
STATEMENT OF ENVIRONMENTAL EFFECTS

Robert Bishop & Sharon Mitchell

Development Application - Alterations & Additions
115A Pacific Road
Palm Beach, NSW, 2108



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INTRODUCTION

Proposed Use:	Residential – new garage
Address:	115A Pacific Road, Palm Beach NSW, 2108
Lot No:	Lot 2 Sec DP 418388
Area:	1340.50m ²
Street Frontage:	7.385m
Zoning:	E4 – Environmental Living

Prepared by **Micheal Fountain Architects Pty Ltd**

For: Robert Bishop & Sharon Mitchell

This statement has been prepared and written as a direct response to the issues outlined in both the Pittwater 21 Development Control Plan 2014 and Pittwater Local Environmental Plan 2014 and seeks approval for a new detached underground garage at 115A Pacific Road, Palm Beach.

ARCHITECTURAL DRAWINGS:

- 1901 DA - 00 – Cover Sheet
- 1901 DA - 01 – Plan - Site
- 1901 DA - 02 – Plan - Ground Floor
- 1901 DA - 03 – Plan – Site Analysis
- 1901 DA - 10 – Elevations
- 1901 DA - 11 – Elevations
- 1901 DA - 20 – Section AA
- 1901 DA - 21 – Section BB

SITE SURVEY:

29399-11 – Frank Mason & Co.

GEOTECHNICAL REPORT & FORM 1:

By JK Geotechnics

SYDNEY WATER:

Approval to deviate sewer

PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014

SECTION B - General Controls

B1.1 – B1.4 Heritage Controls

With reference to the Pittwater Heritage Map (Figure 3) the subject site does not have any heritage items, nor is it in a designated conservation area.

The neighbouring properties at 117 & 119 Pacific Road, Palm Beach do have general heritage items. The proposed works are on the opposite side of the site to these neighbours & will have no impact on the items listed.

B3.1 Bushfire Hazard

With reference to the Bushfire Prone Land Map (Figure 8) the site is not located in an area that is associated with any bushfire hazards.

B3.3 Coastline (Beach) Hazard

This control is not applicable to this development (Figure 6)

B3.4 Coastline (Bluff) Hazard

This control is not applicable to this development (Figure 6)

B3.11 Flood Prone Land

This control is not applicable to this development (Figure 7)

B4.1 – B4.5 Landscape, Flora and Fauna

The proposed works will have little impact on the existing landscape, flora & fauna. Care will be taken to replace any that is disturbed during construction.

B5.1 Water Management

There will be no change to existing stormwater provisions on site as a result of this proposed development.

B6.1 – B6.3 Access and Parking

The existing access driveway will be used to enter the new proposed garage.

The garage will have the capacity to provide off-street parking for 3 vehicles. This meets the requirement for houses with 2 or more bedrooms (as per the existing dwelling) to provide off-street parking for 3 cars.

The proposed new garage has been designed to have little impact on the existing streetscape & rainwater run-off. It complies with the minimal internal dimensions for an enclosed garage, including clear entry width.

B8.1 – Construction and Demolition – Excavation and Fill

The development requires a portion of the land to be excavated. The materials will be re-used on site or disposed of at an appropriate waste facility.

The subject works encroach a Geotechnical Hazard Zone H1 (Figure 2). As such, a geotechnical report & certified forms are provided with this DA submission.

The report makes recommendations in relation to specific design, construction & maintenance parameters, which will be passed on to any consent authorities & builders to be adhered to, to avoid any landslip or subsidence as a result of excavation.

PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014

SECTION C - Development Type Controls

C1.1 Landscaping

Under the planning controls from Northern Beaches Council; the protection of significant trees on site is encouraged to provide visual privacy between the neighbouring residence. However, the scope of works requires a portion of the land to be excavated approximately 2.7 meters from the existing ground level. Any landscaping that is removed, will be replaced after construction with new landscaping.

C1.2 Safety and Security

The new proposal includes a 5.4m wide opening with a garage door and as a result, the provisions for surveillance, access control, territorial reinforcements and space management are enhanced.

C1.3 View Sharing

The proposed works will not visually impede or obstruct the view lines of neighbouring properties as the bulk of the structure is underground. The proposed works has only one internal access which faces north east of the site. The sight lines of the north eastern neighbouring property are not inhibited as the new structure is situated behind an existing line of trees and fence bordering the northern boundary.

C1.4 Solar Access

This control is not applicable to this development

C1.5 Visual Privacy

The proposed works are situated under the ground level where landscaping will cover much of the bulk and scale of the new structure, therefore the privacy levels of the existing neighbouring properties are not compromised by the new works.

C1.6 Acoustic Privacy

This control is not applicable to this development

C1.7 Private Open Space

Much of the existing vegetation and landscape will be restored and retained during the development. The proposed works will be integrated with the existing landscape, providing occupants with much private open space.

C1.8 Dual Occupancy Specific Controls

This control is not applicable to this development.

C1.9 Adaptable Housing and Accessibility

This control is not applicable to this development.

C1.10 Building Facades

The design intention of the new works is to retain the existing façade and building character. Proposed materials, textures & finishes are to match and complement the existing material palette and surrounding character of the landscape.

C1.11 Secondary Dwellings and Rural Workers Dwellings

This control is not applicable to this development

C1.12 Waste and recycling facilities

Waste & recycling facilities are to remain as existing.

C1.13 Pollution Control

This project will be designed, constructed and maintained to prevent any threat to air, water, noise or land pollution.

C1.14 Separately Accessible Structures

This control is not applicable to this development

C1.15 Storage Facilities

The site currently does not provide a garage to accommodate the occupant's vehicle(s). As part of the new works, a new detached garage enclosure, measuring approximately 12m x 7m, with a floor space of 67.9m² is to be built. This not only provides sufficient space for vehicle storage, but also allocation of space for built-in storage.

C1.16 Development Ancillary to Residential Accommodation – Tennis Courts

This control is not applicable to this development

C1.17 Swimming Pool Safety

The proposal does not seek to alter any elements of the pool or pool fencing and remain existing.

C1.18 Car / Vehicle / Boat Wash Bays

This control is not applicable to this development

C1.19 Incline Passenger Lifts and Stairways

This control is not applicable to this development

C1.20 Undergrounding of Utility Services

This control is not applicable to this development

C1.21 Seniors Housing

This control is not applicable to this development

C1.23 Eaves

Much of the proposed built structure will be located underground, therefore no eaves required.

C1.24 Public Road Reserve – Landscaping and Infrastructure

This control is not applicable to this development

C1.25 Plant, Equipment & Lift Over-Run

This control is not applicable to this development

PITTWATER DEVELOPMENT CONTROL PLAN 2014

SECTION D Locality Specific Development Controls – Palm Beach

D12.1 Character as viewed from a public place

Proposed materials, textures & finishes are to match & complement the existing material palette. The new built form is to be integrated into the landscape to maintain its aesthetic and to appear visually cohesive whilst complementing the natural environment. Building bulk & scale is kept to a minimum to maintain the existing natural landscape.

D12.2 Scenic Protection - General

The proposed works have been specifically designed to integrate with the existing bushland landscape. There will be no visual impact on the natural environment when viewed from the road.

D12.3 Building Colours and Materials

The visual prominence of the proposed new structure will be minimised due to the fact that most of it is underground. That which is exposed will adopt materials & textures to compliment & enhance the local natural landscape & existing structures. The local natural environment & streetscape can be mostly described as established landscaping & bushland. Colours will be minimised & natural textures & material selection emphasised to harmonise with the existing. Any land scaping or bushland that is removed, will be replaced & maintained.

D12.5 Front Building Line

Assuming the front boundary faces west

The primary outcomes regarding the front building line controls relate to street scape, character and views.

The subject site is a battle axe in configuration and therefore the proposed area of development does not participate in the streetscape, effect the street character or effect any views to or from the street.

To this end this control is not relevant to the proposal.

D12.6 Side & Rear Building Line

Assuming the Side boundaries face north and south respectively.

Assuming the Rear boundary faces East.

The primary outcomes of the controls associated with the side and rear building lines relate to character, built form, views and landscaping. The proposal involves the excavation of the existing site for a subterranean garage that reinstates the landscaping at close to the existing levels. To this end the desired outcomes will be met by the proposal.

The side boundary control requires a setback of 1m and 2.5m respectively, where the proposal maintains setbacks of 1.4m and 9m.

The rear boundary control requires a setback of 6.5m, & the proposal illustrates a setback of 16.4m.

D12.8 Building Envelope

All new works occur within the permissible building envelope. Much of the built form will be integrated with the natural landscape & bushland.

D12.9 Landscaped Area – General

Site Area = 1341m² = 100%

Required Area Landscaping= 50%

Existing Conditions

Landscape = 825.45m² = 61%

Hard Surface = 254.55m² = 19%

Impervious = 271.0m² = 20%

Proposed New Conditions

Landscape = 825.45m² = 61%

Hard Surface = 254.55m² = 19%

Impervious = 271.0m² = 20%

The current landscape area provided, more than satisfies the Council required minimum of 50% landscape coverage. The proposed new works will not increase the amount of hard or impervious areas on site, since the garage will be underground. The current landscape & bushland will be reinstated should it be disturbed during the course of construction.

D12.10 Landscaped Area – Environmentally Sensitive Land

This control is not applicable to this development.

D12.11 Fences – General

There is a new fence proposed as a part of these new works, but it is minimal in size, is well within the site boundaries, will be well screened from a public place. The existing streetscape will be maintained.

D12.12 Fences – Flora & Fauna Conservation Areas

This control is not applicable to this development

D12.13 Construction, Retaining Walls, Terracing and Undercroft Areas

This control is not applicable to this development

D9.14 Scenic Protection Category One Areas

This control is not applicable to this development.

CONCLUSION

This statement has been prepared and written as a direct response to the issues outlined in both the Pittwater 21 Development Control Plan 2014 and Pittwater Local Environmental Plan 2014 and seeks approval for addition of a detached underground garage located at 115A Pacific Rd, Palm Beach.

The proposed works will not obstruct or impede on the existing natural environment and all existing site lines will be effectively maintained, as the new structures will be underground & all landscaping or bushland that is affected by the construction will be replaced & maintained.

The development will require the diversion of an existing sewer line that connects 115 Pacific Road to the Sydney Water main. A Sydney Water service coordinator has visited the site & established that the redirection is feasible. As such, an approval letter accompanies this application.

The subject site is within a geotechnical hazard zone, and part of the new proposed works encroach on this zone. As such, the advice of a geotechnical engineer has been sought. A report & the required forms are submitted with this application.

Overall, the proposal is largely compliant with the objectives of both the DCP & LEP instruments and does not affect the amenity of any neighbouring dwellings, the general public or the natural environment.

We seek the authorities support and request that this application be viewed favourably.

LEP PLANNING MAPS:

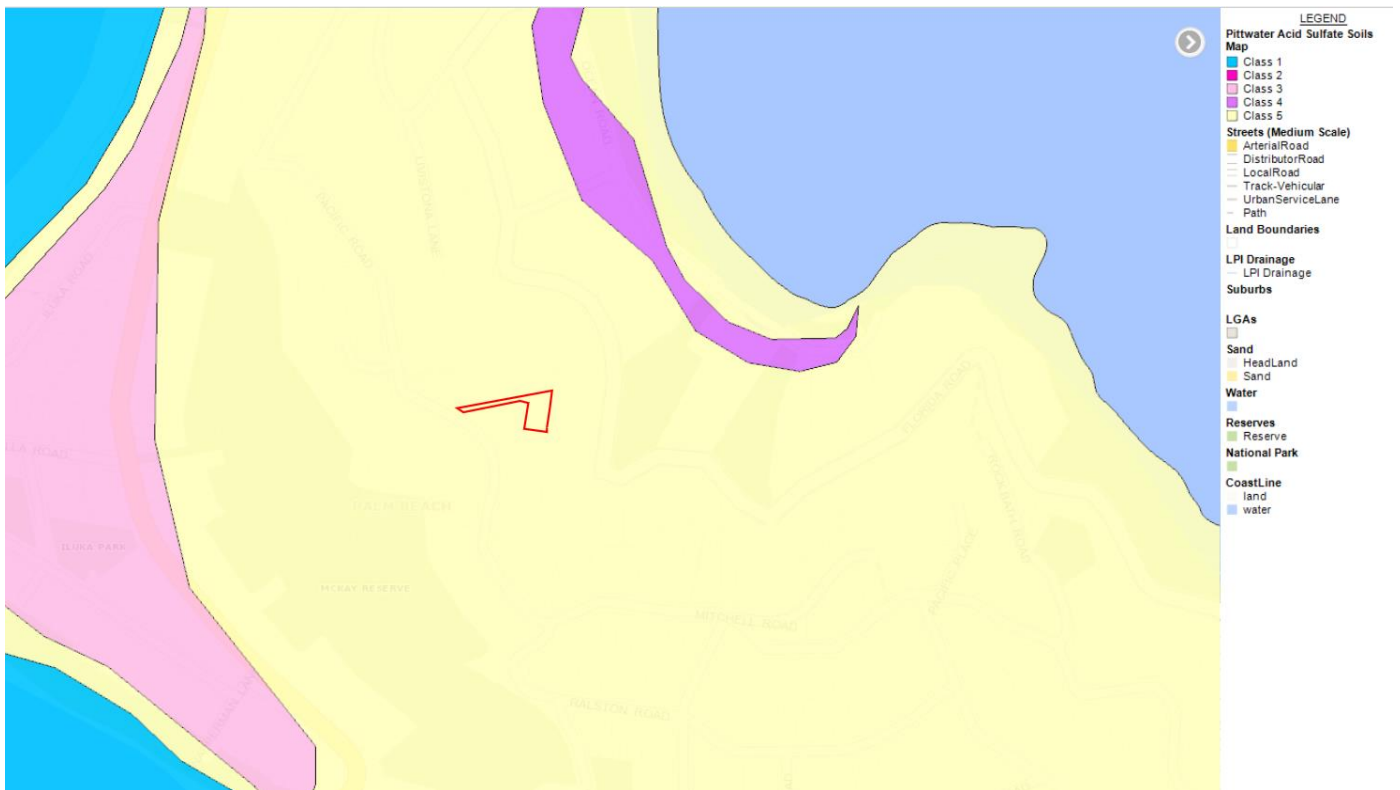


Figure 1. ACID SULFATE SOIL MAP

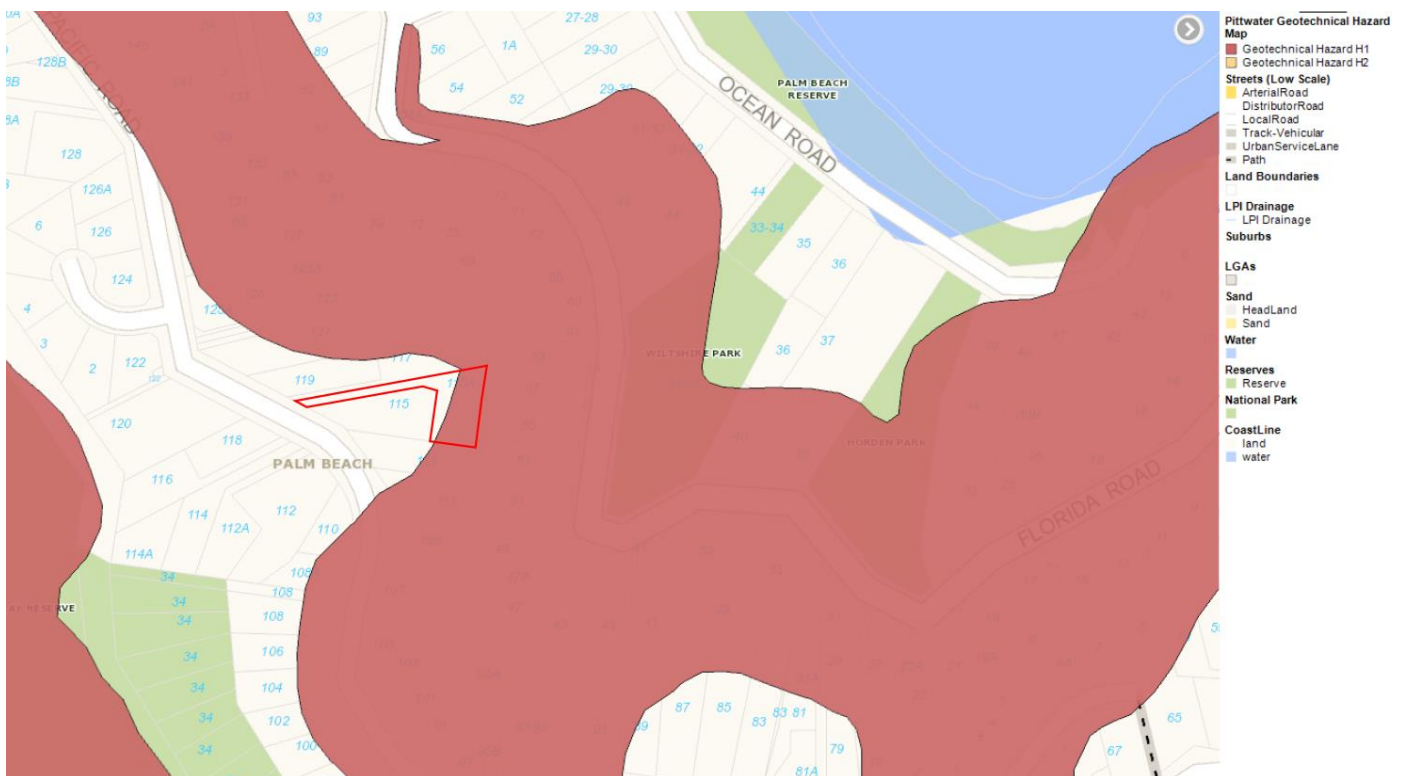


Figure 2. GEOTECHNICAL HAZARD MAP

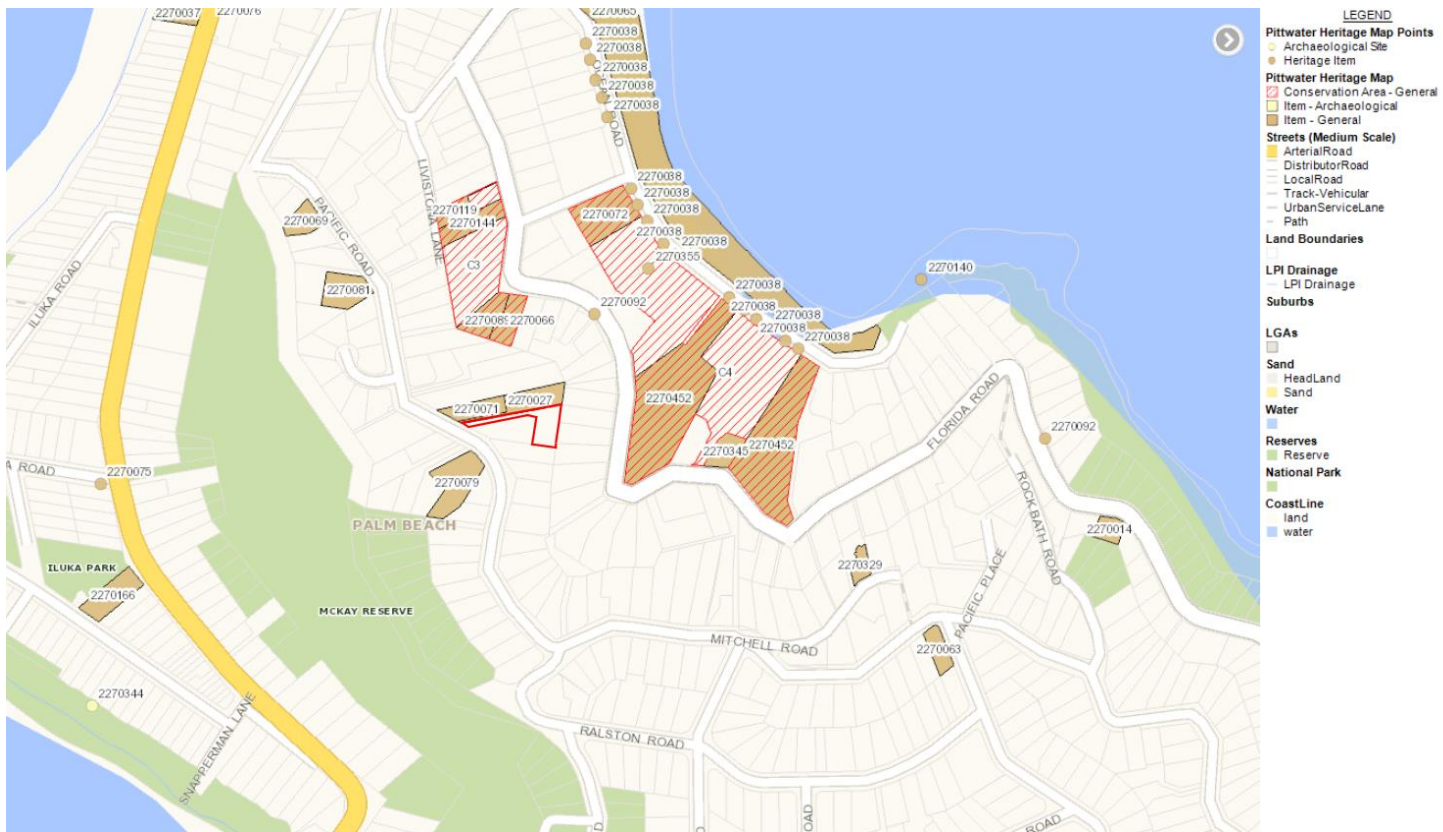


Figure 3. HERITAGE MAP

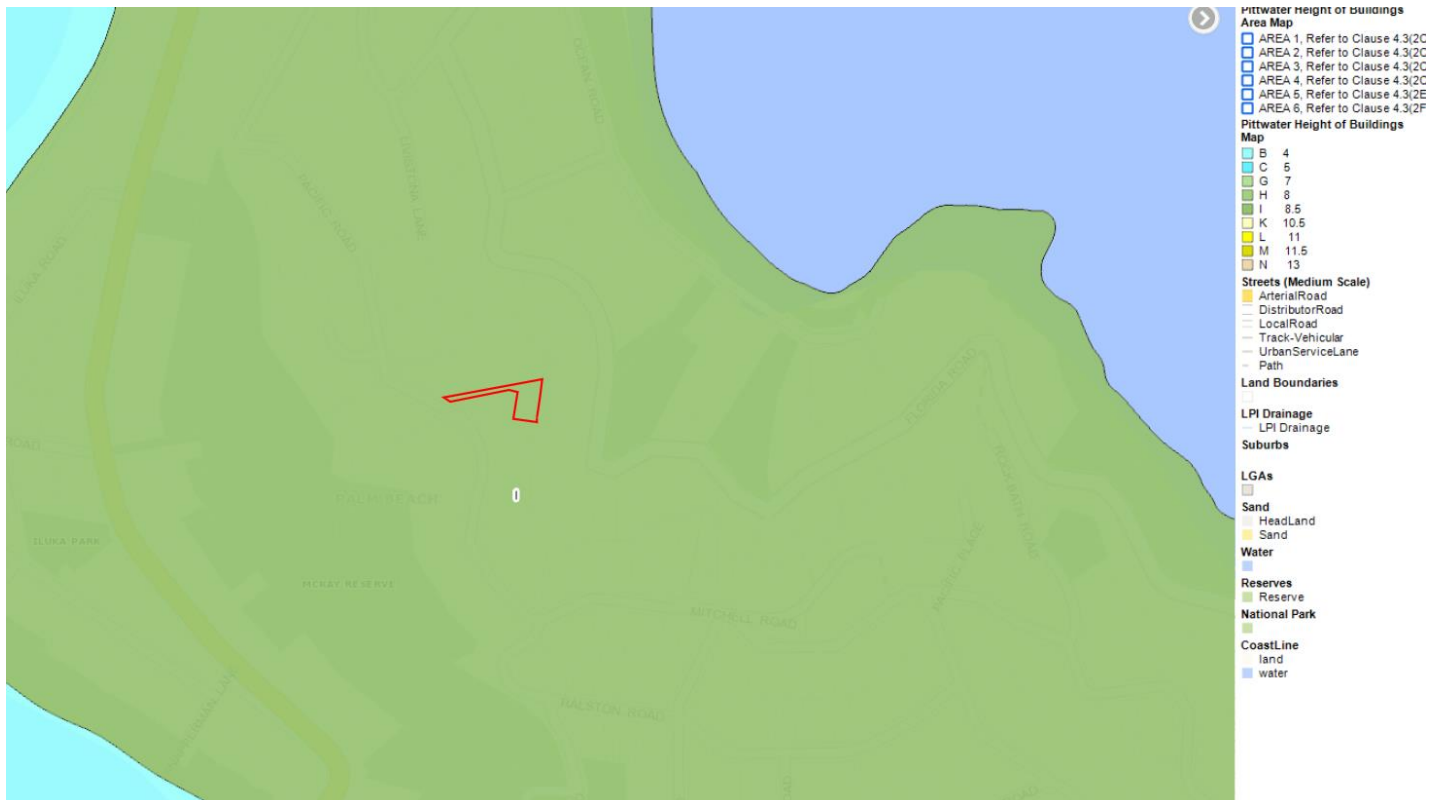


Figure 4. HEIGHT OF BUILDINGS MAP



Figure 5. LAND ZONING MAP

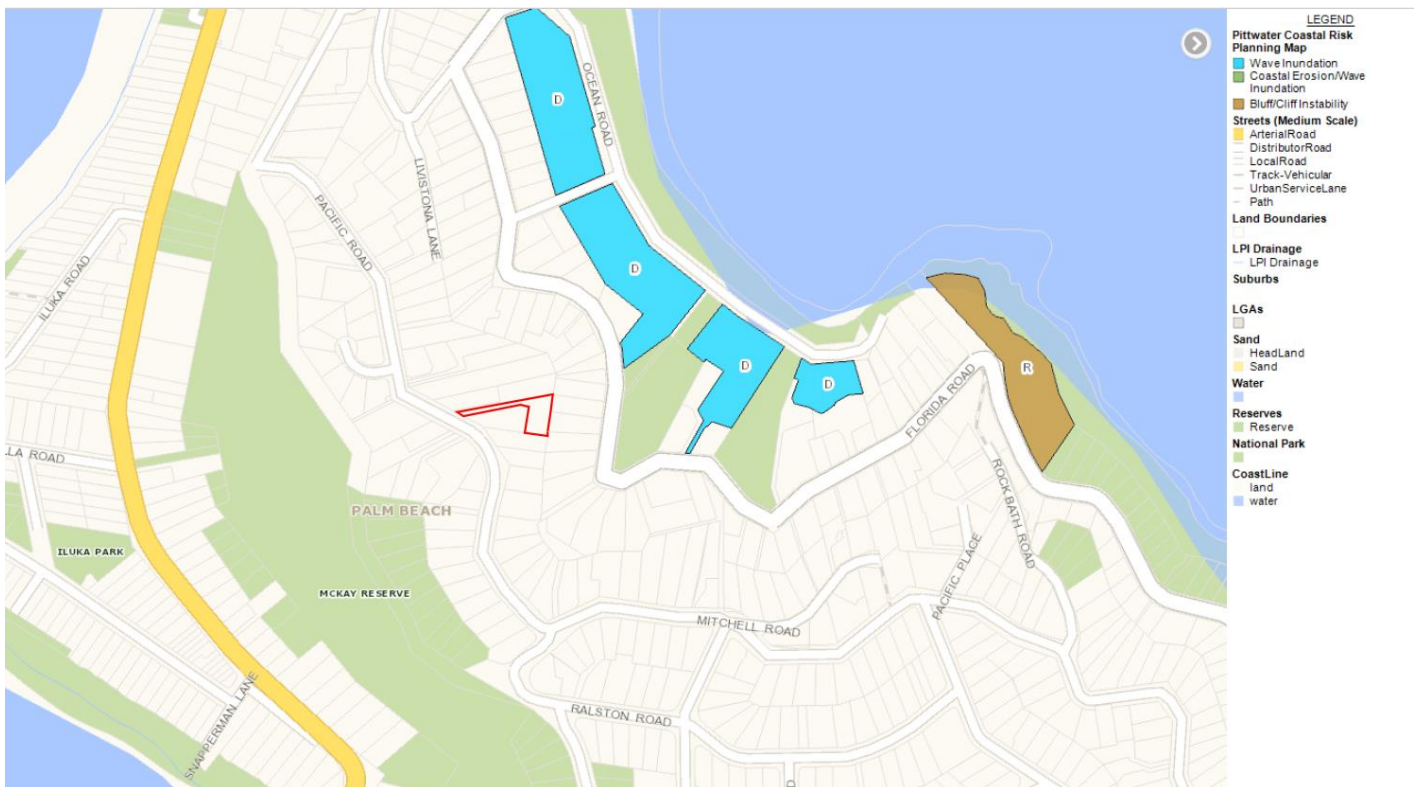


Figure 6. COASTAL RISK PLANNING MAP

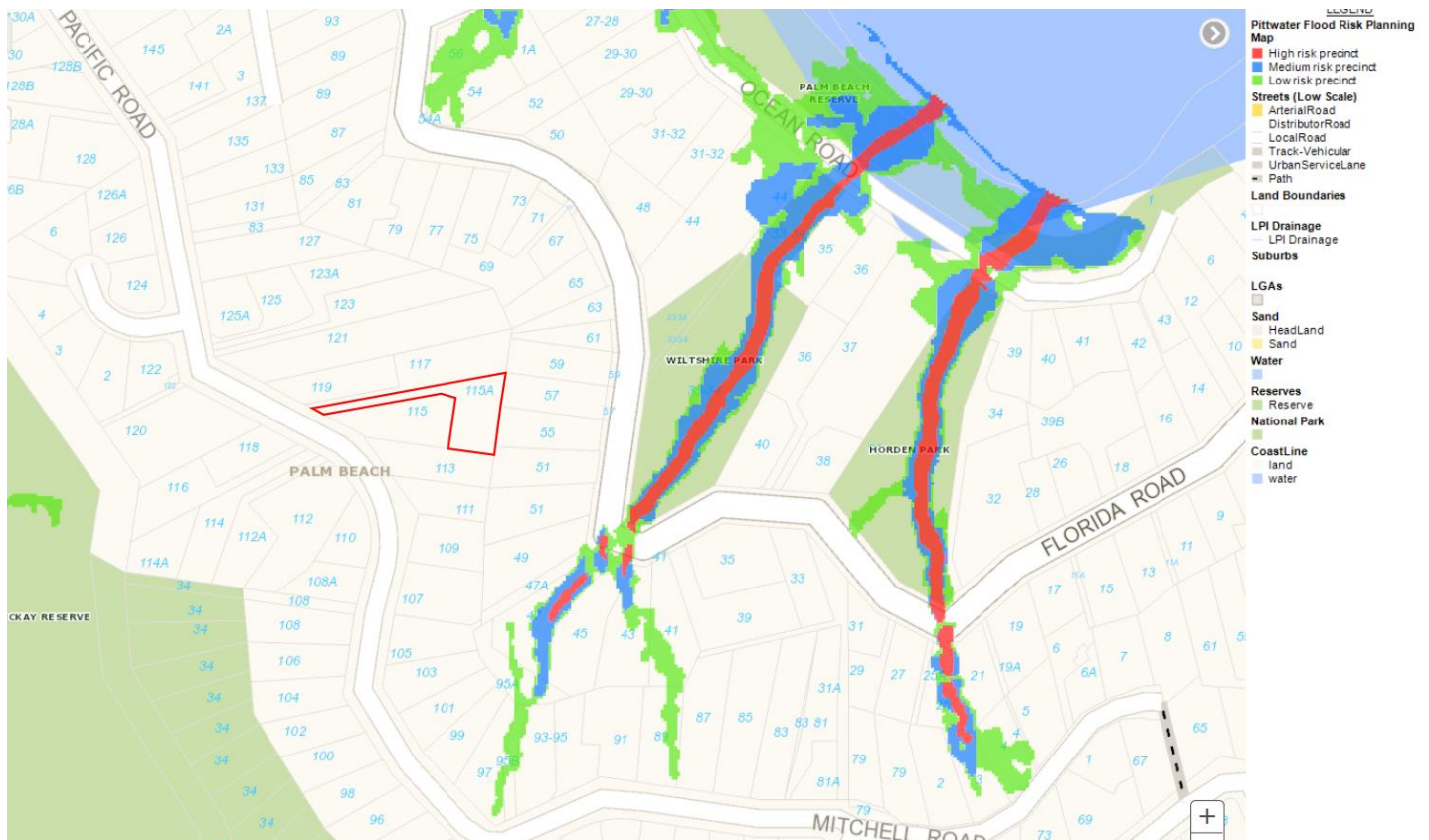


Figure 7. FLOOD RISK MAP

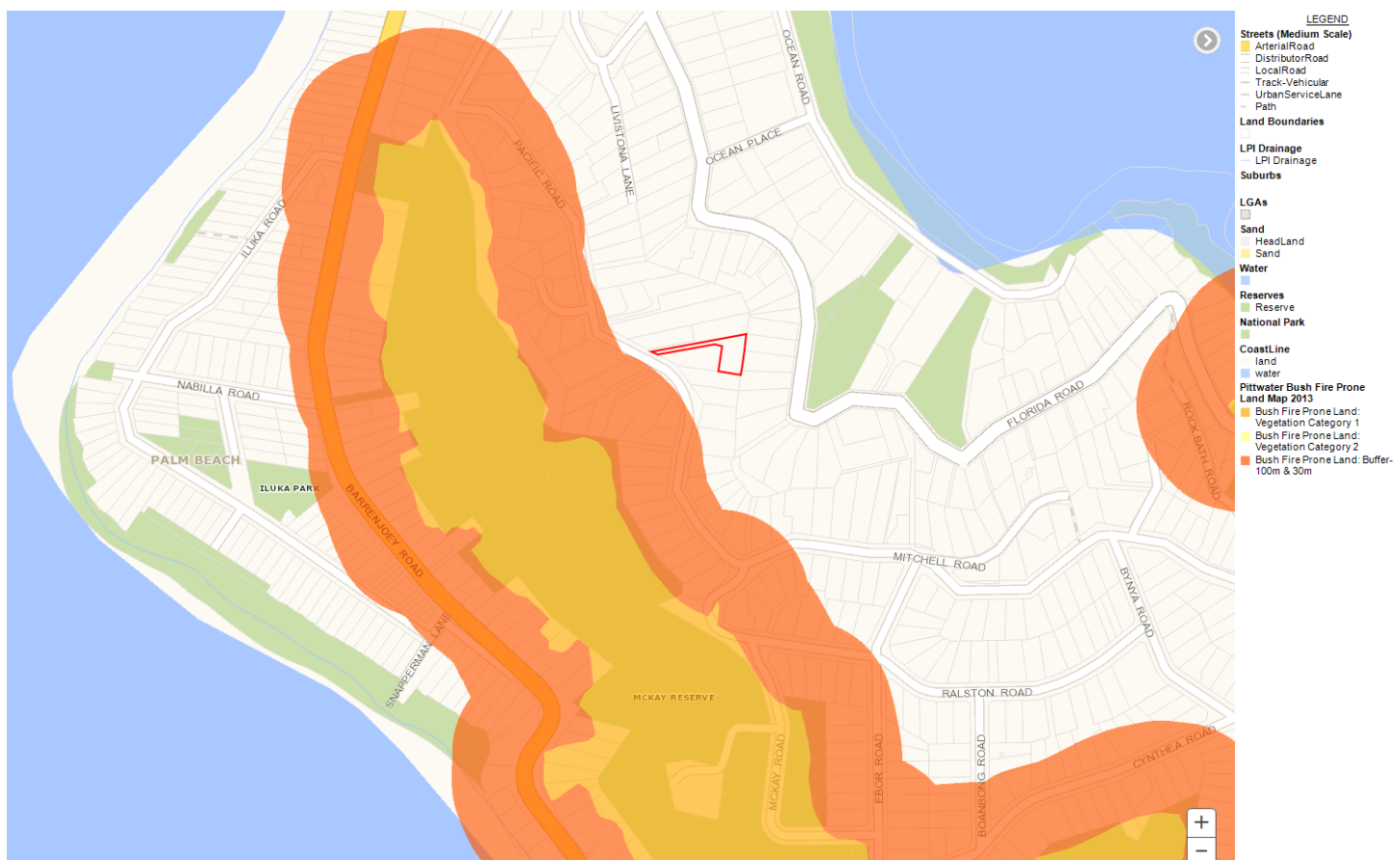


Figure 8. BUSHFIRE PRONE LAND MAP