

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Alterations and additions to a dwelling
Elvina Bay, NSW

Date: 31st December 2020

Address: 10 Wirringulla Ave. Elvina Bay
NSW 2105
Lot 3 DP 1023404.

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

For: M. & S. McKensey

Planning documents:

- DCP Pittwater 21
- PLEP 2014
- SEPP Coastal Management

The Application:

The application is for alterations and additions to the existing dwelling at 10 Wirringulla Ave. Elvina Bay.

The proposed works are set out on plans prepared by Stephen Crosby & Associates Pty. Ltd.- comprising the following drawings:

2229-DA00	Existing Dwelling Floor Plans
2229-DA01	Site Plan
2229-DA02	Lower Floor Plans
2229-DA03	Upper Floor Plans
2229-DA04	Sections
2229-DA05	Elevations

Other documents supporting the application are:

Site survey drawing prepared by Waterview Surveying Services, Ref 981detail, sheets 1 & 2, covering the site and foreshore area.

Schedule of Exterior Finishes.

Bushfire Risk Assessment prepared by Planning for Bushfire Protection dated 2/05/20.

Geotechnical Report prepared by Ascent Geotechnical dated 30 September 2020

Tree Report prepared by Syncarpia dated October 2020

Wastewater Management report prepared by Blue Mountains Geological & Environmental Services dated December 2020

BASIX Certificate No. A403097

Site: 10 Wirringulla Ave. Elvina Bay, Lot 3 DP 1023404.

This property is only accessible by water.

The site is located on the southern side of Elvina Bay east of the Beashel Marine Boat Shed. The site rises at a grade of 35deg from a levelled area behind an existing stone seawall forward of the Mean High Water Mark (MHW by Title). The site contains a jetty with consent for a boat shed and skid ramp. The works proposed in this development application are entirely on freehold land above the MHW.

The estuarine planning level advice sets a level of 2.67m AHD. The lowest floor level of the dwelling is 7.86m AHD, over 5m above the EPL.

The existing two storey timber framed dwelling stands on the site entirely above the MHWL. This dwelling is permanently occupied by the applicants.

To the south-east is residence on Lot 4 DP 13449 known as 8 Wirringulla Ave. with its own dwelling and jetty.

To the north-west is a R.O.W. access from Wirringulla Ave to Elvina Bay, Pt.2 DP 1023404, and adjacent Beashel Marine on Pt1 DP 1023404

A detailed survey plan of the site and foreshore has been prepared for the alterations and additions identifying topography, trees paths and adjacent built structures.

Details of the proposal are as follows:

Site area:	713 m ²
Permitted site cover 29%	206.8 m ²
Permitted hard landscape 6%	42.8 m ²
Total hard surface area permitted	249.6 m ²

DWELLING

Max. Ridge Height	6.1m above natural ground level
Storeys	2

Site Cover:

Floor area- existing	154.8 m ²
Floor area- addition	23.8 m ²
Covered deck area- existing	25.3 m ²
Paving- existing	79.3 m ²
Balcony- addition	<u>7.1 m²</u>

Total 290.1 m²

Total additional site cover 30.9 m² or 4.3% site area.

Side Boundary Setback and Spatial separation:

Dwelling

South-East lot boundary 1.2 m ground floor - existing
0.9 m upper floor - existing

North-West lot boundary 1.7 m ground floor - existing
2.6 m upper floor - addition

Balcony addition
North-West lot boundary 2.45 m

Survey:

A survey of the site and foreshore area accompanies the application. Adjoining structures have been included on the survey. There are no windows in neighbouring buildings overlooking the proposed additions. The survey drawing indicates location of property boundaries, stone seawalls, built structures and trees. Spot levels and contours to AHD are shown.

Tidal Inundation:

A finding of the AWACS (1991) indicated that there are no significant tidal or flood gradients in Pittwater and as such all regions can adopt the same design still water level. The design still water level for a 1:100 year ARI is 1.50m AHD

Estuarine Planning Level Advice from Pittwater Council's website gives a Planning Level for Development of 2.7m AHD. The existing and proposed works are at or above 7.86m AHD, over 5m above the EPL.

Dwelling Construction Materials:

The existing dwelling is typical of the water access only houses in this area of Pittwater being generally light weight timber or timber framed structures, some with masonry retaining walls against hillsides. Roofs are generally metal, some gable form, some skillion and some curved, varying in pitch. The proposed small and additions will be timber framed with fibre cement weatherboard to compliment the existing building. Timber glazing joinery for the addition will compliment the existing dwelling.

Access to the dwelling shall be by the existing stone steps and path from the property's jetty, or by a natural mulch and stone step path from Wurringulla Ave.

Proposed construction;

- Concrete footings
- Hardwood floor framing
- Treated pine wall framing with fire retardant sarking
- Wall cladding fibre cement weatherboards
- Glazing, windows and doors timber frames with aluminium screens

Land Vegetation:

The site is lightly covered with predominantly native vegetation with small, medium and large native trees endemic to the area. Species include *Corymbia maculata* (Spotted Gum) and their location is shown on the survey drawing.

There are 4 trees located within 5m of the proposed dwelling additions. An Arborist's report has been prepared for this application detailing the species and health of the trees on the site, and those proposed for removal. Two trees, T2 and T3, are proposed to be removed. These trees T2 and T3 are both semi-mature *Corymbia maculata* species in fair health and condition and of poor form with epicormics growth. An additional tree T5 is recommended for removal on the basis of its poor health and condition. The planting of

native tree species shall form part of the works, in accordance with Council consent conditions.

Tree protection fencing shall be installed around trees T1 and T4 in accordance with the recommendations in the Tree assessment, and maintained for the duration of the works.

Bushfire Risk:

The site is in an area with a recognised bush-fire risk. Scotland Island is serviced by a Rural Fire Service Brigade based in Elvina bay.

A separate report prepared by Planning for Bushfire Protection Pty Ltd has been prepared, Ref 1423 identifying the bushfire attack level as BAL 29 and recommending building work will be to the standards recommended in the Australian Standard for building in bush-fire prone areas, AS 3959-2018, and the construction requirements contained within section 7.5, 7.51, 7.52, 7.53 and 7.54 of Planning for Bushfire Protection 2019.

Water tanks shall be upgraded to a total capacity of 45,000L on site. One tank shall have a 35mm Storz fitting with ball and gate valve for connection of a fire pump.

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 whole of the site as an effective Inner Protection Area.

Gutters shall be fitted with non-flammable gutter guard to prevent leaf build-up. The whole of the site is to be managed as an Asset Protection Zone.

Access and Services:

Site access is via Wurringulla Ave. or by water. The site is serviced with power and telephone. Water is from roof collection and stored on site.

Construction materials can be brought to the site by road or barge at high tides.

BASIX:

BASIX Certificate No. A403097 stipulates the water fixtures, lighting, insulation and glazing requirements for the new work at this site. All requirements of the Certificate shall be complied with.

Construction Methods:

Storage area for building materials and sediment fence are shown on the Site Plan No.2229-DA01.

Excavation:

There is some minor excavation for the footings for the additions with this proposal.

Pittwater Waterfront Building Line (Foreshore Building Setback Line):

Part of the existing dwelling crosses the Foreshore Building setback Line (FBSL). Acceptable works within the Pittwater Foreshore Building Setback Line include internal alterations to the existing building. No additions to the dwelling are proposed in the foreshore zone.

Solar Access:

The dwelling additions, being only single storey, will have no adverse impact on solar access to the habitable areas of the adjoining properties.

Waste Management:

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

Sediment fences shall be installed prior to additions footings works where shown on Site Plan drawing No.2229-DA01.

Wastewater Management:

The existing wastewater treatment system comprising an Aerobic Wastewater Treatment System (AWTS) located below the dwelling, pumping up to sub-surface absorption lines at the top of the site. The small addition to the dwelling, and the internal modifications, result in no additional bedrooms or increase in wastewater load.

A report from wastewater consultant Grant Austin of Blue Mountains Geological and Environmental Services supports the proposal.

Storm water:

Stormwater from the existing dwelling and additions shall be collected in the current collection tank where it is pumped to two storage tanks at the top of the site. Overflow water shall be piped directly into Pittwater.

Fences:

No new fences are proposed with this application.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

- (1) (a) The additions to the existing dwelling are above the Foreshore Setback Building Line and screened from the waterfront by the existing building. The additions shall have no adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment.
- (b) The size, bulk and scale of the proposed final dwelling is in keeping with others on the western foreshore of Pittwater. Coastal processes are unaffected.
- (c) N/A

(d) N/A

(e) Access Foreshore public access is maintained with this proposal.

(f) No impact envisaged.

(g) N/A

(2) (a) The dwelling additions shall have no adverse impact as above.

(b) The proposal has been designed to minimise impacts on the natural environment, with no removal of any significant trees between the dwelling and the foreshore.

(c) N/A

(3) N/A

Division 4 Coastal use area

(1) (a) (i) Public access along the foreshore is maintained with this proposal

(ii) No overshadowing or loss of views.

(iii) N/A

(iv) N/A

(v) N/A

(b) (i) No adverse impacts anticipated

(ii) N/A

(iii) N/A

(c) The size, bulk and scale of the final dwelling are in keeping with others on the Pittwater foreshore.

(2) N/A

Division 5 General

15 No increase to coastal hazards.

16 Consent authority to consider.

17 Consent authority

18 N/A

STEPHEN CROSBY