



SMARTBLADE[®]

OPENING ROOF SYSTEM

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement Of Environmental Effects has been prepared to identify the subject site, consider the effects on the surrounding environment, streetscape and adjoining properties. Council's DCP has been taken into account in the preparation of this report.

Property

The subject property is known as Lot 6, Section 10, DP14048 - 24 Ralston Road, Palm Beach. The subject property is located within the Local Government Area of "Northern Beaches Council". The subject property allotment size is 819m², therefore being capable of sustaining the proposed development.

Proposal

The proposal consists of the construction of an opening roof patio cover, using colours that will complement the existing dwelling. The total area of the proposal is 26m².

Existing Infrastructure

Given the nature of the proposal, we do not believe the proposed opening roof patio cover will affect the existing infrastructure services related to the subject site in anyway.

Environmental Issues

The property in question is affected by acid sulphate soils (Class 5) and terrestrial Biodiversity. Given the proposal is located over an existing deck (previously approved by council), these environmental issues shall not be affected by the proposed opening roof patio cover. These items are addressed within this SOEE. The property does not appear to be in a mine-subsidence area, however is bush fire prone land in accordance with council's mapping.

Bushfire Prone Land

The subject property has been identified as Bushfire Prone Land in accordance with Council's online mapping.

In accordance with Council's requirements, a Bushfire Assessment Report has been attached.

The property is in a 'BAL-29'. The proposal shall be constructed of non combustible materials.

Vegetation

The proposal will have no effect on the existing vegetation on the subject property, or the adjoining properties.

Stormwater

The effect of the proposal on the existing stormwater run-off will be minimal. The total amount of hard surfaces shall not be increased, therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to the existing stormwater system currently on site.

Streetscape

The proposal has been designed in such a way that will harmonise with the existing dwelling and surrounding properties. Shape and colour selection will ensure that the proposal will compliment the existing dwelling and streetscape.

Setbacks

The proposal meets the setback requirements of the BCA.

Privacy & Noise

The proposal will have minimal effect on the privacy of the adjoining and surrounding properties. The proposal will also not generate additional noise, which would affect the adjoining properties or neighbourhood.

Environmental Planning Assessment - Pittwater Local Environmental Plan 2014

The subject property is zoned C4 - Environmental Living as per PLEP2014.

The objectives of the zone are as follows:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed opening roof meets the objectives listed above.

Pittwater Local Environmental Plan 2014 Part 4.3 – Height of Buildings

The proposed opening roof patio shall have a height of 3.2m. This is within the 8.5m height as allowed in the “Height of buildings map”, as referred to in **Pittwater Local Environmental Plan 2011 Part 4.3**.

Pittwater Local Environmental Plan 2014 Part 4.4 – Floor Space Ratio

The proposed opening roof patio shall not increase the current floor space ratio, as per Pittwater Local Environmental Plan 2014 Part 4.4, as the proposal is a an open sided structure, located over an existing timber deck structure.

Pittwater Local Environmental Plan 2014 Part 5.9 - Preservation of Tree or Vegetation

The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and vegetation.

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck – therefore having no effect on existing vegetation.

Pittwater Local Environmental Plan Part 5.10 - Heritage Conservation

The subject property is NOT within a heritage conservation area; therefore this clause does not apply to the proposed development or subject property.

Pittwater Local Environmental Plan 2014 Part 7.1 – Acid Sulphate Soils

The objective of the clause are as follows:

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The subject property is within a Class 5 zone. PLEP2014 lists class 5 Acid Sulphate Soils as:

Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

PLEP2014 clause 6 mentions:

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—
(a) the works involve the disturbance of less than 1 tonne of soil, and
(b) the works are not likely to lower the watertable.

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck. No soil disturbance is proposed, therefore an Acid Sulphate Soils management plan is not required in order to assess the application for the opening roof patio cover. A geotechnical Report is also NOT required for the assessment of this application – as no soil disturbance forms part of this proposal.

Pittwater Local Environmental Plan 2014 Part 7.2 - Earthworks

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck – therefore no earthworks form part of this proposal.

Pittwater Local Environmental Plan 2014 Clause 7.5 - Coastal risk planning

The subject property is NOT within a Coastal Hazard Zone; therefore this clause does not apply to the proposed development or subject property.

Pittwater Local Environmental Plan 2014 Part 7.6 - Biodiversity

The objective of the clause are as follows:

- (1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.

PLEP2014 clause 7.3 states:

- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—
 - (a) whether the development is likely to have—
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

As mentioned above, the proposed opening roof patio cover shall be located over an existing timber deck. Therefore, the proposal meets the requirements outlined above.

Pittwater Local Environmental Plan 2014 Part 7.7 - Landslip Hazard

The objectives of this clause are to ensure that development on land subject to Geo Technical hazards:

- a). matches the underlying geotechnical conditions of the land, and
- b). is restricted on unsuitable land, and
- c). does not endanger life or property.

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck – therefore no earthworks form part of this proposal. A geotechnical report is not required in order to carry out an assessment on the proposed structure.

Pittwater DCP 21 - Development Controls - Part B General Controls

Pittwater DCP 21 Part B3.2 - Bushfire Hazard

The subject property has been identified as Bushfire Prone Land in accordance with Council's online mapping. In accordance with Council's requirements, a Bushfire Assessment Report has been attached. The property is in a 'BAL-29'. The proposal shall be constructed of non combustible materials.

Pittwater DCP 21 Part B3.6 - Contaminated Land + Potentially Contaminated Land

The subject property is not considered contaminated land, and the land is perfectly suitable for the current dwelling house.

Pittwater DCP 21 Part B1.1 - Heritage Conservation - Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014

The subject property is NOT within a heritage conservation area; therefore this clause does not apply to the proposed development or subject property.

Pittwater DCP 21 Part B5.3 - Greywater Reuse

Greywater reuse is not in use or proposed on the site, therefore this clause does not apply to the proposed development or subject property.

Pittwater DCP 21 Part B5.5 - Rainwater tanks

Existing rainwater tank is to be retained. All new stormwater shall be directed to the existing stormwater system currently onsite – which runs to the existing rainwater tank.

Pittwater DCP 21 Part B5.7 - Stormwater Management – On-Site Detention

The existing On-site Stormwater Detention (OSD) system shall remain. The total amount of hard surfaces shall not be increased, therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to the existing stormwater system currently on site.

Pittwater DCP 21 Part B5.8 - Stormwater Management – Water Quality – Low Density Residential

The total amount of hard surfaces shall not be increased, therefore ensuring that sufficient landscaped area will remain for natural absorption of rainwater. All new stormwater shall be connected to the existing stormwater system currently on site.

Pittwater DCP 21 Part B5.10 - Stormwater Discharge into Public Drainage System

Existing rainwater tank is to be retained. All new stormwater shall be directed to the existing stormwater system currently onsite – which runs to the existing rainwater tank. The existing rainwater tank overflow runs to Ralston Road.

Pittwater DCP 21 Part B6.1 - Access Driveways and Works on the Public Road Reserve

No change to the existing driveway is proposed as part of the development. The proposed works are located at the rear of the dwelling over an existing deck – well clear of the existing driveway.

Pittwater DCP 21 Part B6.2 - Internal Driveways

No change to the existing driveway is proposed as part of the development. The proposed works are located at the rear of the dwelling over an existing deck – well clear of the existing driveway.

Pittwater DCP 21 Part B6.3 - Off-Street Parking Requirements

The existing dwelling contains an existing 2 car garage. No change is proposed to the existing car parking provisions.

Pittwater DCP 21 Part B6.5 - On-Street Vehicle Parking Requirement

Due to the nature of the proposal, this clause does not apply to the proposed development.

Pittwater DCP 21 Part B8.1 - Construction and Demolition – Excavation and Landfill

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck – therefore no earthworks form part of this proposal

Pittwater DCP 21 Part B8.2 - Construction and Demolition – Erosion and Sediment Management

As mentioned above, the proposed opening roof patio cover shall be located over an existing council approved deck – therefore no earthworks form part of this proposal

Pittwater DCP 21 Part B8.3 - Construction and Demolition – Waste Minimization

A waste Management Plan has been submitted with this application.

Pittwater DCP 21 Part B8.4 - Construction and Demolition – Site Fencing and Security

A Construction Management Plan has been included with this application. This can be found in the Architectural Drawings.

Pittwater DCP 21 Part B8.5 - Construction and Demolition – Works in the Public Domain

No works are proposed on any adjoining public property including footpaths. Therefore, this clause of the DCP does not apply to the proposed development.

Pittwater DCP 21 Part B8.6 - Construction and Demolition – Traffic Management Plan

Given the lightweight nature of the proposed building components, no traffic management shall be required as part of the proposal.

Pittwater DCP 21 Part C1 - Design Criteria for Residential Development

Pittwater DCP 21 Part C1.1- Landscaping

Given the proposed structure shall be located over an existing deck, there shall be no change to the amount of landscaping currently onsite. The existing 51% landscaped area shall remain.

Pittwater DCP 21 Part C1.3. - View sharing

The proposed development shall be an open sided structure, therefore not having any impact on any existing views.

Pittwater DCP 21 Part C1.4 - Solar Access

The proposed development is to be located to the southern side of the dwelling, therefore not casting any shadow onto adjoining private open spaces. The proposal (being an opening roof) shall allow for solar access to all parts of the yard and dwelling – with the exception of adverse weather periods – when the roof shall automatically close to offer protection from the elements.

Pittwater DCP 21 Part C1.5 - Visual Privacy and C1.6 Acoustic Privacy

The proposed development shall be constructed over an existing outdoor entertainment area (existing deck). Therefore, the proposed development shall not affect existing visual and acoustic privacy.

Pittwater DCP 21 Part D1 - Palm Beach Locality

Pittwater DCP 21 Part D12.1 - Character as Viewed from a Public Space

The proposed development shall be located to the rear of the existing dwelling. Therefore, the proposal shall NOT be visible from any existing public spaces or streetscape – ensuring existing character on site is retained.

Pittwater DCP 21 Part - 12.3 Building Colours and Materials

The proposed opening roof shall be constructed of premium powder coated aluminium. This modern material shall be complimentary to the existing dwelling. The proposed colour is Ironstone, a dark/mid-tone and will be compliant with this control, and would also be considered in keeping with the Palm Beach locality.



Pittwater DCP 21 Part D12.5 - Front Building Line

The proposed development shall be located to the rear of the existing dwelling, therefore having no impact on the existing front building line.

Pittwater DCP 21 Part D12.6 - Side and Rear Building Line

The proposed opening roof patio cover shall have a rear setback of 12.07m and a side setback of 3.39m, therefore complying with the required boundary setbacks.

Pittwater DCP 21 Part D12.8 - Building Envelope

Given the proposed structure is over 12m from the rear boundary, over 3m from the side boundary, and having a maximum height of 3.3m above ground, the proposal is well within the required building envelope. It should be noted that the proposal is attached to an existing two storey dwelling.

Pittwater DCP 21 Part D12.10 - Landscaped Area – Environmentally Sensitive Land

A Site analysis has been included within the architectural plans, detailing the amount of existing hard surfaces and landscaping currently on site.

Given the proposed structure shall be located over an existing deck, there shall be no change to the amount of landscaping currently onsite. The existing 51% landscaped area shall remain.

SEPP (Building Sustainability Index :BASIX)

The SEPP (Building Sustainability Index :Basix) does not apply to the proposed development, as the proposed works value is under \$50k. A BASIX Certificate is also not required due to the proposal not being a BASIX affected building under the Environment and Assessment Regulation 2000

Conclusion

Our investigation of the property in question and the surrounding area concludes that the proposal will have minimal impact on the adjoining dwellings and neighbourhood. The proposal will complement the existing dwelling and streetscape.

We seek Council to view this application favourably.