STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION FOR CONSTRUCTION & INSTALLATION OF AN 'INCLINATOR', AT PROPERTY No.100A WAKEHURST PARKWAY, ELANORA HEIGHTS.

CONTENTS

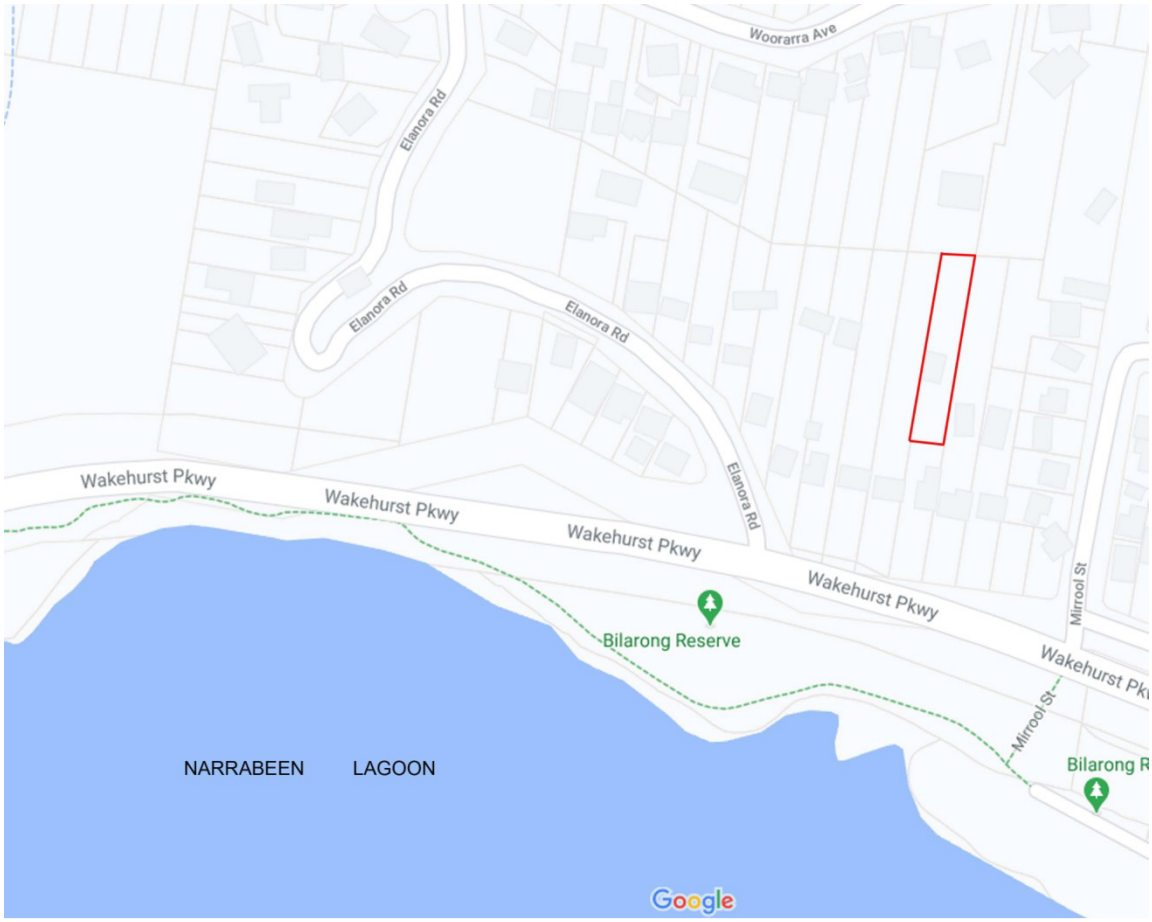
1. INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council as part of a Development Application for installation of an Inclinator at property No.100A Wakehurst Parkway, Elanora Heights. It has been prepared by YSCO Geomatics on behalf of the owners, Scott Duncan & Sarah Gibson.

2. SITE LOCATION AND DESCRIPTION

2.1 Site Location and Context

The land is located as shown on the map below.



SITE LOCATION
(Source: Google Maps)

2.2 *Site Description*

The land is currently held in title by Scott Duncan and Sarah Gibson as Lot 2 in Deposited Plan 1177671.

Situated upon the land is a three storey steel, metal and timber residence together with a metal garage.

2.3 Adjoining Development

To the East is:

A two storey brick and clad residence known as 98A Wakehurst Parkway, Elanora Heights.

To the West is:

A brick residence known as No.102 Wakehurst Parkway, Elanora Heights.

3. DESCRIPTION OF 'INCLINATOR' PROPOSAL

Development consent is sought for construction and installation of an 'Inclinator'. The P.R.King & Sons Pty Ltd Plan No. 3620/1, shows the location and vertical grade of the rail and landing locations of the proposed Inclinator.

3.1 Siting

The Inclinator is proposed to be situated wholly within the land and adjacent to part of the Eastern boundary of the land for a distance of approximately 30 metres as shown on the plan.

3.2 Access

The Inclinator will be used primarily to assist the owners of the land and guests to gain access from the lower level of the land adjacent to the garage and driveway area and connect to the timber decks at the ground floor and second floor levels of the residence. The total height difference between bottom and top landings being approximately 13 metres.

3.3 Structures and Appearance

The proposed 'Inclinator' carriage is to be 0.8 metres wide, 1.2 metres long and 1.1 metres high (above floor plate) with an aluminium frame.
The rail is to be a 150mm wide U.C. steel beam supported on concrete foundations of 400mm diameter.

The lift is to be painted a colour that blends in with the surrounds. Colours are taken from the Colorbond range, i.e. Woodland grey, black, dark green, charcoal, pale eucalypt, ironstone etc.

3.4 Landings

The top landing station is intended to align with the existing timber deck at the rear of the residence at R.L. 23.5 metres (approx.) relative to Australian Height Datum (AHD) as shown on the plan.

The mid landing station is intended to align with the existing timber deck at the front of the residence at the ground floor level at R.L. 18.15 metres AHD (approx.) relative as shown on the plan.

The bottom landing is proposed to be at R.L. 10.45 metres AHD (approx.) and will join to the existing concrete pathway adjacent to and approximately 0.5 metres above the garage floor level as shown.

3.5 Lift Motor & Noise

The lift will be powered by an electric motor and will emit no pollutants or waste products. The ' inclinator ' is designed to operate in a residential environment in consideration of noise levels established by 'EPA' guidelines. Adjoining houses are at a distance from the site of the proposed 'Inclinator' so that noise will not be an issue.

3.6 Erosion & Sedimentation Control

Minor excavation work will be required for the construction of foundations and also to enable the installation of the rail at the upper and lower extremities of the line as shown on the plan .

Silt fencing is to be installed below the proposed works area prior to commencement of works and any temporarily stored topsoil or other material is to be covered & protected for the duration of the works.

3.7 Waste Management

Approximately 4.0 cubic metres of earth and rock will require excavation. Any waste material shall be reused, recycled or disposed of responsibly at a Council approved waste disposal centre.

There will be no excess building waste generated in the construction of the 'Inclinator'.

Apart from pouring the required amount of concrete to form foundations, the remainder of the 'Inclinator' components are constructed off site from factory measurements and installed on site with no wastage.

The works are generally minor and as such the amount of site disturbance & waste generated will be minimal.

4. STATEMENT OF ENVIRONMENTAL EFFECTS

Following is an assessment of the environmental effects of the proposed development as described in the preceding sections. The assessment is structured in accordance with the matters for consideration listed under Section 4.15 (1) of the EP& A Act, 1979, and includes only those matters under Section 4.15 that are relevant to the proposal.

4.1 Section 4.15 Evaluation

The following planning instruments are relevant to the proposed development:

a) Pittwater Council Local Environmental Plan, 2014.
b) Pittwater 21 Development Control Plan.

4.2 Pittwater Local Environmental Plan, 2014 (PLEP, 2014).

(i) Clause 2.3 - Objectives of Zone E4 Environmental Living

The objectives of zone E4 are;

* *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 works, being ancillary works associated with the occupation and use of the dwelling house on the land are permitted with consent in the E4 zone.

The installation of the Inclinator will assist with access and will not have a negative impact on the scale, appearance & character of existing development on the land. The proposed works will not have any impact on any ecological, scientific or aesthetic values or landforms.

(ii) *Clause 2.7 - Demolition*

The proposed works will require some minor demolition of pathways and parts of stairs to allow passage of the Inclinator as detailed on the design drawing. Demolition works can be carried out with consent pursuant to the LEP. In this regard, a Waste Management Plan has been submitted with this application to detail the estimated volumes of materials to be removed from the land for recycling, reuse or disposal.

(iii) *Clause 5.10 - Heritage Conservation*

Mapping pursuant to Pittwater Council LEP, 2014, shows that the land is not identified as being within a heritage conservation area or in the vicinity of items of general or archaeological heritage significance.

(iv) *Clause 5.11 - Bushfire Hazard Reduction*

The subject land is identified as being bush fire prone by the NSW Rural Fire Service. Accordingly, a Bushfire Assessment Report has been prepared by Bushfire & Evacuation Solutions, Ref: I – 20099, dated the 14th of August and submitted with this application.

The report concludes that the proposed development can comply with Planning for Bushfire Protection, 2019, subject to compliance with the building recommendations outlined in Sections 4.1 & 4.2.

(v) *Clause 7.1 - Acid Sulphate Soils*

Mapping pursuant to Pittwater Council LEP, 2014, indicates that the land is mapped as Class 5. Hence, the work will have no impact on the watertable.

(vi) *Clause 7.3 - Flood Planning*

The land is not flood affected. The lowest levels of the land are at approximately R.L. 9 (A.H.D) and is therefore not subject to affectation by Council's flood planning level.

(vii) *Clause 7.6 – Biodiversity & Trees*

The proposed Inclinator is adjacent to the constructed residence and the application does not seek to remove any native vegetation of significance. There is a significant stand of native vegetation on the land that is North of the house on the land and unaffected by this proposal.

As a result of trees situated in proximity to the proposed Inclinator, an arborist report has been prepared by Treeism Arboricultural Services, dated August 2020 and submitted with this application.

Only one tree is anticipated to require removal. This is referred to as 'Tree No. 2' in the report and described as a 'Scentless Rosewood' tree. The tree designated as being of low retention value and therefore not a priority to retain. The tree also does not exceed 5 metres in height and therefore can be considered to be exempt from approval for removal pursuant to Council's guidelines.

(viii) *Clause 7.7 – Geotechnical Hazards*

The land is mapped as being 'Geotechnical Hazard H1' on Council's Geotechnical Hazard Map pursuant to Pittwater Council LEP, 2014.

Accordingly, a geotechnical report has been prepared by the White Geotechnical Group, reference J2875 and dated the 31st of August, 2020, together with completion of 'Form No.1' pursuant to Council's Geotechnical Risk Management Policy.

The report concludes that the land is suitable for the proposed development and details site investigations undertaken and measures to be adhered to during construction in Section 13.

Conclusion as regards Pittwater Council LEP, 2014.

It may be concluded that the proposal satisfies the relevant development standards & requirements of the Local Environmental Plan.

4.3 *Pittwater 21 Development Control Plan*

The following clauses are relevant to this application.

4.3.1 Section A – Shaping Development in Pittwater

(i) *Section A3.2 - Desired character of Pittwater*

The proposal will not compromise any of the overall objectives of the desired character of Pittwater.

The works are to be adjacent to the residence on the land, will be constructed below the roofline of the house, close to ground levels and will have no impact on the natural environment or adjoining properties.

(ii) *Section A3.4- Key Objectives of the Development Control Plan*

The overall objectives of Ecologically Sustainable Development & Environmental Objectives will not be compromised.

(iii) *Section A4.5 – Elanora Heights Locality*

The works are ancillary to the use of the land and will not have an impact on the low density residential setting or desired character of the locality.

4.3.2 Section B - General Controls

(i) *Section B3.1- Landslip Hazard*

The development on the land is to comply with the requirements of the 'Geotechnical Risk Management Policy for Pittwater'. In this regard a Risk Analysis & Management Report, reference J2875 and dated the 31st of August, 2020 has been prepared by the White Geotechnical Group Pty Ltd and submitted with this application.

The report concludes that the land is suitable for the proposed development.

4.3.3 Section C – Development Type Controls for Residential Development Controls

(i) *Section C1.1- Landscaping*

The proposal will have no significant impact on the landscaping of the land.

(ii) *Section C1.6- Acoustic Privacy*

The proposed Inclinator is to be powered by an electric motor and will emit no pollutants or waste products. The Inclinator is designed to operate in a residential environment in consideration of noise levels established by Environment Protection Authority guidelines. Refer to Section (iii) below.

(iii) *Section C1.9 Inclined Passenger Lifts and Stairways*

Controls include;

- *be designed and located so they do not involve excessive excavation, or the removal of natural rock or trees.*

  Very minor excavation is required at the top and bottom extremities of the line as shown on the design drawing. This control is satisfied.

- *be erected as near as possible to the ground level (existing) of the site, and shall not involve the erection of high piers or visible retaining structures.*

  The highest foundations above ground level are Foundation Nos. 3 & 5 being approximately 500mm above ground level. This control is satisfied.

- *be located and designed to minimise the effects of noise from the motor and overlooking of adjoining dwellings.*

  Noise

  Inclinators are designed to be situated in a residential setting with noise levels in consideration of EPA guidelines. A recent review of noise from a P.R. King & Sons Inclinator measured at 1 metre with no sound attenuation is included at Appendix No.2. The review by Atkins & Associates Acoustics Pty Ltd, confirms the measured noise to be 57-58 dBA at 1 metre.

  The noise level satisfies the baseline limit established by the NSW EPA, specifically Chapter 178 of the Environmental Noise Control Manual, where an upper limit of 60dBA is specified in the *"immediate vicinity of the external structure of an adjoining premises".* The noise level will be further reduced at the external wall of the adjoining house No.98A due to its setback.

  Cross Viewing of Adjoining Property

  The Inclinator and bottom landing will be situated beside and generally at the same level of the existing pathway on the subject land that provides access to the house where adjacent to the adjoining dwelling No.98A. Hence, opportunities for viewing into the adjoining dwelling will not be enhanced by installation of the Inclinator.

  A timber fence/screen is erected on a small portion of the boundary between Nos. 98A & 100A below the proposed bottom landing station but in no other locations along the boundary.

At a travel speed of 0.4m/sec it will take the Inclinator approximately 30 seconds to travel the approximate 12 metre length while beside the adjoining residence.

- *be painted to blend in with surrounding vegetation and screened by landscaping,*

  The foundations and components will be a colour that will blend in with surroundings as per Section 3.3 in this statement. This control is satisfied.

- *be set back two (2) metres from the side boundary to the outer face of the carriage.*

  The Inclinator is to be setback 1 metre from the Eastern boundary of the land. This setback is justified for the following reasons;

  - to enable the Inclinator to connect to the existing decks and allow passage of the carriage beside the ground floor entry to the residence while maintaining pedestrian pathway access. A greater setback would mean that a continuous run of the lift between bottom and top landing stations would not be viable.

  - The 1 metre setback to proposed centre of rail allows a 0.6 clearance between the Eastern edge of the proposed carriage and the boundary. This will provide sufficient setback to ensure any minor retaining structures can be accommodated without disturbance of adjoining land while retaining the required side boundary safety clearance of 225mm pursuant to the Lift Code AS 1735.8.

  - Noise impacts are within acceptable limits as detailed.

  - The Inclinator is at ground levels where adjacent to the bottom landing and adjoining residence No. 98A and as such does not alter the current cross viewing status between the two properties in this location.

- *be located wholly on private land,*

  This control is satisfied.

- *have a privacy screen where there is a direct view within 4.5m to a window of a habitable room of another dwelling.*

  The bottom landing station is setback 4.5 metres from the ground level window of the adjoining house No. 98A as shown on the design plan.

The passage of the Inclinator in this location is also set at the existing ground levels of the pathway and stairs.

(v) *Section C1.12 – Waste and Recycling Facilities*

The excavation for foundations and for passage of the Inclinator in the top and bottom extremities of the proposed rail together with adjustment to concrete pathways will require some removal of earth and concrete. Volumes of material excavated will be relatively minor. Estimated quantities of waste materials and intended methods of re-use, recycling and disposal are included in the Waste Management Plan included with this application.

Construction waste will not be significant. Materials required for construction of the Inclinator will be estimated prior to the commencement of works and the required amount of concrete poured on site with no wastage.

Inclinator components will be pre fabricated off site and transported to the land for installation with no waste.

(vi) *Section C1.13 – Pollution Control*

Site Preparation and Excavation

Any excavated material is to be temporarily stored on site and covered prior to transfer to a skip bin and removed from the land.

Construction

Construction activities will be carried out only during approved working hours and with due consideration of the proximity of adjoining neighbours to the work areas.

Ongoing Management

The Inclinator will be controlled by electric motors and will emit no exhaust and produce no waste products during the life of their continued operation.

4.3.4 Section D10–Locality Specific Development Controls–Elanora Heights Locality

(i) *Section D10.1 – Character as Viewed from a Public Place*

The completed new works will not be visible from Wakehurst Parkway and therefore will have no impact.

(ii) *Section D10.3 - Scenic Protection - General*

There will be no visual impact on the natural environment.

4.4 Section 4.15(b) - Impact on the Natural & Built Environments

4.4.1 *Flora and fauna*

The proposal will have no impact.

4.4.2 *Heritage and archaeological impact*

The proposal will have no impact.

4.4.3 *Impact on adjoining properties*

The proposal will not cause any significant impacts to adjoining properties in terms of visual quality, noise pr privacy.

4.5 Section 4.15(c) - The Suitability of the Site for the Proposed Development

Having regard to the characteristics of the site and its location, the alterations and additions to the current house;

* Shall be in line with local and regional planning instruments and controls,

* Will represent an upgrade to the dwelling on the land that will improve access & use of the land while not compromising the desired character of the Elanora Heights or having any material impact on adjoining properties.

5. CONCLUSION

In conclusion, the proposed Inclinator;

* Is consistent with the general provisions of all relevant planning instruments and DCPs,

* Will not have a significant adverse impact on adjoining properties or adjoining public spaces.

In light of the merits of the proposal discussed above and the absence of any significant adverse environmental effects, the DA is considered worthy of Council's support. We therefore request that the application be approved subject to appropriate conditions.

APPENDIX No.1 - Site Photographs

Photo 1: Pathway & stairs, bottom landing location and façade of house No.98A

Photo 2: Façade of house No.98A opposite bottom landing

Photo 3: Line of Inclinator beside Eastern side of house

Photo 4: Proposed Mid landing location.

Photo 5: Scentless Rosewood Tree proposed to be removed near proposed top landing.

Photo 6: Upper deck level and top landing location.

APPENDIX No.2 – Confirmation of Noise Levels

Noise level of P.R. King & Sons Inclinator at 1 metre.

47.7088.L1:GA/DT/2017

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2 May 2017

NOISE COMPLIANCE AUDIT
PEDESTRIAN INCLINATOR
155 RIVERVIEW ROAD. CLAREVILLE

Atkins Acoustics were retained by Petra Klaus to conduct a site attended noise audit of the PR King & Sons pedestrian inclinator installed at 155 Riverview Road, Clareville. The audit was requested in order to obtain an Occupation Certificate and specifically address Consent Condition 31 of Development Application No. N0390/99 that states:

> *31. The maximum noise level associated with the inclined passenger lift is not to exceed 60dBA, when measured 1 metre from any adjoining premises. A certificate from an Acoustic Engineer, certifying compliance with this standard is to be submitted prior to issue of the Occupation Certificate.*

The site was inspected and audit noise measurements conducted on Monday 1 May 2017. Site inspection confirmed the inclinator is installed adjacent to the southern site boundary and approximately one point five (1.5) metres from the northern facade of 153 Riverview Road.

Site attended audit noise measurements were conducted at the top of the inclinator and at the midpoint of the inclinator track adjacent 153 Riverview Road at one (1) metre.

Audit measurements confirmed L_{Amax} noise levels of 57-58dBA at one (1) metre.

The results of the site attended noise measurements confirmed that the operational noise levels of the installed passenger inclinator satisfied the L_{Amax} 60dBA noise limit imposed by Consent Condition 31 of Development Application No. N0390/99 at the adjoining premises on 153 Riverview Road, Clareville.

Please do not hesitate to contact our office if further information or clarification is required.

Yours sincerely,
ATKINS ACOUSTICS & ASSOCIATES PTY LTD.

Graham Atkins