

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION OF A SECONDARY DWELLING**

**PROPERTY**  
**33 WALTER ROAD INGLESIDE**

**CLIENT**  
**LUKE AND MELINDA CHIEW**

**JOB NO 24-85**

**DATED 24 March 2025**

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## **1.0 INTRODUCTION**

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new dwellings the proprietors wish to construct on the property at 33 Walter Road Ingleside.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of Council.

## **2.0 THE SITE AND EXISTING BUILDING**

The property is located at 33 Walter Road Ingleside Lot 2 DP1054614. The block of land is approximately 1.85HA in site area, faces East on Walter Road. The site is relatively flat and is zoned RU2 under the Pittwater Local Environmental Plan 2014 and is predominantly landscaped

The site is irregular in shape with an arced frontage of 95m (approx.) along Walter Road and a depth of 174m (approx.).

The site experiences a fall of approximately 5m sloping in a northerly direction. A two-storey dwelling exists on the property. There is a vehicle crossing on Walter Road and a driveway that leads to the garage.



*Image 1: 33 Walter Road, Ingleside*

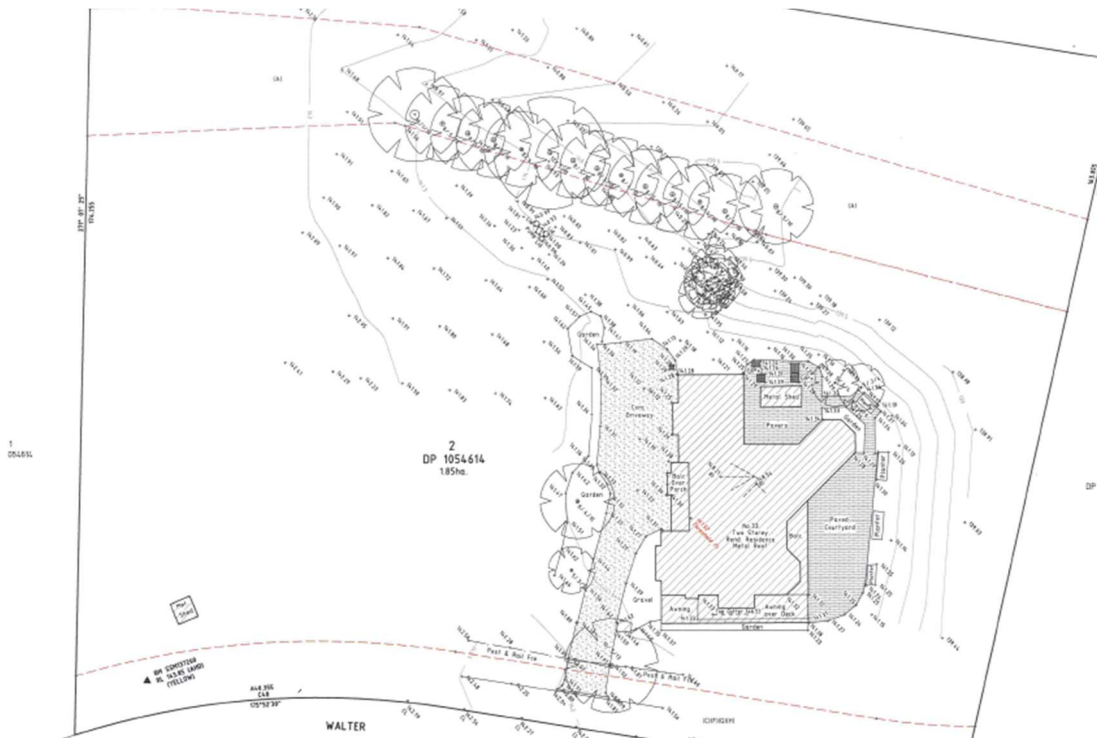


Image 2: Survey Plan

### 3.0 EXISTING STREETSCAPE

Adjoining and surrounding development is characterised by large rural lots containing dwelling houses within a landscaped setting.

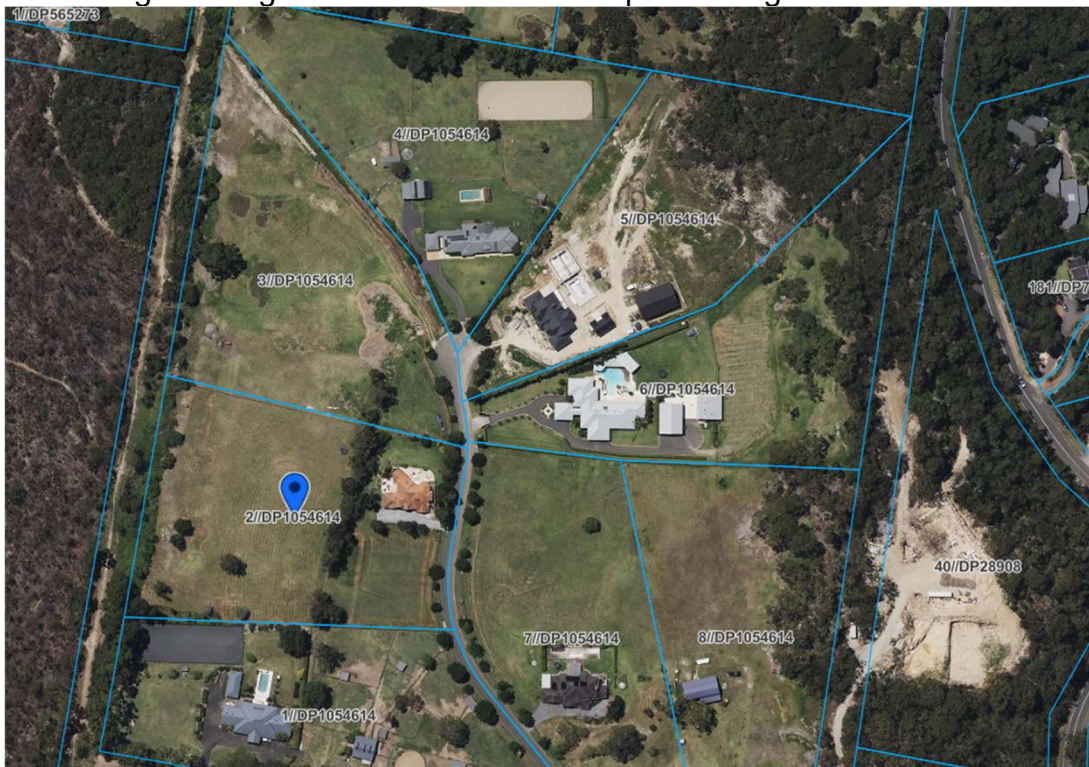


Image 2: Aerial view of the adjoining properties.

#### **4.0 THE PROPOSAL**

The owners of 33 Walter Road have instructed us to design a secondary dwelling that is both functional and complements the needs and lifestyle of two families. We believe that our current proposal, which is now before the Council, successfully meets these objectives.

Due to the expansive size of the land, there are no privacy or overlooking issues associated with the proposed secondary dwelling.

To enhance the overall amenity of the space, we have positioned the habitable areas such as the living, kitchen, and dining rooms toward the rear of the property. This arrangement allows the space to receive sufficient natural light and facilitates cross ventilation throughout the building.

The open plan design of the secondary dwelling creates a compact yet pleasant and practical space. Additionally, the high, raked ceiling in the living area contributes to a sense of spaciousness, making the area feel both open and healthy.

Furthermore, the kitchen and living areas have been designed with openings that lead directly to the outdoor space, promoting both visual and physical interaction between the indoor and outdoor living and entertaining areas.

The design of the secondary dwelling, including its form and finishes, has been carefully chosen to blend harmoniously with the existing streetscape. We have adopted a gable roof design and selected a color scheme that mirrors the tones of the existing building and its surroundings.

Moreover, the addition of a secondary dwelling will address the growing demand for affordable rental housing in the area, providing high-quality living spaces with excellent amenities for residents.

## **5.0 Compliance with State Environmental Planning Controls**

### **5.1 Compliance with SEPP (Transport and Infrastructure) 2021**

The Infrastructure SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.

The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The application is not subject to clause 2.45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.

The proposal is not adjacent to a rail corridor and therefore Clause 2.101 of the SEPP does not apply.

The application is not subject to clause 2.119 of the SEPP as the site does not have frontage to a state classified road nominated as a Main Road.

The application is not subject to clause 2.120 of the SEPP as the proposed uses are non-sensitive and are not likely to be adversely affected by road noise or vibration.

### **5.2 Compliance with SEPP (Resilience and Hazards) 2021**

Remediation of Land and in particular 4.6 suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates the site is contaminated.

Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under this SEPP

### **5.3 Compliance with SEPP (Sustainable Buildings) 2022**

The proposal meets water, thermal and energy standards required by BASIX. A BASIX Certificate accompanies this submission.

## **6.0 COMPLIANCE WITH PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

### **6.1 ZONING AND PERMISSIBILITY**

Zone RU2 Rural Landscape

#### **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. Permitted without consent**

Extensive agriculture; Home businesses; Home occupations

#### **3. Permitted with consent**

Agriculture; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Forestry; Function centres; Home-based child care; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Places of public worship; Plant nurseries; Recreation areas; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; **Secondary dwellings**; Veterinary hospitals

#### **4. Prohibited**

Any development not specified in item 2 or 3

Therefore, the proposal complies with the objectives of the zone.

## **6.2 FLOOR AREA**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

**Part 5 clause 5.4** and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

### **Comment:**

**SITE AREA = 18500 sqm**

Total floor area of the principal dwelling = 345.4 sqm

25% of total floor area of the principal dwelling = 86.35 sqm

total floor area of the secondary dwelling = 56.4sqm

Therefore, the proposal complies with the controls. Refer to the Area Calculations Sheet.

### **6.3 BUILDING HEIGHT**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

**part 4 clause 4.3 (2FA)** and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 5.5 metres to the highest point of the roof.

Proposed height – 4.3 metres maximum to the highest point of the roof.

The proposed building is one storey in height with 20 degrees pitched gable roof.

Therefore, the proposal complies with the requirements. Refer to the Architectural drawings.

#### **6.4 ACID SULFATE SOILS**

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.1** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

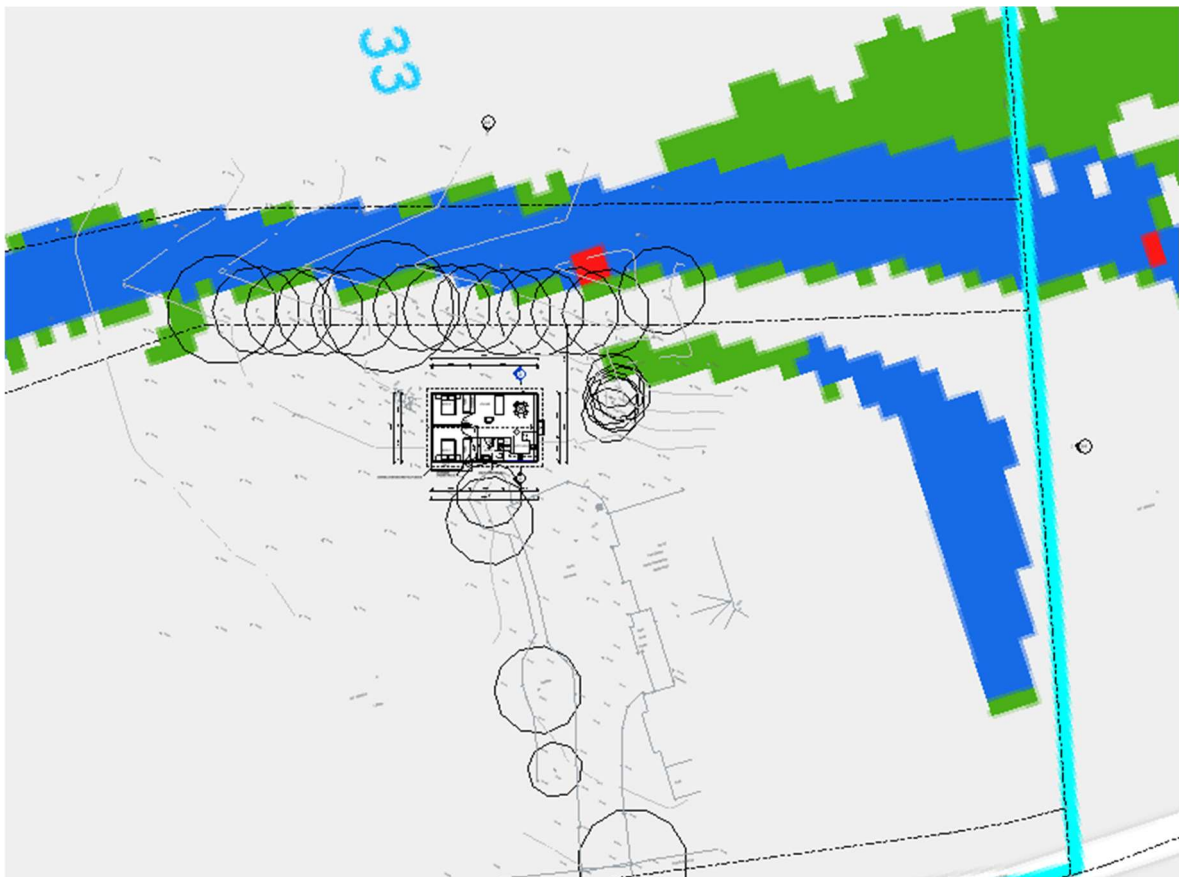
The site has been identified on the Acid Sulfate Soils Map as being with the Class 5 Acid Sulfate Soils Area. The proposal will not see any substantial disturbance of the site to accommodate the secondary dwelling and accordingly no further investigation is deemed necessary in this instance.

## 6.5 FLOODPLAIN RISK MANAGEMENT

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.4** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is located within a flood prone area. However, the footprint of the granny flat is outside the designated flood zone, as indicated below. It also meets the required minimum flood finish level, as outlined in the flood information letter provided by the council.

This statement clarifies that although the site is in a flood prone area, the proposed granny flat complies with flood management regulations, ensuring it is safe from flooding risks



## **6.6 BUSHFIRE PRONE LAND**

The requirements of the Northern Beaches Council, Pittwater Local Environmental Plan 2011 and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site is within Bushfire prone land on Council's Bushfire map. A Bushfire Risk Assessment has been prepared by Bushfire Planning Service dated 18 February 2025.

The proposal will be carried out in accordance with the recommendations of this report.

## **7.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN GENERAL CONTROLS**

### **7.1 OFF-STREET VEHICLE PARKING**

**B6.3** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

**Comment:**

The proposal presently before Council has addressed the requirements for the vehicle access and parking. The existing dwelling has already 2 enclosed car spaces and the concrete driveway can accommodate another 2 car spaces with a minimum dimension of 3m x 6m as shown below.



Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

## **7.2 SECONDARY DWELLINGS AND RURAL WORKER'S DWELLINGS:**

**C1:11** The requirements of Northern Beaches Council, Pittwater Development Control Plan 2014, compliance with the Development Control Plan are as follows.

### **Controls:**

The development of a secondary dwelling or rural worker's dwelling will result in not more than two dwellings being erected on an allotment of land.

*Comment/ there are only two dwellings on the land. (Refer to the site plan)*

A secondary dwelling or rural worker's dwelling contains not more than two bedrooms and not more than one bathroom.

*Comment/ there are only two bedrooms and one bathroom for the proposed secondary dwelling. (Refer to the architectural drawings)*

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

*Comment/ N/A*

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

*Comment/ the secondary dwelling is a single- storey structure.*

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling, the maximum building is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

*Comment/ the development complies with the height limit as per PLEP (refer to section 6.3)*

A secondary dwelling above a detached garage is not supported.

*Comment/ N/A*

## **8.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN**

### **8.1 CHARACTER AS VIEWED FROM A PUBLIC PLACE**

#### **OBJECTIVES:**

- 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. (En, S, Ec)
- To enhance the existing streetscapes and promote a scale and density that is in keeping 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. (En, S, Ec)
- 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'.
- To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

The proposed development will not have a detrimental impact in the locality considering the character of the proposal, the nature of the existing and proposed land use.

Therefore, the proposed secondary dwelling achieves the objective and will not have a significant environmental impact.

## **8.2 BUILDING COLOURS AND MATERIALS**

**D6.3** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

- 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 and contribute to the streetscape.
- To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
- The colours and materials of the development harmonise with the natural environment.
- The visual prominence of the development is minimised.
- Damage to existing native vegetation and habitat is minimised.
- The use of materials with low embodied energy is encouraged.
- New buildings are robust and durable with low maintenance requirements.

### **Controls**

External colours and materials shall be dark and earthy tones as shown below:



The proposed colours and finishes have been selected to complement existing works and the characteristics of the neighbourhood.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

### **8.3 BUILDING SETBACKS**

**D6.5 AND D6.6** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

#### **Required setbacks**

Front	-	20 metres
Side	-	20 metres
Rear	-	20 metres

#### **Proposed setbacks**

Front	-	44.4 metres
Side	-	44.7 metres
Rear	-	109.82metres

Therefore, the proposal complies with the requirements of the Development Control Plan.

## **8.4 BUILDING ENVELOPE**

**D6.7:** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

### **Objectives:**

- To achieve the desired future character of the locality.
- To enhance the existing streetscapes 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.
- Equitable preservation of views and vistas to and/or from public/private places.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Vegetation is retained and enhanced to visually reduce the built form.

### **Comment:**

The proposed building is one storey in height with 20 degrees pitched gable roof.

The proposal is located well below the height of trees in the natural environment, minimises bulk and scale through a well-articulated built form and provides generous amounts of landscaping.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

## **8.5 LANDSCAPED AREA**

**D1:13:** The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

**SITE AREA = 18500 sqm**

### **LANDSCAPED AREA**

Required Landscaping = 96% of site area - 400 = 17360 sqm

Proposed Landscaped area = 17574 sqm

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet

## **9.0 OTHER REQUIREMENTS**

The proposal presently before Council has also addressed other requirements such as energy efficiency, sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in detail in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

## **10.0 CONCLUSION**

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

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