

Statement of Environmental Effects

Proposed Dwelling Additions

240 Powder Works Road

Ingleside

For

T & D Cvijetic

**Statement prepared by
Norm Fletcher
Town Planning/Development Consultants**

**31 Oceanview Terrace Port Macquarie
NSW 2444**

Mob 0408 024 973

nfletch@bigpond.net.au

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Contents

1. Introduction.....	3
2. Description of subject property.....	4
3. Description of the proposed development.....	6
4. Description of surrounding area and site analysis.....	7
5. Planning controls and development standards	9
6. Environmental Constraints/Issues and matters for consideration.....	18
7. Planning matters for Consideration.....	19
8. Conclusion.....	20

1. Introduction

This Statement of Environmental Effects accompanies a development application submitted on behalf of the owners T & D Cvijetic for alterations and additions to the existing dwelling on the subject property.

The property is known as 240 Powder Works Road Ingleside and is located on the north western section of the Ingleside locality adjoining the Elanora Heights area.

Aerial View of the site – 240 Powder Works Road Ingleside



Source Northern Beaches Council Mapping

The existing development on the site is a two storey dwelling with an attached garage and out buildings in the rear section of the property.

The vehicular access to the site is by a driveway entrance on that crosses the front boundary at powder Works Road and leads to the garage on the side of the main dwelling.

The application is supported with the following plans and reports:

Architectural Design drawings numbered 2114/A-01-101-103-104-105 dated 2021 prepared by ARTY CAD

Stormwater Plan 2114/SW-01 Revision B dated 2021 prepared by ARTY CAD

Survey plan prepared by SCS Engineering Surveyors Ref 13059-DET-01-02 dated 20/4/2021

Basix report prepared by Sustainability – Zdravko Kovacevic dated 6th Feb 2022 Cert No A447921

Bush Fire Review prepared by Fire Support NSW reference BFAR150222/01 dated 15th February 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 current type of development in the locality.

It provides an assessment of the proposed development against the heads of consideration as set out in Part 4 and Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development on the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. Description of the subject property

Legal

The legal description of the property is Lot 10 DP 11594 number 240 Powder Works Road Ingleside.

Physical

The property dimensions are as follows

Site area	3055 square metres
Front Boundary (Nth East)	30.135 m
Rear Boundary (Sth West)	30.48 m
Side (Nth West)	105.91 m
Side (Sth East)	58.165 m

The site is occupied by an existing two storey dwelling with an attached garage on the side of the dwelling with access directly from the street frontage via a constructed concrete driveway.

The site is located on the south east side of Powder Works Road and has slight cross fall from the street frontage to the rear and south side boundary.

The property could be considered to be relatively level with open grassed areas behind the dwelling to the rear and adjoining side boundaries.

The front section of the site is landscaped with front fence, comprising of masonry support sections and infill timber panelling.

There is established landscaping between the dwelling and the front boundary and both side boundaries.

The existing driveway entrance from Powder Works Road is centrally located at the front boundary and has a moderate grade to the existing double garage.

The garage is attached to the main dwelling that is proposed to be demolished to allow for the new triple garage and dwelling additions.

Driveway to the main dwelling and existing garage



The dwelling has existing views across the adjoining semi-rural properties, a golf course and the established commercial nursery property at the rear.

The property is fenced along the front and each side boundary that includes a mixture of masonry, timber infills at the front and rural style at the rear behind the main dwelling.

3. Description of proposed development

The proposal involves the demolition of the existing garage and construction of a new dwelling addition on the south side of the dwelling that will include a new garage.

The new works will not alter the existing landscape on the property or require removal of trees.

- ***New Dwelling Additions***

The existing dwelling is a two storey building with an attached single storey double garage on the southern side.

The proposal includes the demolition of the garage area and the construction of a new triple garage with additional residential floor space at the rear of the new garage area.

The new works will have internal connection to the existing dwelling residential area and will provide for three (3) car spaces within the new garage.

New works ground floor layout:

Garage

Triple garage that will require a minor increase in driveway width as indicated on the architectural plans.

Increase residential ground floor space:

New rumpus room

Bathroom

Laundry

Butler's pantry with new opening to existing kitchen area

Maids Room

Linen and internal storage areas

New internal passage way to the existing dwelling first floor level

External:

Provide a new roof structure over the garage and ground floor addition that is to be sheeted with selected colour bond metal roofing to match the existing dwelling.

Connect roof water drainage system to the existing stormwater disposal system.

Increase the driveway width on the south side to allow for improved access to the triple garage.

4. Description of the Surrounding area and Site Analysis

❖ Surrounding area

The area is a semi-rural locality that comprises of single and multi-level dwellings of varying architectural style and designs with other land use activities including nurseries and golf courses.



Source Northern Beaches Council Mapping

The adjoining properties include dwellings and detached out buildings with established boundary building setbacks with a commercial nursey business adjoining the rear that has access from Wilson Avenue.

The site is located slightly below the street frontage and has a fall from the front boundary to the rear and the dwelling and existing garage is located towards the front of the property.

The existing dwelling is orientated across the site with the main entrance and driveway access at the front elevation facing Powder Works Road.

The rear views from the dwelling are to the Golf Course, nursery and other semi-rural residential dwellings.

Powder Works Road is the main transport route for the area and interconnects with Mona Vale Road to the West and Elanora Heights Village Centre to the South East.

❖ **Site Analysis**

The proposal is for the construction of a new three (3) car garage and provision of additional residential floor space that will be attached and included with the existing dwelling.

- **Slope**

The site is located on the southern side of side of Powder Works Road with a gradual fall from the street boundary to the south eastern corner of the property.

The drive way access from Powder Works Road will be retained as it provides access to the new garage space via the existing driveway at the dwelling.

- **Foundation material**

The foundation material is sandstone sub base with over laying clay and soil that is generally found in the locality.

- **Drainage**

There will be no changes to the existing overland flow with the storm water disposal system.

- **Vegetation**

There is no significant vegetation on the property that will be altered or require removal with the proposal.

The proposal does propose a minor reduction to the existing landscape area on the site as the driveway has to be increased in width and also the floor space for the garage and additions does require minor changes in site area on the southern side of the property.

- **Solar**

The property has a North South aspect and the solar access to the site and adjoining properties will not change with the proposal.

- **Wind**

The site is subject to sea breezes both from the North and South Easterly direction in the summer/spring periods. During autumn and winter the site can be subject to medium strength wind from the South and Westerly direction.

- **Views**

The proposal will retain the existing views that are afforded to the adjoining properties on each side boundary.

- **Services**

The property is fully serviced with an onsite sewer disposal system, mains water, electricity, and telecommunications.

- **Other Constraints**

The site is not affected by Land Slip, Overland flooding, or Heritage matters.

The site is shown to be located within a Bushfire Buffer Zone and Bush Fire Report accompanies the development application

The site and area has historically been used for residential and semi-rural land use activities and the proposal does not alter the existing uses which would be considered to rural residential.

5. Planning Controls and Development Standards

❖ Pittwater Local Environmental Plan 2014

The principal planning control for the site is the Pittwater Local Environmental Plan 2014 and is within the **RU2 Rural Landscape Zone**.

The relevant controls in the PLEP 2014 that would relate to the application are as follows:

Part 2.3 Objectives of zone RU2 Rural Landscape Zone

1 Objectives of zone

To encourage sustainable primary industry production by maintaining and enhancing the natural resource base

To maintain the rural landscape character of the land

To provide for a range of compatible land uses, including extensive agriculture

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities

To minimise conflict between land uses within this zone and land uses within adjoining zones

2 Permissibility

The alterations and additions to the existing dwelling are permitted with the consent of Council.

- **Comment**

The proposal is considered to be a permitted use and works have been designed to address the planning controls.

Part 4.3 Height of Buildings

The maximum height of buildings permitted on the site is 8.5 m above the existing ground level at any one point.

- **Comment**

The proposal complies with the 8.5 m height control (see Architectural Plans)

Part 7.1 Acid Sulfate Soils

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

(2) Development consent is required for the carrying out of works described in the table to this sub clause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

- **Comment**

The site is identified as being within the area that has Acid Sulfate Classification of 5 and as the Works are not within 500 metres of adjacent Class 1, 2, 3 or 4 land or likely to impact on the water table the proposal does not require any further assessment in regards to Acid Sulfate Soils.

Part 7.6 Biodiversity

The site is identified as adjoining land that is within the Biodiversity Map area as indicated in the PWLEP 2014 and the objective of this clause is as follows:

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

Protecting native fauna and flora, and

Protecting the ecological processes necessary for their continued existence, and

Encouraging the conservation and recovery of native fauna and flora and their habitats

- **Comment**

The proposal does not require the removal of any existing on site vegetation or significant disturbance of the land and therefore should not contribute to any changes to the current Biodiversity of the locality.

Part 7.7 Geotechnical hazards

The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards—

- **Comment**

The site is not located within a Geotechnical Hazard Area.

❖ **Pittwater Development Control Plan**

The Northern Beaches Council PDCP is the planning document that identifies the relevant controls for residential development in the area that is required to be addressed by any new proposal.

PDCP Locality Map indicates that the site is within the Ingleside Locality.

Part A4.6 Ingleside Locality

The relevant sections of the Desired Character as indicated in PDCP Ingleside Locality are as follows:

Desired Character

The Ingleside locality will remain a low-density area consisting of rural residential, agricultural, horticultural and other permissible development on large lots in a natural landscaped setting, integrated with the landform and landscape.

The high visual significance of the escarpment will be maintained, and development limited on this land. Development will also be limited in the "blue-hatched Area" due to a lack of infrastructure and small lot sizes. Community and recreational facilities will serve the community.

Future development will maintain a building height limit below the tree canopy and minimize bulk and scale.

Single storey buildings will be preferred where the site has little opportunity for canopy trees or is visually prominent. Existing and new native vegetation, including canopy trees, will be integrated with the development.

Development shall maintain generous spatial separation of the built form and low site coverage on large lots.

Contemporary buildings will utilize 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 minimize site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land.

As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. Fencing where provided, shall enable the native fauna to pass through yet contain livestock animals where needed.

Comment

The development on the site is located attached to an existing building with minor increase in building footprint.

The land use remains unchanged and does not require the removal of any existing vegetation, alteration to the existing site levels or re any changes to the vegetation or existing plantings in the landscaping area.

It is considered that the proposal being the alterations and additions to an existing dwelling with improved onsite car parking facilities as indicated on the architectural plans meets with the desired character for the Ingleside Locality.

❖ Part D6 Ingleside Locality – Pittwater Development Control Plan

This part of the PDCP indicates the matters for consideration including out comes and development controls for the subject site.

Therefore to indicate how the proposal satisfies the out comes and controls identified in the relevant clauses of PDCP the following is provided.

Clause D 6.1

The relevant outcomes and controls of the clause that apply to the proposal are:

- ***Outcomes***

To achieve the desired future character of the Locality

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards

Buildings do not dominate the streetscape and are at 'human scale'. Within rural residential areas, buildings give the appearance of being two-storey maximum

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures being a secondary component

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, and compliments the landscape character, public use and enjoyment of that land

To achieve the desired future character of the Locality

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment

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High quality buildings designed and built for the natural context and any natural hazards

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component

- **Comment**

It is considered that the proposal will meet with the Outcomes as identified for the Locality.

- **Controls**

The relevant controls that would relate to the proposal are that:

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc.) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building facade to a public place must incorporate at least two of the following design features:

Entry feature or portico;

Awnings or other features over windows

Verandas, balconies or window box treatment to any first floor element;

Recessing or projecting architectural elements including open and deep verandahs

- **Comment**

It is considered that as the proposal is not out of character with the existing built form particularly when viewed from the street frontage.

The proposal has been designed to generally meet with the PWLEP 2014 and the PDCP Controls and the intent of Outcomes for the Desired Character for the Locality.

Clause D 6.3 Building Colours and Materials

The external wall and roof colours will match the existing dwelling and it is considered that the selected colour scheme can meet with the requirements of the PDCP.

- **Comment**

The proposed colours will meet with the PDCP earthy tone requirement

Clause D 6.5 Front Building Line

The proposed new works do alter alter the existing established building alignment from the front boundary.

The required front building line for the site being in the RU2 Rural Landscape Zone is 15 m or the established building line which-ever is the greater.

The proposed new works do not require any changes to the established building line for the existing dwelling on the site that is situated behind the 15 m control.

- **Comment**

It is considered that as the new works do not alter the established front building alignment the proposal is acceptable and will meet the intent of the control.

Clause D 6.6 Side and rear building line

The side setbacks proposed with the application are as follows:

<i>Side</i>	<i>Proposed set back</i>	<i>Compliance</i>
North		
Dwelling	No Change	Established set back -Yes
South		
New additions	3.198 m	Yes

- **Comment**

The side boundary setback for the new alterations and additions meets with the control and the rear set back is unchanged and also complies.

Clause D 6.7 Building Envelope

The additions are single storey and meet with the envelope control.
(Refer architectural plans)

Clause D 6.9 Landscaped – Blue Hatched Area

The site is located in the Blue Hatched Area as indicated on the Locality Map and has a site area of 3055 square metres.

Residential development where site area is less than 2ha (including dwellings, buildings and structures such as garages, home workshops, storage sheds and the like that are ordinarily incidental or subsidiary to a dwelling) the minimum landscape area is to be 96 % of the site minus 300 square metres.

- **Comment**

The existing landscape area is 2546 square metres and with the new works it will be reduced to 2466 square metres.

The proposal does not meet with the control i.e.: 2633 square metres and has deficit of 6.34%

The Architectural Site Plan 2114/A-01 submitted with the development application highlight the landscape area calculations with changes and also the increase in impervious area i.e.: 75 square metres.

In regards to the justification to the changes to the existing landscape area and the departure to the area control the following is submitted:

1. The site is relatively level and has established landscaping and planting that will not require the removal of any significant trees with the new works

2. The required changes are to allow for increased on site under cover car parking plus additional living space for the principal dwelling on the property
3. The site is not identified as being subject by any threatened fauna or flora habitat on the Council Mapping System
4. The minor reduction to the landscape area will not cause any detrimental impact on the visual presentation to the street frontage or adjoining and adjacent properties
5. The minor departure will not create a situation where the overall new works will be conflict with the Locality Statement Desired Character or the relevant Outcomes.

The minor variation is considered to be reasonable and should be acceptable to the relevant Consent Authority as it is less than 10% departure from the control.

The variation as required with the proposal will not create any inconsistency with the intent of the Blue Hatched Area that aims to ensure that the rural landscape area is maintained in the Ingleside Locality.

Clause D 6.10 Fences general

The proposal does not require any change to the existing boundary fencing on the property as indicated on the submitted survey plan.

Clause D 6.12 Construction of retaining walls terraces and undercroft areas

The new additions do not require any retaining walls or create any undercroft areas.

It is considered that the works will meet with the outcomes of the clause as there will be minimal disturbance to the area where the works are proposed.

❖ **General Controls Section B of the Pittwater Development Control Plan**

The other controls that are considered relevant to the proposal as follows:

Clause B 3.2 Bushfire Hazard

As identified on the Bushfire Hazard mapping the site is within a Bushfire Hazard Buffer Zone.

- **Comment**

The Bushfire review report that accompanies the development application addresses the hazard assessment and it concludes that the impact of the proposal is acceptable with the recommended construction methods to be implemented and hazard management practices being maintained

Clause B 5.15 Storm water

The existing storm water disposal is behind the existing dwelling at the rear of the site into the existing dispersal and disposal system.

The modified system provides for an upgraded onsite storm water collection into Rain Water Tanks that can be utilized for irrigation to the established landscaping and grassed areas on the property.

- **Comment**

The proposal does increase the hard surface area on the site by 75 square metres.

The soft landscaping area provided 2466 is square metres. Refer- Architectural Site Plan)

It is considered that the increase in hard surface area will not significantly alter the storm water disposal requirements from the property that has been in existence for many years and thus a new water management plan should not be necessary.

B 6.3 Off - Street Vehicle Parking Requirements

The car parking provided on the site is located adjoining the main dwelling envelope as indicated on the Architectural Plans.

The control indicates that the required car parking dwellings with 2 or more bed rooms is 2 spaces.

- **Comment**

It is considered that the proposed onsite car parking being 3 spaces is reasonable for the property and should be acceptable to the consent authority.

6. Environmental Constraints/Issues and Matters for Consideration Restrictions

There are no other identified restrictions on the subject site.

Access

The existing vehicular access to the property is obtained from the street frontage and will be retained without any changes to gradients or drainage.

Design and Construction

It is considered the architectural details submitted with the development application are adequate to ensure the building construction can comply with the relevant building codes and standards.

BASIX

The application is supported with a BASIX Design Certification.

7. Planning Matters for Consideration

Council must have regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979 before consent is granted.

The matters to be considered are addressed as follows.

The extent which the proposed development complies with the RU2 Rural Landscape Zone of the Pittwater Local Environmental Plan 2014 and the relevant parts of the Pittwater Development Control Plan

The likely Impacts of the Development

The proposed works that include dwelling alterations and additions to an existing residence are not such a significance to have any detrimental impact on the locality in regards to the semi-rural residential nature of the area.

The new works would be considered to be consistent with additions and alterations to other existing rural residential dwelling properties in the Ingleside Locality.

Suitability of the site

The site is presently used for residential purposes and to carry out the alterations and additions as proposed will meet with the objectives of the RU2 Rural Landscape Zone.

The site does not have any identified easements or encumbrances that would prevent the works as proposal.

Impact on the Built Environment

The alterations and additions generally meet the built form controls in the PWLEP 2014 and the PDCP for a residential development in the Zone.

The proposal is consistent in regard to bulk and scale of other residential buildings and in the immediate locality and should not have any detrimental impact on the adjoining streetscape or residential locality.

Social Impact

The proposed works will provide improved residential accommodation and car parking onsite that would be considered to be acceptable in the Northern Beaches Local Government Area.

Public Interest

The proposal is not considered to be in conflict with the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan the approval of the proposal would be in the Public Interest.

8. Conclusion.

The alterations and additions to the principal dwelling will have minimal impact on the rural character of the adjoining properties and it is considered to be consistent with other similar residential developments that have been approved in the Ingleside Locality.

It is recommended to Council that consent be granted to the approval subject to appropriate conditions relevant to the proposal being applied to the consent.

A handwritten signature in black ink, appearing to read 'Norm Fletcher', is positioned above the printed name.

Norm Fletcher.
Dip TP- Grad Dip Env Mgnt
MEIANZ