building Lines

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.
Equitable preservation of views and vistas to and/or from public/private places.
The amenity of residential development adjoining a main road is maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Vehicle manoeuvring in a forward direction is facilitated.
To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.
To encourage attractive street frontages and improve pedestrian amenity.
To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

This clause specifies that land zoned SP2 will be assessed on merit. The proposed deck is provided with a setback to Pittwater Road ranging from 7.079m to 8.252m. This setback is considered appropriate in this instance. The proposed deck is an open structure without roofing and will not be dominant from the streetscape. The deck replaces an existing deck structure. Existing vegetation adjacent to the street frontage which are to be retained and provides screening of the site.

D4.6 Side and Rear Building Lines

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
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.
Substantial landscaping, a mature tree canopy and an attractive streetscape.
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form.
To ensure a landscaped buffer between commercial and residential zones is achieved.

The proposed deck is provided with ample setbacks to the remaining boundaries of the site.

D4.8 Building Envelope

The controls seek to achieve the outcomes:

To achieve the desired future character of the Locality.
To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Vegetation is retained and enhanced to visually reduce the built form.

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposal deck complies with this clause.

D4.10 Landscaped Area – Environmentally Sensitive Land

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
A reasonable level of amenity and solar access is provided and maintained.
Vegetation is retained and enhanced to visually reduce the built form.
Conservation of natural vegetation and biodiversity.
Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.
To preserve and enhance the rural and bushland character of the area.
Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

This clause requires a landscaped area of 60% of the site. The existing deck to be demolished has an area of 35m² and the proposed deck has an area of 36.3m². The reduction in landscaping is negligible. The minor reduction in landscaping of 1.3m² does not have any impact on amenity or solar access of the surrounding properties. The proposal does not result in the loss of any protected vegetation.

All collected stormwater water will continue to be discharged to the street gutter, and the proposal does not result in additional runoff to adjoining properties.

There are no other provisions of the DCP that are relevant to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development provides for a deck ancillary to an existing educational establishment without detrimentally impacting on the character of the area. The proposal is well separated from surrounding dwellings and does not require the removal of any protected vegetation.

The Suitability of the Site for the Development

The subject site is zoned SP2 Educational Establishment and the construction of a deck ancillary to an existing educational establishment in this zone is permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for a deck ancillary to an existing educational establishment that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of a deck ancillary to an existing educational establishment as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of a deck ancillary to an existing educational establishment upon land at **No. 1973 Pittwater Road, Bayview** is worthy of the consent of Council.

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