

Statement of Environmental Effects



GARTNERTROVATO Architects
Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Suite 13, Level 1
10 Park Street
Mona Vale
NSW, 2103

PO Box 1122
Mona Vale
NSW, 1660

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au



S4.55 amendment to DA2022/0014
Approved New Dwelling @

1772 Pittwater Road, Bayview

Prepared For A Bursill & G Torrens

project no	1925
date	August 2022
issue	C

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for a s4.55 1(A) amendment to approval DA2020/0014 for a new dwelling, to the Northern Beaches Council for: -

1. Removal of the drainage channel to the property conditioned in the approval DA2020/0014 – condition 7, and new kerb and guttering to the road reserve.
2. Minor amendments to the approved dwelling including retention of the existing swimming pool in lieu of a new pool as approved.

The location of the proposal is 1772 Pittwater Road, Bayview which contains a single dwelling and pool on Lot 51, DP 740538. The site has a total area of 717m².

The site has a rear boundary frontage to Pittwater and is shown on the aerial image below indicated by the yellow star. The site is steeply sloping from the road frontage of Pittwater Road down to the waterfront, falling 9.64m (from RL10.70 to RL1.04) over a length of 39.04m along the NW side boundary providing an average slope of 24.7%.



Figure 1. Aerial view of the location of the site and context of Pittwater.

2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The proposal seeks amendments to the approval DA2020/0014 dated 11 May 2020.

There are 2 primary amendments sought as numbered in the introduction, with details below. This report refers to the following accompanying documents: -

- Architectural Drawings **DA01-DA07 issue B**, Project No.1925 dated 04 August 2022
- Flood report and letter

This report examines the issues of compliance with Council codes and applicable SEPP's, analyses the potential environmental impacts of the development and summarises the design opportunities that the proposal provides. The report will demonstrate how the proposal succeeds the test of compliance with the relevant SEPP, LEP, DCP and statutory policies that apply to the site and is appropriate for granting of consent on the merits of the application and design.

1. Removal of Flood channel through property PLUS kerb and guttering of road reserve.

The original application was submitted proposing to kerb and gutter the road reserve in front of the property.

The adjoining property at 1770 Pittwater Road, has a Development Consent DA2020/1272 which indicates kerb and guttering across the frontage of that property on the Stamped approved plans.

The initial request for the kerb and guttering was in response to the issue of pedestrian safety to the frontage of the property. At present, there is no kerb and gutter and the kerbside parking lane is flush to the surface of the footpath with no delineation to the footpath. There is however an unbroken line delineating the parking lane to the roadway. Refer to Figure 2 below.

This current situation presents a clear danger to pedestrians, where vehicles park in the kerbside lane and with no kerb and gutter restraint, regularly cross the parking lane and move across the footpath.

This footpath is a very busy pedestrian way servicing bus stops and residents from Church Point to Mona Vale. We consider that the current danger to pedestrians for this very small length of footpath across 1772 and 1770 Pittwater Road is unacceptable and will lead to a fatality.

Figure 2. View from Pittwater Road to the subject site with pedestrians on the current footpath.



Immediately to the Northwest and adjoining the frontage of 1770, the roadway provides a "roll kerb and gutter" as seen in Figure 3 below, providing pedestrian safety and drainage control to the roadway.



Figure 3. View from Pittwater Road to the north of subject site with "roll kerb and gutter" to the footpath.

At initial assessment stage, council requested a flood study from the applicant. The initial study included modelling with a kerb and gutter to the site. Council then insisted that the Flood study provide flood waters through the site by way of a channel, and conditioned the approval to this extent after receiving revised flood studies.

This application seeks to delete that condition and reinstate the kerb and gutter and remove the floodway through the site.

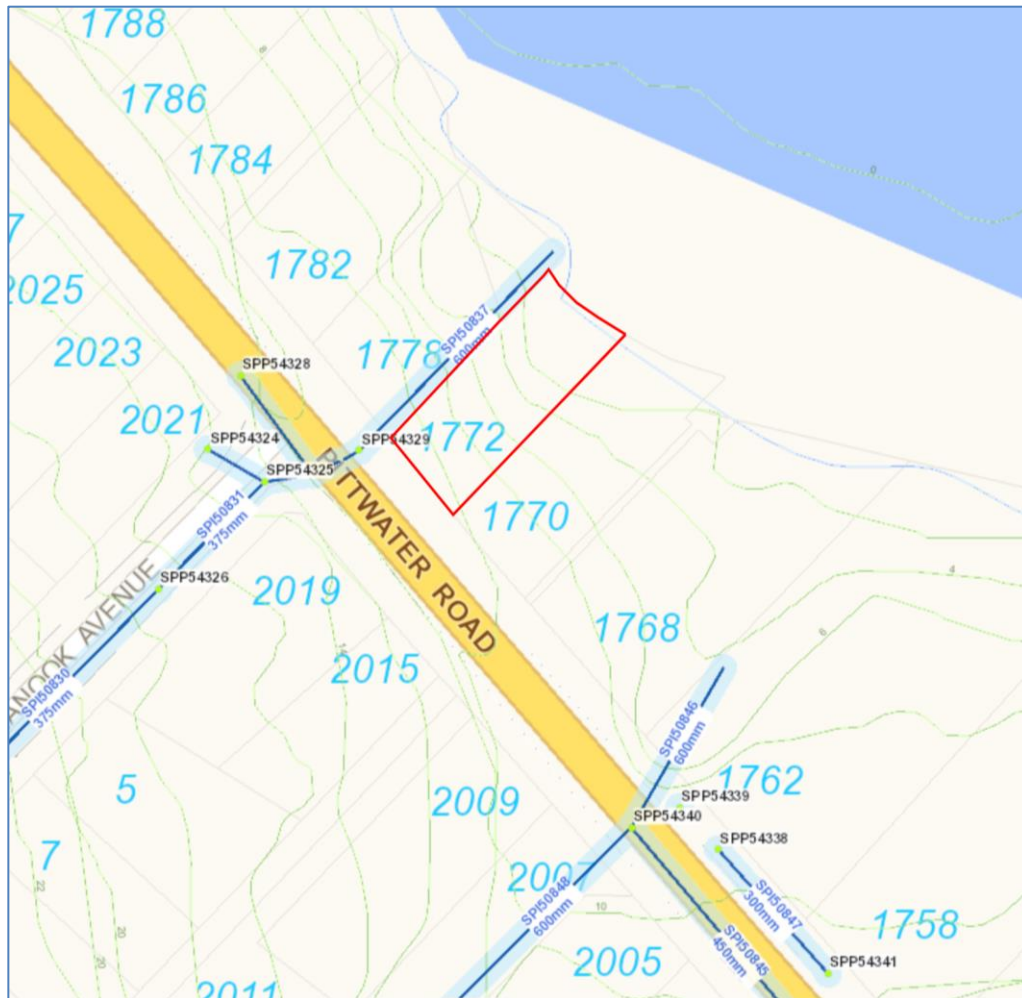
The reasons are as follows:

- **There are no less than 4 drainage easements** within 5 properties from 1768, 1770, 1772, 1778 and 1780 Pittwater Road, Bayview taking waters from the road and upslope to Pittwater. To insist on adding a 5th easement is both unnecessary and unreasonable in terms of a burden on the property of 1772 Pittwater Road. Refer to Figure 4.



Figure 4. Plan indicating 4 drainage easements in Blue, the subject site with Red outline

- At present, we are aware that only 2 of the easements between 1772 - 1778, and 1768 – 1762 are being utilised, evident by the outfalls into Pittwater at these locations and councils mapping. These drainage lines are not currently encountering any issues. Notwithstanding these easements, **the pit shown as SPP54324 in Figure 5 below is currently blocked** and prevents waters that should travel along SP150837 from their route to Pittwater, and in lieu these waters flood the pit and flow naturally down the SW side of Pittwater Road to SPP54340 at the bottom of the hill. This situation currently could overburden SP150846 but does not.



- If kerb and gutter is installed across 1772, it will fill the missing kerb and gutter between the existing 1778 and marry in to the kerb and gutter shown on the approved plans at 1770.

The combination of factors above provide justification for deletion of the condition and floodway through the subject site.

2. Minor amendments to the approved dwelling

There are numerous minor amendments proposed to the approved dwelling of DA2020/0014. None of these amendments result in any further impacts to adjoining properties, as they do not materially change the dwelling footprint, envelope or height. The changes are:

- Retain the existing swimming pool in lieu of demolish and replace with a new pool, relocate stair to rear boundary central to the site away from the neighbour
- Increase the number of solar panels on the roof from 18 to 27, on the same roof in the same location
- Decrease rumpus room in lieu of increased outdoor terrace to lower floor – no impact
- Replace door with window to lower floor bathroom – increased privacy
- Raise mid level to RL 6.50 from 6.40 – internal only
- Reduce open subfloor to lower floor – no impact
- Combine the bedroom-office and Master Bedroom into a single room, internal change to floor plan
- Increase glazing facing the water to Bedroom 1
- Raise top floor level to RL 9.75 from 9.55 – internal only with only 50mm change to maximum roof height.
- Delete path from road and reinstate with increased landscape
- Modify external wall material to NW to render
- Replace privacy screen over NW living room window with privacy blind
- Minor increase of maximum ridge 50mm to RL14.16, still well below existing maximum height
- Add external stair to East elevation side boundary to provide access from road level to rear yard in lieu of floodway

The changes are primarily internal layout modifications with minimal window relocations.

None of the changes affect the overall floor areas, window areas or orientations and therefore have no affect on the BASIX. The current BASIX certificate remains valid and does not need to be amended.

3.0 CONCLUSION

The proposal to make amendments to the approval DA2020/0014 have minimal or zero impacts to adjoining properties, and we submit that the application is therefore a **s4.55 1(A)**.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the locality. The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.

The application is therefore suitable for approval.