

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

New dwelling, swimming pool, car-parking and wastewater system
at Bayview

Date: 20th December 2018

Address: 9 Minkara Rd., Bayview, NSW 2104
Lot 40 DP 28908

Prepared By: Stephen Crosby & Associates Pty. Ltd.
PO Box 204, Church Point, NSW 2105

For: J. Dick

PLANNING DOCUMENTS;

- Pittwater LEP 2014
- DCP Pittwater 21

THE APPLICATION:

The application is for the construction of a new dwelling with swimming pool and spa, an on-site wastewater treatment system, driveway and carport on land known as No.9 Minkara Rd, Bayview. The new dwelling will be constructed at a distance over 15m from the unmade road reserve to the west, 42m from Minkara Rd to the east and north and over 45m from the adjoining lot to the south.

The proposal is set out on drawings prepared by Stephen Crosby and Associates Pty. Ltd. comprising the following drawings:

| | |
|------------|-------------------------|
| 2416-DA01A | Site Plan |
| 2416-DA02A | Floor Plan Level 1 |
| 2416-DA03A | Floor Plan Level 2 |
| 2416-DA04A | Floor Plan Basement |
| 2416-DA05A | Sections |
| 2416-DA06A | Elevations South & East |
| 2416-DA07A | Elevations North & West |
| 2416-DA08A | Driveway Site Plan |

Survey drawing prepared by CMS Surveyors; Ref. 16787 detail Issue 4.

Geotechnical Risk Analysis & Management report prepared by White Geotechnical Group, Ref. J1633A dated 21 August 2018 - with Forms 1 & 1(a).

Bush Threat Assessment dated 19/12/2018 prepared by ABSP, certified by Ron Coffee, with Council Bushfire Risk assessment Certificate.

Amendments to approved On-Site Effluent Management system Ref 150405 with letters dated 6 July 2018 and 29 August 2018 prepared by Blue Mountains Geological & Environmental Services.

Metropolitan Local Aboriginal Land Council site assessment dated 13 August 2018

BDAR Assessment prepared by GIS Environmental Consultants.

Basix Certificate No. 918894_02 with NatHERS certificate & stamped plans

SECTION 139 consent for kerb crossing.

LEP Clause 4.6 request to vary development standard Section 4.3 Height of Buildings

CALCULATION DETAILS OF THE PROPOSAL ARE AS FOLLOWS:

| | |
|------------|-----------------------|
| SITE AREA: | 21,630 m ² |
|------------|-----------------------|

ZONING:

RU2 Rural Landscape- Dwelling houses are permitted with consent

PROPOSED DWELLING

| | | | |
|----------------------|----------|---------------|------|
| Max height overall | | 9.8 m | |
| Storeys- | dwelling | 3 | |
| Building site cover- | dwelling | 565 m2 | |
| | carport | 36 m2 | |
| | driveway | 377 m2 | |
| | terraces | <u>245 m2</u> | |
| Total building area | | 1223 m2 | 5.6% |

Landscape area require: 96% site area - 400m2 = 20,765 - 400 = 20,365 m2

Landscape area proposed: 20,407 m2 complies

pool & spa 87 m2 Included in landscape area

SETBACKS:

| | | | |
|-------------------------------|----------|--------|---------|
| Minkara Rd. (East) | Dwelling | 48 m | minimum |
| | Terraces | 41.8 m | minimum |
| Unmade road Reserve (West) | Dwelling | 15.5 m | |
| No.7 Minkara Rd (South) | Dwelling | 48 m | |
| | Terraces | 49 m | |

SITE: No.9 Minkara Road, Bayview, Lot 40 DP 28908:

This rural residential site is located on the upper side of Minkara Road bordering the Bayview plateau on its western lot boundary. The lot shares a western boundary with a 20m unmade road reserve running from Walter St. in the south through to Minkara Rd. in the north. The southern Lot boundary is with the freehold property known as Lot 39 DP 28908. The eastern lot boundary is with Minkara Rd. which curves around to the north to join the western lot boundary with the road reserve.

The site falls from west to east at varying grades with a rock shelf outcropping in the centre of the site. Vegetation is predominately native Eucalypt and Angophora forest with native understory shrubs and minimal ground cover plants. The centre of the site is largely cleared land.

There are no buildings on the site however an unmade dirt track provides access from Walter Rd along the unmade road reserve onto the centre of the site.

A detailed survey plan, on four sheets, has been prepared identifying lot boundaries, topography, rock outcrops and trees.

The property shall have a new on-site wastewater disposal system incorporating two tanks and sub-surface disposal field and a report investigating the site and detailing the proposed system accompanies this application.

COASTAL PROTECTION:

The site is not affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

MINE SUBSIDENCE:

The site has not been proclaimed to be a mine subsidence district.

ROAD WIDENING:

The land is not affected by any road widening, or road realignment under the Roads Act 1993, Pittwater LEP 2014 or resolution of council.

FLOOD RELATED DEVELOPMENT CONTROLS:

No development on the land for the purposes of dwelling houses is subject to flood related development controls.

The site sits just below the Bayview ridgeline with no watercourses entering the site. All proposed development is clear and above the two dry indentations in the site that could carry water during a storm. The proposed works shall not block or divert these watercourses.

LAND RESEVED FOR AQUISITION:

The site is not affected by any provisions within PLEP 2014 that would provide for acquisition by a public authority.

BUILDING HEIGHT, BULK AND MATERIALS:

The houses in this part of Bayview vary in form and height, though are generally two storey brick or framed construction. Roof materials are predominantly tile or Colorbond sheeting of varying pitch. The height of the dwelling exceeds 8.5m in one corner and a Clause 4.6 request to vary the development standard has been lodged with the application.

VEGETATION:

The site is covered with a mixture of native species of canopy and understorey trees and shrubs. There is some minor weed invasion to be targeted as part of the development.

It is proposed to remove weeds and regenerate the native vegetation in accordance with good bush regeneration practices in those areas not identified for lawns or paving. The vegetation in the area between dwelling and adjoining lawn area and Minkara Rd is to be regenerated with local native species.

There are no existing trees within 5m of the proposed dwelling or carport works.

A BDAR Assessment prepared by GIS Environmental Consultants supports this application.

To reduce the risk of bushfire attack the area of the site designated on Site Plan DA 01 site shall be maintained as an Asset Protection Zone and Inner Protection Area.

BUSHFIRE RISK:

The site is in an area with a recognised bush-fire risk. Building work will be to the standards recommended in the Australian Standard for building in bush-fire prone areas, AS 3959-2009, and Part 3.7.4 of the BCA.

A separate report prepared by Australian Bushfire Safety & Planning has been prepared, identifying the bushfire attack levels varying from 25.30kW/m² to 28.85kW/m² and recommending a minimum construction standard of BAL 29 AS 3959- 2009 for the dwelling with the exception that the construction requirements shall be varied to comply with the requirements of the NSW Rural Fire Service Addendum to Appendix 3 of Planning for Bushfire Protection 2006.

Water tanks with a total capacity of 45,000L are to be provided on site. A 100mm fire pump mains outlet shall be installed on site at a minimum distance of 50m from any part of the dwelling.

The swimming pool and spa can be used to supply a fire pump for bush fire fighting purposes.

A portable fire pump (3kW) with 50mm hose and fittings shall be maintained on site.

Vegetation on the site shall be suitable for maintaining the designated part of the site as an effective Inner Protection Area.

Gutters shall be fitted with non-flammable gutter guard to prevent leaf build-up.

ABORIGINAL HERITAGE:

An aboriginal heritage study of the site has been carried out by the Metropolitan Local Aboriginal Land Council and found "no Aboriginal sites or objects were located within the boundaries of the proposed development area " and "no registered sites within the area are recorded."

ACCESS AND SERVICES:

Access is via Minkara Rd. The site is serviced with power and telephone from Minkara Rd. There is no sewer or reticulated town water on Scotland Island. The development incorporates its own water collection and storage, and wastewater disposal systems. Access for the owners is by a new Section 139 Council approved driveway from Minkara Rd. A copy of the Section 139 Approval accompanies this application.

WASTEWATER MANAGEMENT:

Wastewater shall be collected and treated in a new Aerobic Wastewater Treatment System located where indicated on the Wastewater Plan forming part of the report. The treated wastewater is to be pumped to a sub-surface infiltration/evapotranspiration area in the centre of the site. The site has Council consent for on-site wastewater disposal and letters from wastewater consultant Grant Austin of Blue Mountains Geological and Environmental Services support a change in the wastewater disposal field.

EXISTING AND FUTURE CHARACTER:

This proposal is to provide a new dwelling for the owner of the site comprising a new two level house on a basement storey stepping up the site. The dwelling is no more than three stories in height at any point, with a maximum height of 9.8m above natural ground level. A Clause 4.6 Exemption to Development Standards application accompanies this Statement of Environmental effects demonstrating the proposed development meets the aims and objectives of the LEP height Control.

The east façade to Minkara Road is broken up with a masonry basement, Level 1 masonry and glass facade with covered decks, and Level 2 with dark stained hardwood cladding and glass across the full width of this facade. Natural stone chimneys frame both the north and south ends of the dwelling

The break up of solids and voids shall ensure the dwelling does not appear as a three-storey box to Minkara Rd.

Materials and colours are shown on the Schedule of Exterior Finishes accompanying this application.

Those parts of the site not occupied with the buildings or decking shall be largely vegetated with a mix of ground covers and shrubs selected from Council's indigenous species list. A number of indigenous trees are to be retained on the site.

SWIMMING POOL AND SPA:

The proposed dwelling shall wrap around an outdoor swimming pool with a wet edge along its eastern side, and a spa pool adjoining its northern end. The pool and spa shall be enclosed with a glass pool barrier complying with Australian standard AS1926.1-2007.

The pool shall be supplied with water collected from the roofs of the dwelling and stored in water tanks on site.

SURVEY:

A survey plan, Ref. 16787 detail- issue 4, prepared by a registered surveyor accompanies this application. The plan shows site boundaries and area, contours, road reserves, and trees.

DESIGNATED SLIP AREA:

The site is zoned potential landslip. A Geotechnical Risk Analysis report has been prepared and accompanies this application. Refer report Ref. J1633A dated 21 August 2018 prepared by White Geotechnical Group that supports this application. Risk to the proposed dwelling is considered acceptable when the conditions in Sections 13 and 14 of the report are followed.

CONSTRUCTION METHODS:

The unmade road from Walter Rd provides access to the site.

Materials shall be stored on site on the upper area west of the proposed dwelling.

Signs shall be placed on the Minkara Rd. and Walter Rd. frontage warning of the danger

of construction and advising of restricted access.

SITE DISTURBANCE:

Refer to Site Plan drawing No. 2416 - DA01A for areas of the site to be worked on and the location of sediment barriers.

BUILDING HEIGHT:

| | | |
|---------------------|----------|-------|
| Max height overall- | dwelling | 9.8 m |
| Storeys- | dwelling | 3 |

SITE COVERAGE:

| | |
|------------|-----------|
| SITE AREA: | 21,630 m2 |
|------------|-----------|

PROPOSED DWELLING

| | |
|--------------------|------------|
| Max height overall | 9.8 m |
| Storeys- | dwelling 3 |

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| Building site cover- | dwelling | 565 m2 |
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| Total building area | 1223 m2 | 5.6% |

Landscape area require: 96% site area - 400m2 = 20,765 - 400 = 20,365 m2

Landscape area proposed: 20,407 m2 complies

| | | |
|------------|-------|----------------------------|
| pool & spa | 87 m2 | Included in landscape area |
|------------|-------|----------------------------|

SETBACKS:

| | | | | |
|-------------|----------|--------|---------|--------------|
| Minkara Rd. | Dwelling | 48 m | minimum | required 20m |
| (East) | Terraces | 41.8 m | minimum | |

| | | | | |
|---------------------|----------|--------|--|--------------|
| Unmade road Reserve | Dwelling | 15.5 m | | required 20m |
| (West) | | | | |

| | | | | |
|-----------------|----------|------|--|---------------|
| No.7 Minkara Rd | Dwelling | 48 m | | required 7.5m |
| (South) | Terraces | 49 m | | |

SIDE BOUNDARY SETBACK, SPATIAL SEPARATION AND PRIVACY:

The side boundary setback to the western boundary with the unmade road reserve is a minimum of 15.5m. With the additional 20m of unmade road reserve no privacy issues are anticipated with the private properties to the west. This parcel of land was the original route for Minkara Rd and is now superfluous to council's traffic requirements and unlikely to be developed.

The boundary setback to the adjoining freehold site to the south, No, 7 Minkara Rd, is 48m and well vegetated so no privacy issues are anticipated here.

FRONT BUILDING LINE- MINKARA ROAD:

The street setback to the eastern boundary with Minkara Rd. 48 m for the dwelling and 41.8 m for the lower floor terraces. Due to the large distance no privacy issues are anticipated here.

BUILDING ENVELOPE:

The building complies with the building envelope control.

BUILDING MATERIALS & COLOURS - DWELLING:

Proposed construction to comply with BAL 29 construction of AS 3959 2009:

- Floors generally: Concrete slab for T&G boarding or tiles,
- Posts: Steel or hardwood posts on 75mm steel shoes on concrete pads.
- Walls- brick: Cavity brick external walls, rendered externally and set plastered internally. Insulation between brick skins
- Walls- stud: 90 timber studs, with hardwood timber or FC cladding, over flame retardant foil sarking, R1.5 or bulk insulation between studs
10 Gyproc lining internally.
- Windows: Black aluminium frames with aluminium screens to sashes
- Glazed doors: As for windows
- Roof/Ceiling: Pre-weathered zinc sheet roofing over building blanket and R2.5 bulk insulation.
Gyproc ceiling
- Eaves: FC v-jointed boarding
- Terraces: Ceramic tiles on concrete slabs

An Exterior Finishes schedule accompanies this application.

PARKING:

A Section 139 certificate has been issued for a new driveway with a crossing to Minkara Road. The consent forms part of this application. A new concrete driveway shall be constructed as shown on driveway drawing 2416-DA 08A to lead to a two-car carport.

SOLAR ACCESS:

Shadow diagrams have not been prepared for this application due to the large area of the site and distances to lot boundaries. Shadows from the dwelling shall be limited to within the site.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT:

Stormwater shall be collected on site and stored in two rainwater storage tanks located below the building. Water stored in the tanks shall be used for the swimming pool and spa, as well as watering lawn and gardens on the site. Overflow from the tanks is dispersed to the south of the proposed dwelling.

Wastewater is collected and treated in a new AWTs system with the treated water piped to a new absorption/evaporation area to the north of the dwelling at the centre of the site. The locations of the wastewater treatment system and disposal field are shown on the Plan accompanying the Wastewater Report. A report from consulting engineers Blue

Mountains Geological support the proposed system.

The design of the new habitable rooms includes glazed areas on two walls for good sunlight with opening sashes and doors for cross ventilation. The site experiences good cooling sea breezes over the summer months ensuring good ventilation throughout the building.

Solar panels shall be installed on the roof of the dwelling generation of electricity.

BASIX Certificate No. 918894S_02 along with a NatHERS Certificate supports this application. Insulation and energy use shall be in accordance with requirements of these certificates.

FLORA & FAUNA MANAGEMENT:

Refer to the BDAR Assessment prepared for the proposal by GIS Environmental Consultants. The recommendations of the report shall be incorporated into the development.

VIEW SHARING:

Views from neighbouring properties are unaffected by the proposal due to the distances between dwellings.

VISUAL PRIVACY:

Visual privacy for the neighbours and occupiers of the proposed dwelling is assured due to the distances between properties.

WASTE MANAGEMENT:

Construction waste generated during building shall be taken to Kimbriki Tip for sorting and recycling where appropriate.

STORMWATER:

Roofwater is collected in tanks located beneath the dwelling. This water is used for the swimming pool and spa, and gardening with overflow water piped to a spreader line to the south of the dwelling.

Water falling on the driveway is dispersed all along the drive as a result of a small crossfall in the driveway surface. The location of stormwater collection tanks and dispersal field are shown on the Site Plan No. 2416 - DA01A.

FENCES:

No new fences are proposed with this application.

BUSHLAND MANAGEMENT:

The parts of the site not built on or designated cleared stormwater absorption field shall be maintained as native vegetation.

The cleared access at the south-west corner of the site is to be rehabilitated and planted out with native species in accordance with Council's guide to native plants in the Bayview Heights area.

Exotic weed species shall be removed using recognised good bush regeneration practices.

Part of the site shall be maintained as an asset protection zone (APZ) under current bushfire standards- refer Site Plan 2416 - DA01A.

EXCAVATION AND SEDIMENT CONTROL:

Refer to Site Plan No. 2416 - DA01A for location of sediment barriers, to be installed prior to excavation. A sign advising of restrictions to unauthorised personnel entering the site shall be displayed adjacent to Minkara Rd.

STEPHEN CROSBY