



RYAN

PLANNING & DEVELOPMENT
PTY LTD

PROPOSAL DESCRIPTION

Statement of Environmental Effects –
Proposed Residential Development

PROPOSAL REFERENCE NUMBER

J19056

ADDRESS

11 Bayview Place Bayview 2104





TABLE OF CONTENTS

Table of Contents.....	2
Introduction	3
Site Analysis	4
General.....	4
Proposed Development	7
General Description of Development:	7
Evaluation	8
<i>Environmental Planning and Assessment Act 1979 No 203</i>	8
(I) ANY ENVIRONMENTAL PLANNING INSTRUMENT,	8
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	10
Pittwater 21 Development Control Plan.....	10
Conclusion.....	14





INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application for the proposed development, made under Part 4 of the Environmental Planning and Assessment Act 1979.

A description of the proposed development is available in the appropriate sections of this report as well as through provided submission material. This report is to be considered holistically as such.

In accordance with Schedule 1 of the Environmental Planning and Assessment Act 1979, this Statement of Environmental Effects aims to clarify/indicate the expected circumstance with regards to

- (a) the environmental impacts of the development,*
- (b) how the environmental impacts of the development have been identified,*
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- (d) any matters required to be indicated by any guidelines issued by the Planning Secretary for the purposes of this clause.*

These considerations are framed through a comprehensive assessment of the development proposal with respect to the relevant Environmental Planning Instruments and Development Control Plans including:

- ***Environmental Planning and Assessment Act 1979***
- ***Environmental Planning and Assessment Regulation 2000***
- ***Pittwater Local Environmental Plan 2014***
- ***Pittwater 21 Development Control Plan***

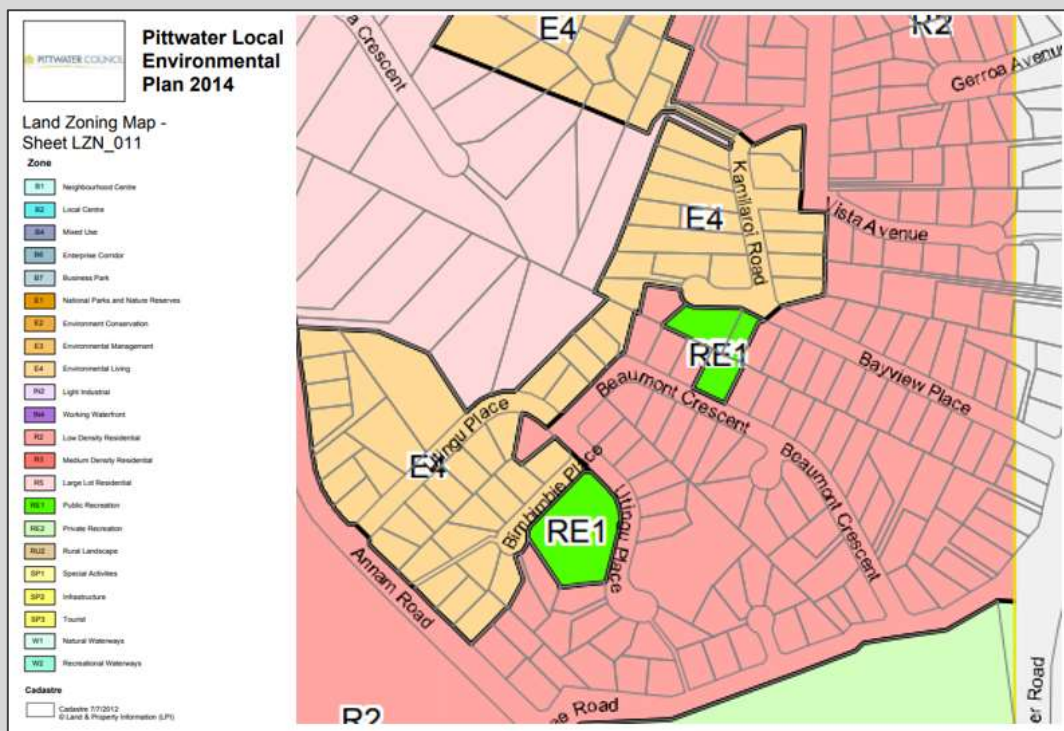




SITE ANALYSIS

General

Address	11 Bayview Place Bayview 2104
Lot/Section/DP	DP390103
Environmental Planning Instrument/s	<ul style="list-style-type: none"> Pittwater Local Environmental Plan 2014
Development Control Plan	<ul style="list-style-type: none"> Pittwater 21 Development Control Plan
Precinct	N/A





Zone	R2: Low Density Residential
Zone Objectives	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.
Permitted with Consent / Prohibited	<p>2 Permitted without consent</p> <p>Home businesses; Home occupations</p> <p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>





Site Area

Approximately 695.6m² (Plans)





EVALUATION

Environmental Planning and Assessment Act 1979 No 203

4.15 Evaluation(cf previous s 79C)

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application

(I) ANY ENVIRONMENTAL PLANNING INSTRUMENT,

Local Environmental Planning Instruments

Pittwater Local Environmental Plan 2014

Part 2 Permitted or prohibited development	
Zone R2 Low Density Residential	
<ul style="list-style-type: none">• To provide for the housing needs of the community within a low density residential environment.• To enable other land uses that provide facilities or services to meet the day to day needs of residents.• To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.	
COMMENT:	The proposed development is envisaged to be assessed as compatible and complementary with the governing objectives of the zone.





2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

COMMENT:	N/A – The proposed is an addition to the existing approved dwelling house. No further consideration of land use permissibility deemed to be required.
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Part 4 Principal development standards

4.3 Height of buildings

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

COMMENT:	The mapped maximum building height is 8.5m The proposed is not known to encroach this standard.
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(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

No Draft Environmental Planning Instruments or Development Control Plans known to be applicable in the context of the proposed.

Local Development Control Plan

Pittwater 21 Development Control Plan

C1 Design Criteria for Residential Development	
C1.1 Landscaping	
All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p> <p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>
In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p> <p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>





<p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p>	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p> <p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>
<p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m3 within this area to ensure growth is not restricted.</p>	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p> <p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>
<p>The following soil depths are required in order to be counted as landscaping:</p> <p>300mm for lawn</p> <p>600mm for shrubs</p> <p>1metre for trees</p>	<p>Noted</p>
<p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <p>A planter or landscaped area with minimum dimensions of 4m2 for shop top housing developments,</p> <p>60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and</p> <p>50% for all other forms of residential development.</p>	<p>The proposed is noted to be of as minor scale and is not suitably burdened with front setback relandscaping requirements. The proposed has been designed to incorporate readily into the existing streetscape character and will adopt similar landscaping treatments to the existing.</p> <p>The proposed is noted to result in a 2.5% landscaped area increase through the demolition of unused outbuildings.</p>
<p>Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.</p>	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p>





	<p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>
In bushfire prone areas, species shall be appropriate to the bushfire hazard.	N/A
Landscaping shall not unreasonably obstruct driver and pedestrian visibility.	N/A
Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	<p>N/A – a landscape plan and associated burden of plantings or the like is not suitably required of the proposed.</p> <p>The proposed does “not cause any substantial change to the visual character of the site.”</p> <p>The proposed does not involve any significant “changes to the external appearance, or increase the footprint of an existing building”</p>
Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.	N/A
Noxious and undesirable plants must be removed from the site www.pittwater.nsw.gov.au/environment/noxious_weeds/a-z_list_of_weeds	N/A
An analysis of the proposal demonstrating that the built form of the development is to be dominated and complimented by landscaping, or retaining existing vegetation, and the proposed landscaping reflects the scale and form of the development.	
<p>Comment: The proposed is not of a scale nor context to warrant extensive justification in this regard. The proposed maintains the status quo so to speak and is readily assessable as compatible in the subject regards.</p>	





C1.2 Safety and Security	
Comment:	The proposed has been considered against section C1.2 of the subject DCP as well as the standard principles of CPTED. The proposed is noted to mitigate any conflicts in this regard
C1.3 View Sharing	
Comment:	The proposed is not such that any reasonable expectation is formed with regards to a potential for adverse outcomes/impacts in relation to view sharing.
C1.4 Solar Access	
Comment:	The proposed structure is negligible in scale and with regards to any potential for adverse impacts in relation to solar amenity.
C1.5 Visual Privacy	
Comment:	The proposed is not such that any adverse impacts are expected with regards to visual privacy amenity.
C1.6 Acoustic Privacy	
Comment:	The proposed is associable to the existing residential occupation of the site and infers no intensification in that regard. Prevailing acoustic conditions envisaged to be preserved.
C1.7 Private Open Space	
Comment:	The proposed is not located in such a way that would infer potential adverse impacts in relation to Private Open Space.





CONCLUSION

The proposed development has been considered against the Section 4.15 'Evaluation' of the Environmental Planning and Assessment Act 1979 No 203. Specifically, the proposed is considered suitable for consent with respect to the following considerations –

- | | |
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| (i) any environmental planning instrument, and | - The proposed is not known to conflict with any applicable environmental planning instruments or draft environmental planning instruments |
| (iii) any development control plan | - The proposed is not known to conflict in any significant way with the applicable development control plan. |
| (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 | - The subject site, the proposed, nor the applicant is not known to be associable to any such agreements. |
| (iv) the regulations | - No conflict between the proposed and the Regulations has been identified. |
| (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality | - The proposed has not been determined as likely to have any significant adverse impacts with regards to both the natural and built environments, and social and economic impacts in the locality |
| (c) the suitability of the site for the development | - The proposed has demonstrated compatibility with the subject site as well as careful design responsiveness to the circumstance of the site. |
| (d) any submissions made in accordance with this Act or the regulations, | - The proposed is not envisaged to attract significant community scrutiny or concern. Where appropriate submissions are made the applicant will consider and duly respond |
| the public interest. | - The proposed is deemed to be in the public interest as demonstrated through compliance with the publicly approved statutory planning framework surrounding it. Primarily the proposed will act toward the supply of housing in the locality and contribute to the local economy. |



