

2019

# STATEMENT OF ENVIRONMENTAL EFFECTS



LOT 23 DP 9242

2163 PITTWATER ROAD CHURCH POINT

6/6/2019

Table of Contents

1.0 Introduction ..... 3

2.0 Property Description..... 3

3.0 Site Description ..... 3

4.0 The Surrounding Environment..... 3

5.0 Proposed Development ..... 4

6.0 Zoning & Development Controls..... 5

Part B: General Controls ..... 10

Part C: Design Criteria for Residential Development..... 11

Part D: Locally Specific Development Controls..... 14

## **1.0 Introduction**

This Statement of Environmental Effects accompanies plans prepared for the construction of the proposed secondary dwelling at property **2163 Pittwater Road Church Point**.

This Statement describes the site in relation to the surrounding area, in conjunction with the relevant planning controls.

In preparation of this Statement of Environmental Effects, consideration has been given to the following policy documents:

Pittwater 21 Development Control Planning 2014  
State Environmental Planning Policy (BASIX) 2004  
Pittwater Local Environmental Plan 2014

## **2.0 Property Description**

The Subject Site, 2163 Pittwater Road Church Point, lot 23 DP 9242 is zoned E4 Environmental Living under the Pittwater Local Environment Plan 2014.

The site has been identified on Council's Acid Sulphate soils Map (class 5) and Geotechnical Hazard Map (H1).

The site is not listed within a bushfire prone area or listed as being a heritage item or within a heritage zone.

## **3.0 Site Description**

The site has a boundary of 36m to Pittwater Road, however there is no existing or proposed access from it. The property has a secondary side boundary to Baroona Road of 78.4m. The proposed development will use the existing access point from Baroona Road. The site narrows to a rear western boundary of 12m.

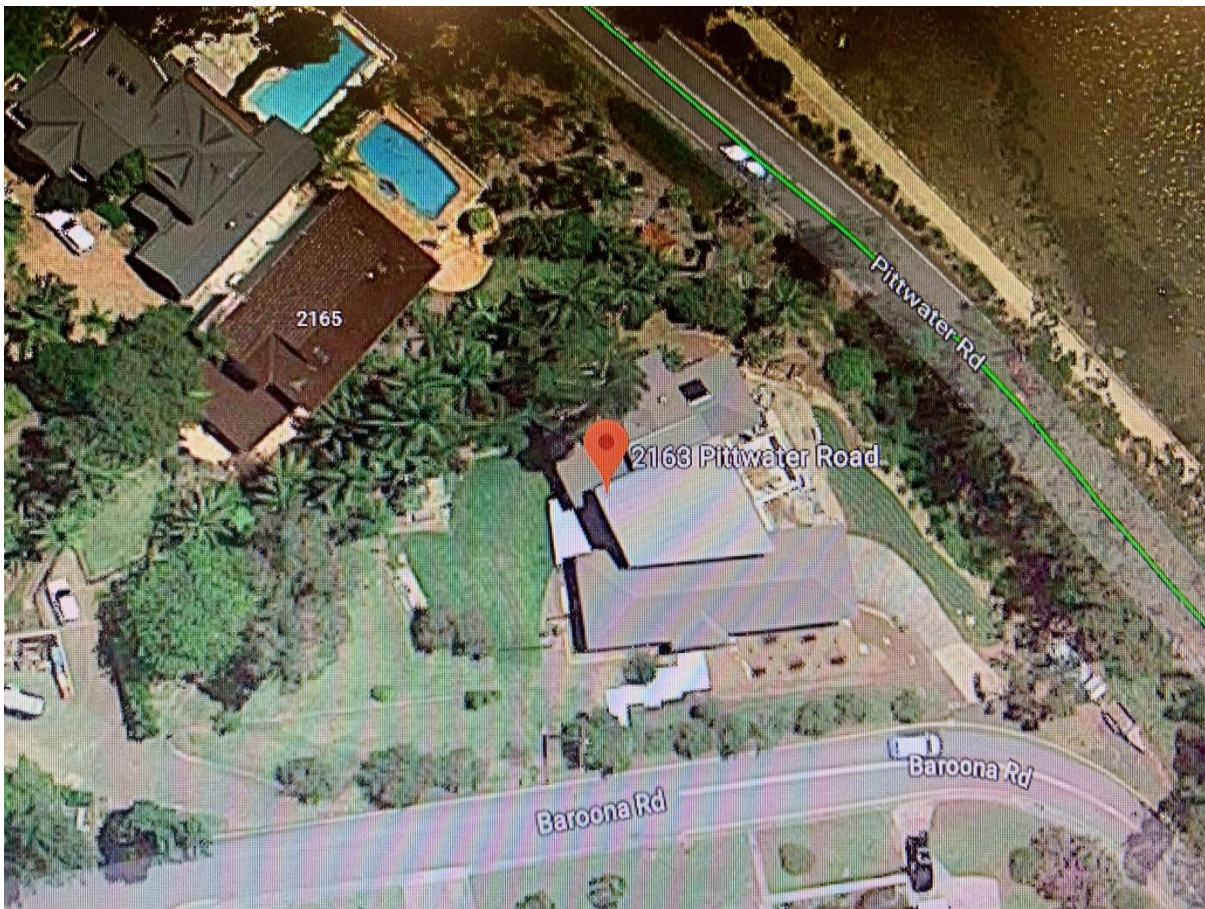
Currently there is a newly constructed dwelling located forward to the eastern boundary of Pittwater Road.

## **4.0 The Surrounding Environment**

The local area is predominately low density residential, with varying architectural design built over a number of decades.

The subject property has only one adjoining neighbour, located on the northern boundary, 2165 Pittwater Road.

Located on the southern side of Baroona Road, are properties 2159 Pittwater Road and 1 Baroona Road (reference Image 1).



**Image 1: Aerial View**

## **5.0 Proposed Develop**

Construction of new single storey secondary dwelling .

### **Ground Floor**

- Lounge/dining, 2 x bedroom, kitchen, office and bathroom.

The built form will be a mixture of masonry and timber cladding. The proposed secondary dwelling will be constructed with a traditional pitched roof design and suspended timber floor.





**Image 2: Existing view from rear of site displaying newly constructed dwelling**

## **6.0 Zoning & Development Controls**

### **6.1 State Environmental Planning Policy (BASIX) 2004**

The proposal complies with the BASIX certificate number 1011504 s included in this application.

### **6.2 Pittwater Local Environment Plan 2014**

#### **Zone Objectives and Land Use Table (*Clause 2.3*)**

The site zoning is E4 Environmental Living. The objectives of this zone 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 land form and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

The proposed development does comply with the outlined objectives of the E4 Environmental Living zone.

## Height of Building

*Refer State Environmental Planning Policy 2009*

### *Schedule 1 :- Development standards for Secondary Dwellings*

Maximum height of secondary dwelling shall be 8.5mts from natural ground level, however, if the height exceeds 3.8mts the setbacks will increase relative to both the height of the building and the lot size.

This development complies with Schedule 1, clause 9 and 10, with side setbacks of 3.25 mts south boundary and 4.440/6.320mts north boundary and a rear setback of 13.040mts.

## Preservation of Trees or Vegetation (Clause 5.9)

No trees are required to be removed as a result of this proposal (refer to landscape plan for further detail).

## Acid Sulphate Soils (Clause 7.1)

The property is classified (class 5) acid sulphate soils. Any disturbance to the soils on this site will not affect the watertable on any adjacent lands, and therefore complies to requirements in this clause.



**Image 3: Pittwater Council Acid Sulphate Plan (Source: Pittwater Council).**

### Biodiversity Protection (*Clause 7.6*)

2163 Pittwater Road Church Point is shown to be included in Pittwater Council's Biodiversity zone. Classified as : "Consisting of rolling hills and lower sections of the shale slope. It has been extensively cleared for residential development with very little original vegetation remaining."

The existing dwelling is located forward, toward Pittwater Road with front and rear lawn areas, and perimeter gardens. The proposed secondary dwelling shall be located behind the existing dwelling to the rear of the site. There is no remnant bushland on the site, although several larger Eucalypts are spread along the nature strip of Pittwater Road to the east. Local indigenous planting is proposed as part of the landscape design. Refer : Landscape Plan. The new development will have a positive effect on the current biodiversity of the location.

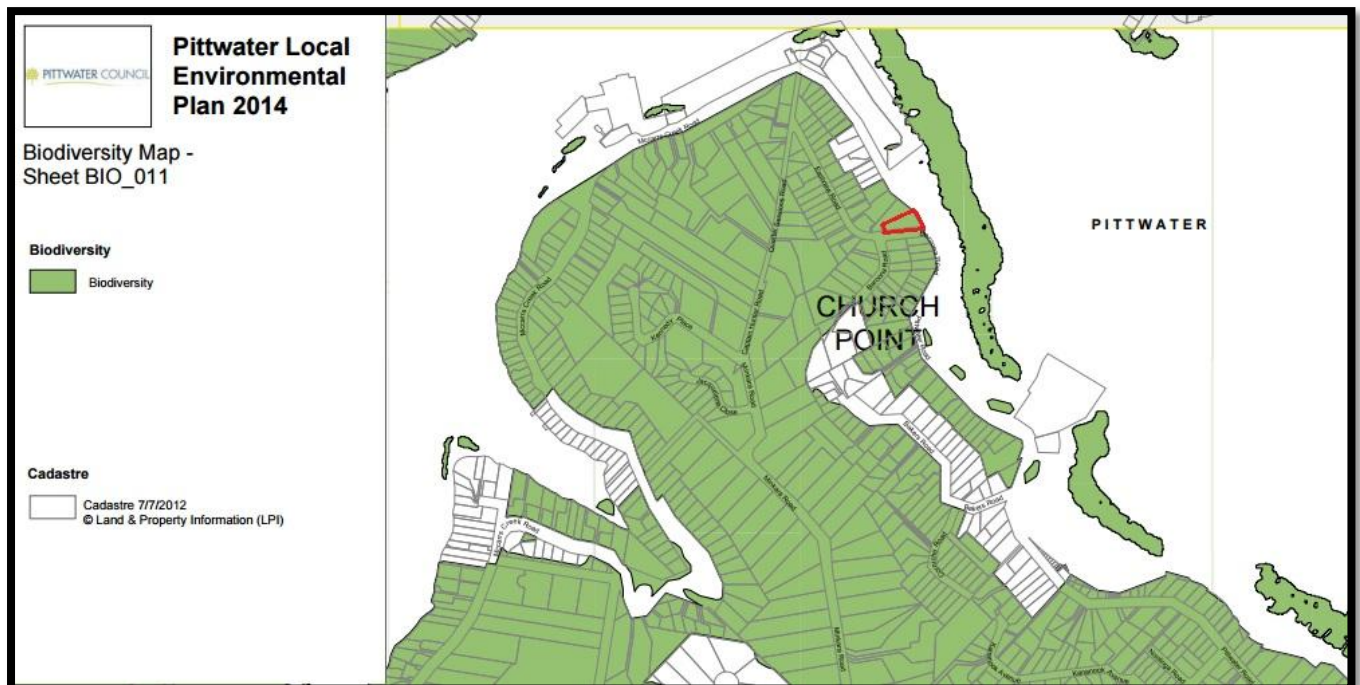
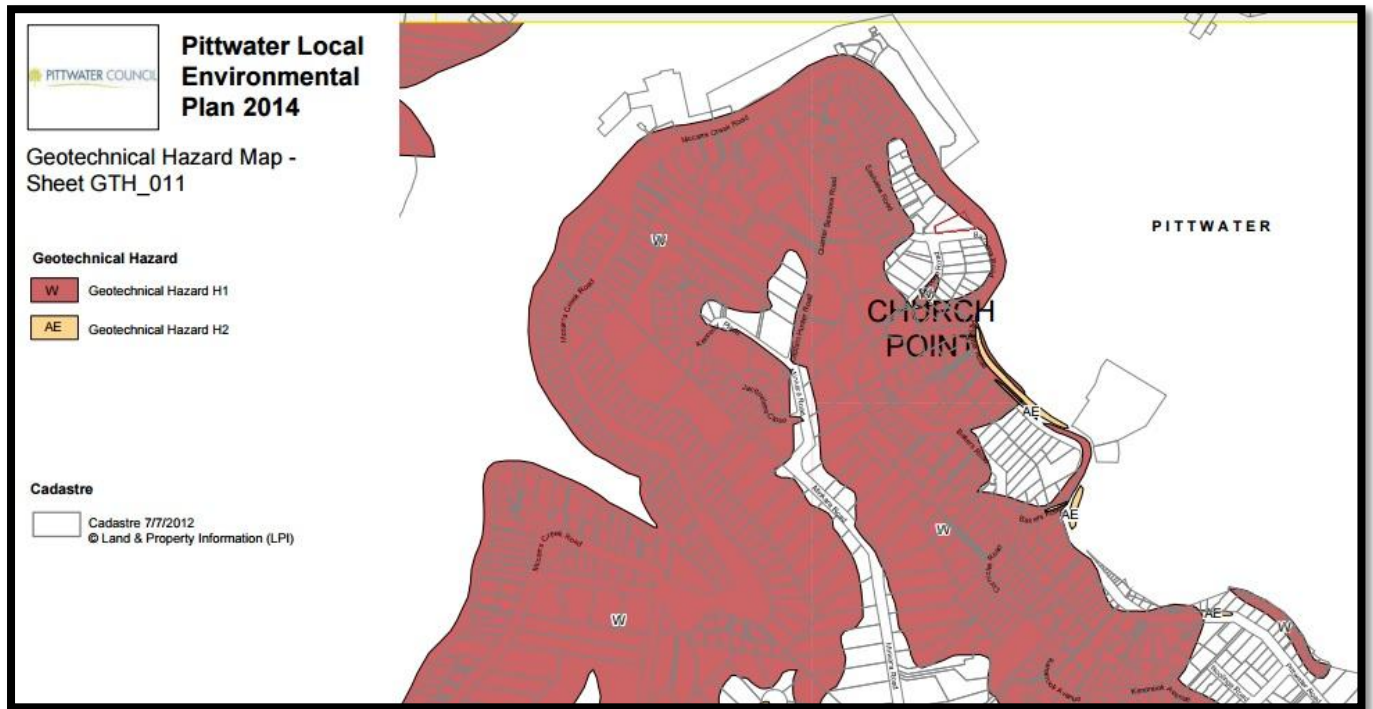


Image 4: Pittwater Council Biodiversity Map (Source: Pittwater Council)



### Geotechnical Hazards (*Clause 7.7*)

Pittwater Council's Geotechnical Hazard Map identifies a small area to the North East of the site, as being affected as a Geotechnical Hazard H1 (refer to image 5). A Geotechnical report by Jack Hodgson Consultants was prepared for the newly constructed primary residence DA 122/17. As the secondary dwelling is located well behind the primary dwelling and 38mts from the area identified as Geotechnical Hazard it was not deemed necessary to prepare a new report.



**Image 5: Pittwater Council Geotechnical Hazard Map (Source: Pittwater Council).**



### 6.3 Desired Development Outcomes

Sourced from document A4.4 - Church Point and Bayview Locality:

*"Desired Character 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 car-parking 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, verandas 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. The locality is visually prominent particularly from Scotland Island, Bilgola Plateau, and the Pittwater waterway. Therefore, 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. Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved. Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities. Pedestrian/cycle access around the foreshore and to areas of open space will be upgraded and maintained. Church Point will remain an important link to the offshore communities."*

The proposed development will comply with the desired characteristics outline in document A4.4 provided by Pittwater Council. The proposed secondary dwelling sits within the required building envelope and does not exceed the height restrictions. The proposed development will utilise the existing 6 vehicular car spaces available within the basement parking. The site does not contain a heritage item or archaeological artefact and is not located within a heritage conservation zone. The proposed building will sit well below the tree canopy line and constructed with materials and that harmonise with the natural environment.

## **Part B General Controls**

Controls applicable to the development proposal.

### **B3.6 Contaminated Land and Potentially Contaminated Land**

This control seeks to achieve the following outcomes:-

- Protection of public health
- Protection of natural environment (en)
- Successful remediation of contaminated land (en,s)

The subject site has contained a residential dwelling since the early 1960's with minor renovations in the 1980's, with the demolition and construction of a new dwelling complete in 2018. There is no recorded evidence that this site has any other usage other than residential and therefore the likely hood of any potential contaminates is highly unlikely.

### **B3.16 Flood Hazard - Low Density Residential**

The site is not identified as being in a flood zone.

### **B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community**

There are no species of 'Spotted Gum ' on this site. No tree removal is proposed for this application and therefore no impact on the Pittwater Spotted Gum Forest will result from this development.

### **B5.8 Stormwater Management -Water Quality -Low Density Residential**

This control seeks to achieve the following outcomes:-

- Development is compatible with Water Sensitive Urban Design principles. (en)
- No increase in pollutants discharged with storm water into the environment . (en)

The proposed development complies with the outcomes of this control.

Please refer : Stormwater and Drainage Concept Plan , included with this application.

### **B6.1 Access Driveways and Works on the Public Road Reserve**

### **B6.2 Internal Driveways**

### **B6.3 Off Street Vehicle Parking Requirements**

These controls seek to achieve the following outcomes:-

- Safe and convenient access and parking (s)
- Reduced visual impact of driveways (s)
- Pedestrian safety (s)

The existing basement parking in the primary dwelling can accommodate up to six parking spaces and allows for vehicles to enter and exit in a forward direction .No further parking is proposed for the secondary dwelling. The design and driveway layout satisfies the objectives of the clauses above.

**B8.1 Construction and Demolition - Excavation and Landfill**

This control seeks to achieve the following outcomes:-

- Site disturbance is minimised. (en)
- Excavation, landfill and construction not to have an adverse impact. (en)
- Excavation and landfill operations not to cause damage on the development or adjoining property. (s)

No demolition is proposed for the construction of the secondary dwelling.  
Minimal excavation is proposed for the new dwelling.

**Part C Design Criteria for Residential Development**

Controls applicable to the development proposal:

**C1.1 Landscaping**

This control seeks to achieve the following outcomes :-

- A built form softened and complemented by landscaping. (en)
- Retention of canopy trees by encouraging the use of pier and beam footing. (en)
- Landscaping reflects the scale and form of development (en)
- Development results in retention of existing native vegetation (en)
- Landscaping results in the long term retention of Pittwater's locally native tree canopy. (en)
- Landscaping results in reduced risk of landslip (ec)
- Landscaping results in low watering requirements (en)

Please refer to the Landscape Plan accompanying this application. This plan identifies an area of 201mts of indigenous, low water tolerant species. A rainwater storage tank (capacity 2500 litres) is to be installed in compliance with BASIX, commitments.

**C1.2 Safety and Security**

This control seeks to achieve the following outcomes:-

- Opportunities for vandalism are minimised
- Design (CPTED) its principle strategies and legislative requirements
- Inform applicants of Councils requirements for crime and safety
- On -going safety and security of the Pittwater community

The proposed dwelling complies with all aspects of the Building Code of Australia and the outcomes of this clause.

**C1.3 View Sharing**

This control seeks the following outcomes:-

- A reasonable sharing of views amongst dwellings(s)
- Views and vistas from roads and public places to water, headland, beaches and bush views are to be protected, maintained and where possible, enhanced.(s)
- Canopy trees take priority over views (en,s)

Views from this locality are predominately East or North East. Baroona Road rises to the West , allowing for views to be shared from neighbouring properties to the rear of this site. The existing primary dwelling has a ridge line of R.L 19.13

The proposed secondary dwelling shall be located 13mts to the rear of the primary dwelling and have a ridge line of RL 19.98 .Views from neighbouring properties adjacent and to the rear (above) will remain unchanged. The proposal complies with all height restrictions and building envelope requirements.



**Image 6: Illustrates existing view as seen from Baroona Rd**

#### C1.4 Solar Access

This control seeks to achieve the following outcomes:-

- Residential development is sited and designed to maximise solar access during mid-winter (en)
- A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development(en)
- Reduced usage and dependence for artificial lighting (en)

The proposed development will have no impact on adjoining properties.

The new dwelling has been designed , orientated and positioned on the site to obtain maximum solar access.

#### C1.5 Visual Privacy

This control seeks to achieve the following outcomes:-

- Habitable rooms and living areas of dwellings shall achieve and maintain visual privacy through good design(s)
- A sense of territory and safety is provided for residents(s)



Living areas and outdoor open spaces are predominately located to the North East of the dwelling . This design element allows for both privacy and a sense of territory and safety for occupants.

Being a corner location, the property has only one adjoining neighbour ( 2165 Pittwater Rd) to the north. There is a large section of screen vegetation between the two properties creating mutual privacy. No changes to this vegetation screen are proposed.



**Image7:** Illustrates the existing vegetation screen located between 2163 & 2165 Pittwater Road

#### C1.6 Acoustic Privacy

This control seeks to achieve the following outcomes:-

- Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited. (s)
- Noise is not to be offensive as defined by the Protection of the Environment Operations act 1997, including plant, equipment and recreation areas (s)

The proposed residence is located from between 4.440 and 6.320mts from its nearest neighbour boundary. No increase in acoustic levels are anticipated from this application.

The new air conditioning unit will be located at the rear of the dwelling greater than five metres from a side boundary.

#### C1.7 Privacy Open Space

This control seeks to achieve the following outcomes:-

- Dwellings are provided with a private , usable and well-located areas of private open space for the use and enjoyment of the occupants (s)
- Private open space is integrated with and directly accessible from the living areas of dwellings (s)

The proposed dwelling has been designed to provide several areas of private open space both to the front and rear, exceeding minimum standards. Both areas offer privacy and are accessible from living areas. Vegetation screening already exists to the rear of the proposed secondary dwelling.

## **Part D Locally Specific Development Controls**

### Controls Applicable to the Development Proposed

#### **D4.1 Character as Viewed From a Public Place**

This control seeks to achieve the following outcomes:-

- To ensure new development responds to , reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment (en,s,ec)
- To enhance the existing streetscape and promote a scale and density that is in keeping with the height of the natural environment.
- The visual built is secondary to landscaping and vegetation. (en,s )
- High quality buildings designed and built for the natural context and any natural hazards.(en,s)
- Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two -storey maximum (s)
- To enhance the bushland vista of Pittwater as a predominant feature of the landscape with built form, including parking structures, being a secondary component. (S)

The proposed dwelling achieves the objectives in this control with all vehicle parking in the basement level of the existing dwelling obscured from Barooka Road. The proposal is single level and does not dominate the streetscape.

The building will have an interesting mixture of roof design and external fabric .This will help to enhance the streetscape with Pittwater's natural context.

#### **D4.3 Building Colours, Materials and Construction**

This control seeks to achieve the following outcomes:

- Achieve the desired future character of the locality
- The development enhances the visual quality and identity of the streetscape.
- To provide attractive building facades which establish identity of the streetscape.(s)
- To ensure building colours and materials compliment and enhances the visual character its location with the natural of Pittwater
- The colour and materials of the development harmonise with the natural environment (en)
- The visual prominence of the development is minimised (s)
- Damage to existing native vegetation and habitat is minimised (en)

The proposed new secondary dwelling shall be sited behind an existing residence within an established urban landscape. No damage to existing native vegetation or habitat will occur. The development has an attractive facade and will enhance the visual quality and identity of the streetscape. External colours shall be predominantly of a dark earthy tones to achieve the outcomes of this control.

D4.5 Front Building Line and D4.6 Side and Rear Building lines

This control seeks to achieve the following outcomes:-

- Equitable preservation of views and vistas to and from public/private spaces (s)
- The amenity of residential development adjoining a main road is maintained
- Vegetation is retained and enhanced to visually reduce the built form. (en)
- Vehicle manoeuvring in a forward direction is facilitated (s)
- To enhance the existing streetscape and promote a scale and density that is in keeping with the height with the natural environment (en )
- To encourage attractive street frontages and improve pedestrian amenity.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Flexibility in the siting of buildings and access

The existing primary residence has a frontage to Pittwater Road, however the site is positioned well above the road with a setback of 10mts from Pittwater Rd and 3.25mts (half setback) to Barooka Rd.

The proposed secondary dwelling shall be sited behind the primary dwelling with a side setback of 3.25mts to Barooka Road, 4.440mts side setback to No 2165 Pittwater Rd and a rear setback of 13.040mts.

D4.8 Building Envelope

This control seeks to achieve the following outcomes:-

- To achieve the desired future character of the locality. (s)
- To enhance the existing streetscape 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.(en,s)
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties. (en,s)

Controls establish a projected plane at 45 degrees at a height of 3.5mts above existing ground level at the boundary adjacent to the proposed dwelling.

The proposal is single level and sits well within this control.

D4.10 Landscaped Area - Environmentally Sensitive Land

This control seeks to achieve the following outcomes:-

- Achieve the desired future character of the locality(s)
- The bulk and scale of the built form is minimised (es)
- A reasonable level of amenity and solar access is provided and maintained (en,s)
- Vegetation is retained and enhanced to visually reduce the built form (en)
- Conservation of natural vegetation and biodiversity. (en)
- Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

- Soft surface is maximised to provide for infiltration of water to the watertable, minimise run-off and assist with stormwater management. (en,s)

2163 Pittwater Road is classified as E4 zone and is identified on Pittwater Councils' Landform Mapping Site as "Consisting of rolling hills and the lower sections of the Shale Slopes. It has been extensively cleared for residential development with very little original vegetation remaining "

This proposed development is sited within an existing formed urban landscape. This application includes a Landscape Plan which identifies several areas designated for Native Indigenous Planting. Species have been selected from Councils registry for this locality. Stormwater management, including water storage , is detailed in the Water Management Plan included in this application.

#### D4.11 Fences

No fencing is proposed for this application.

#### D4.13 Construction, Retaining walls, terracing and undercroft areas

This control seeks to achieve the following outcomes:-

- To achieve the desired future character of the locality.
- To protect and minimise disturbance to natural landforms
- To encourage building design to respond sensitively to natural topography.

The proposed development responds to the site topography. All excavation work is minimal (less than 7mts.

#### Summary.

The proposed development complies with the desired outcomes of Pittwater Council DCP 2014 and locality specific controls.

It will provide low density residential accommodation, built within prescribed height and envelope requirements. The dwelling allows for view sharing amongst neighbouring properties while enhancing the streetscape and biodiversity of the local environment.

The built form sits well below the surrounding tree canopy and has been designed with texture and colour to harmonise with the natural environment.

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