

STATEMENT OF
ENVIRONMENTAL
EFFECTS
TO ACCOMPANY
DEVELOPMENT
APPLICATION FOR
DOMESTIC SHED
AT
2 BLOODWOOD ROAD
INGLESIDE (LOT 1 DP
416586)

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INTRODUCTION

Subject Site

The subject site is described as 2 Bloodwood Road (Lot 1 DP 416586) Ingleside and is located on the eastern side of Bloodwood Road, directly south of the McGowen Road intersection.

The site encompasses an area of 2.028 hectares and contains an existing dwelling accessed from Bloodwood Road via an existing concrete driveway.

Significant vegetation is located on and around the subject site and the site is identified as being prone to attack by bushfire.

The proposal seeks consent for a shed to be used in conjunction with the existing dwelling on site for the storage of collectables and carrying out of hobbies by the site occupants including restoration works for the collected items.

No commercial or industrial uses are proposed.



EXTRACT FROM COUNCIL MAPPING WITH SUBJECT SITE OUTLINED

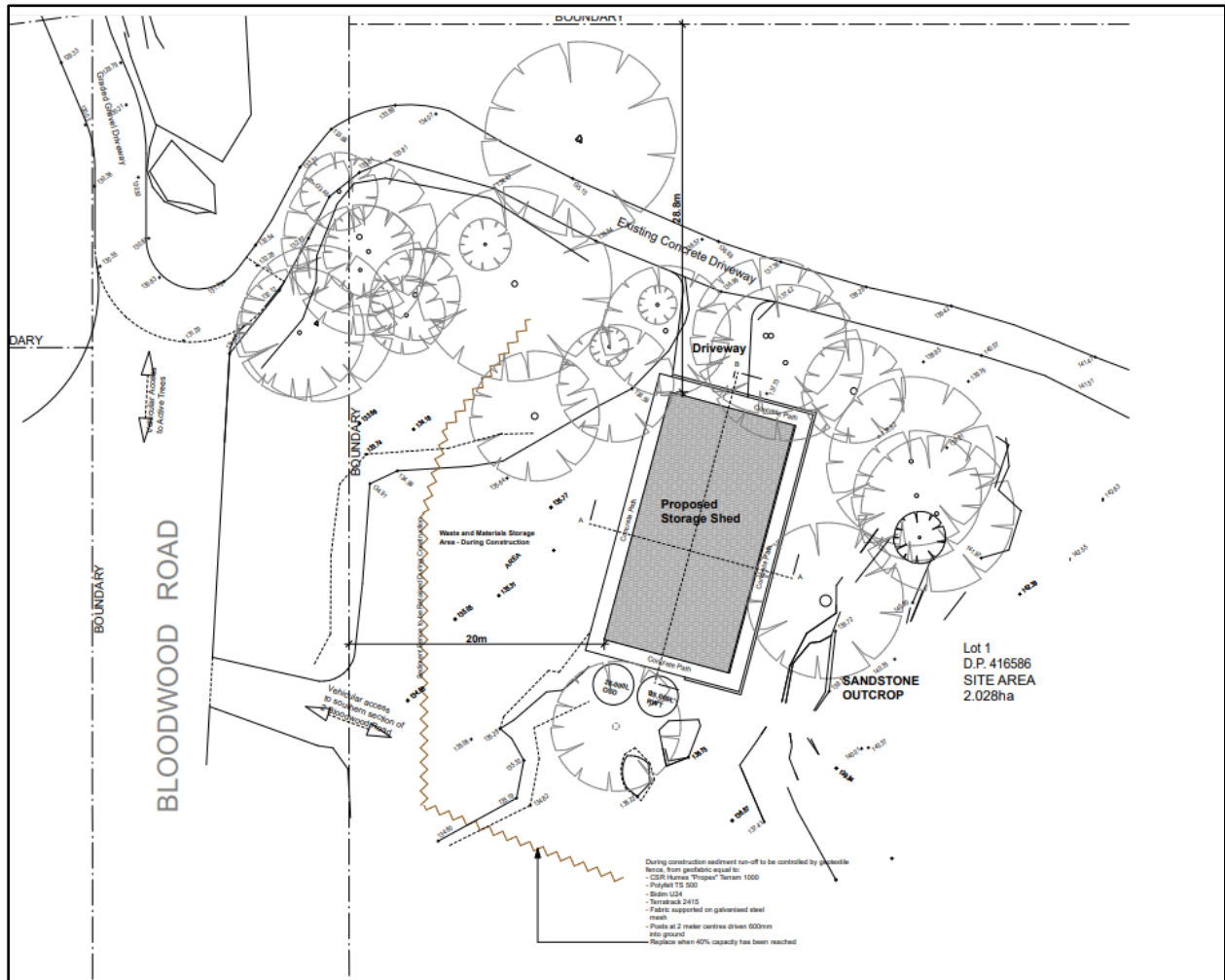
Zoning

The subject site is zoned RU2 – Rural Landscape under the Pittwater Local Environmental Plan 2014.

The proposal, an ancillary residential use is a permissible use in the RU2 zone.

The Proposal

The proposal seeks consent for a shed on site for the use of site residents for the storage and restoration of collectables and associated hobby uses.



SITE PLAN

Supporting documents include –

- Architectural Plans by MPD Architects
- Bushfire Report by Building Code and Bushfire Hazard Solutions
- AHIMS Search result
- PLEP 2014
- Pittwater DCP
- Biodiversity assessment by Waratah Eco Works
- Wastewater Report by Broadcrest Consulting.
- Geotechnical Engineers report

PLANNING ASSESSMENT

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of Land

The provisions of the above SEPP and in particular Clause 4.6 stipulate 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 potentially contaminated.

Given the history of residential use of the land, the site is not considered to be likely to be subject to contamination and any further investigation is not required at this stage.

PITTWATER LEP 2014

Zone RU2 Rural Landscape

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

Permitted without consent

Extensive agriculture; Home businesses; Home occupations

Permitted with consent

Agriculture; Animal boarding or training establishments; 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

RESPONSE

The proposal is for a permissible use, namely an ancillary residential use.

4.3 Height of buildings

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of

Buildings Map.

RESPONSE

The subject proposal is below the 8.5 m maximum building height development standard being 8.05 metres at its highest point.

4.9 Preservation of trees or vegetation

The proposal will have minimal impact upon existing trees and vegetation as the subject locality is already cleared of significant vegetation. The attached Biodiversity Assessment by Waratah Eco-Works provides a list of species of endemic nature to be planted on the site following completion of works.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Pittwater,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

RESPONSE

The proposal is accompanied by an AHIMS result (following page) confirming that no Aboriginal cultural heritage items are located on or in close proximity to the subject site.



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : BLOODWOOD ROAD

Client Service ID : 754329

Lance Doyle

Date: 17 February 2023

3A Kendall Road
Castle Cove New South Wales 2069

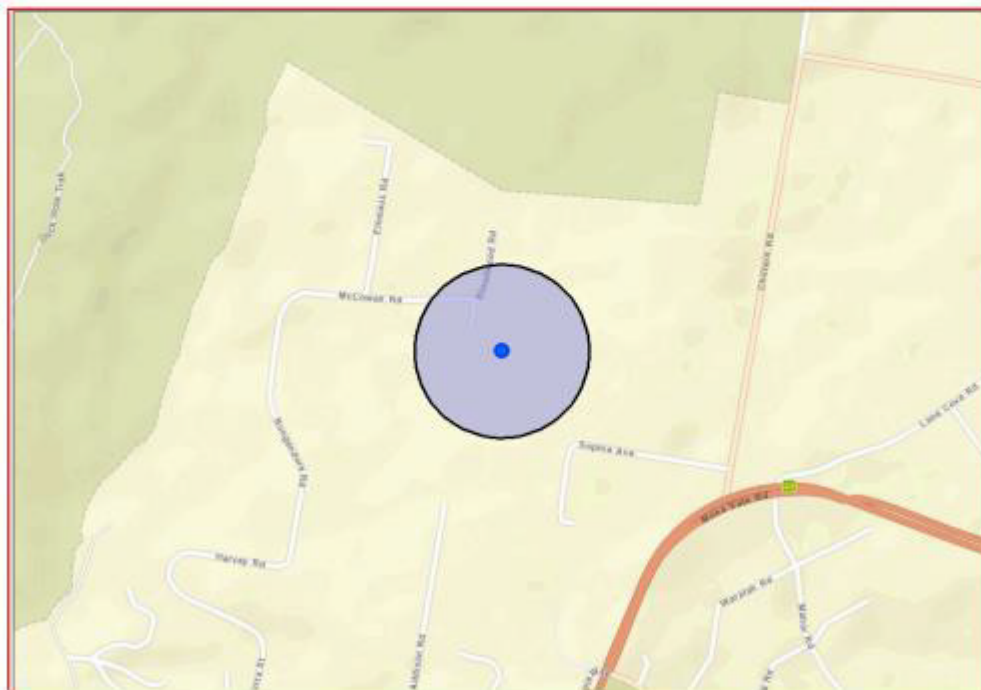
Attention: Lance Doyle

Email: lance@doyleconsulting.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 2 BLOODWOOD ROAD INGLESIDE 2101 with a Buffer of 200 meters, conducted by Lance Doyle on 17 February 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

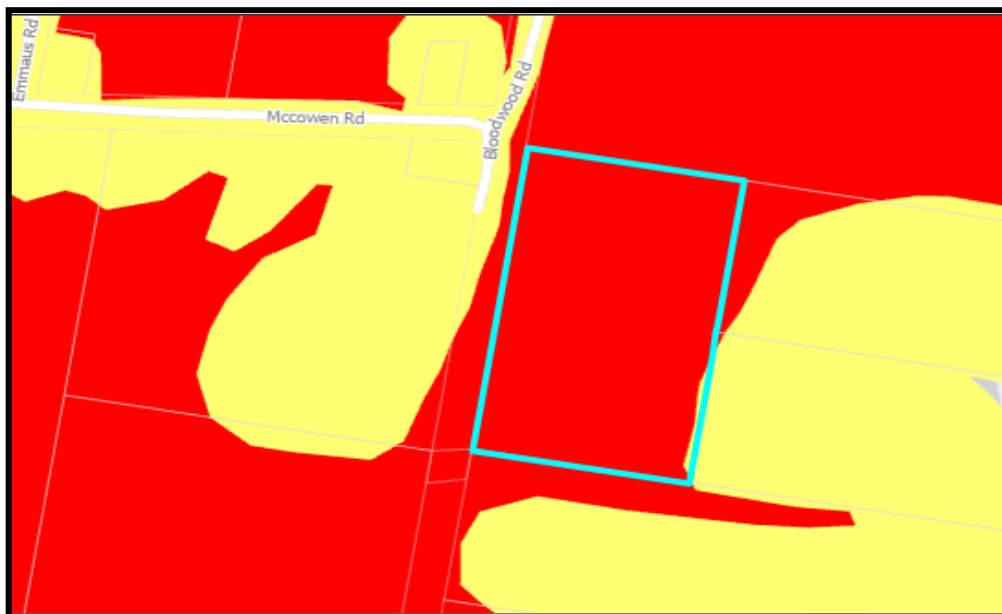
5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.

Note. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.

RESPONSE

Bush fire hazard reduction works will be part of the ongoing site management carried out by or under the direction of the site residents.



EXTRACT FROM NORTHERN BEACHES BUSHFIRE MAP SHOWING SITE LOCATION

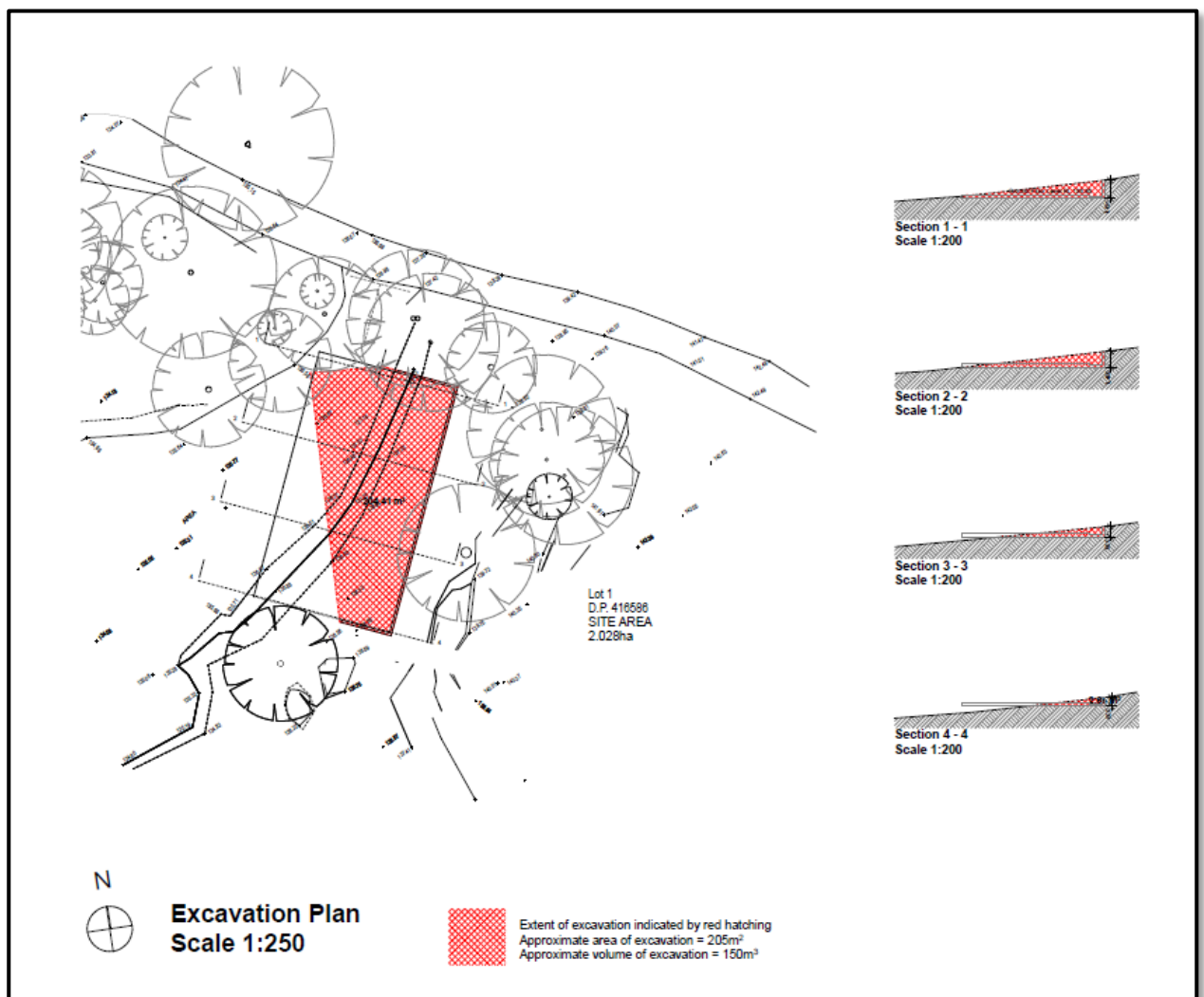
The submitted bushfire hazard report sets out the criteria for ensuring that the proposal is able to reasonably withstand an attack by bushfire.

The report also advises that the subject proposal, comprising a shed, over 6m from the dwelling on site, satisfies the provisions of *Planning for Bush Fire Protection 2019*.

7.2 – Earthworks

As can be readily ascertained from the architectural plans, the proposal has been crafted to ensure that its configuration and location are such that minimal excavation or filling will be required in order to give effect to the intent of this control.

The following extract from the submitted Excavation Plan provides Sections to provide sufficient information for Councils assessment.



7.6 Biodiversity protection

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by: protecting native fauna and flora, and protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats.

This clause applies to land identified as “Biodiversity” on the Biodiversity Map.

Before determining a development application for development on land to which this clause applies, the consent authority must consider:

whether the development is likely to have:

any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

any adverse impact on the habitat elements providing connectivity on the land, and

any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

the development is designed, sited and will be

managed to avoid any significant adverse environmental impact, or

if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

if that impact cannot be minimised - the development will be managed to mitigate that impact.

RESPONSE

A comprehensive assessment of the biodiversity values located on the subject site has been carried out by Waratah Eco-Works.

The biodiversity assessment provides the following conclusions/ recommendations.

- *From the plans provided and through onsite inspections it does not appear that the proposed building will have any negative impact on the local biodiversity.*
- *Clearing of undisturbed core bushland will not be required as the site is on a disturbed weed infested area.*
- *Ongoing weed control on the building site and in core areas of bushland surrounding the site should continue throughout the project and will be beneficial to the bushland condition.*
- *Landscape areas associated with the project should be planted out with locally indigenous species extracted from the species list in Appendix A (of the Report)*

- The effluent management area should be densely planted with suitable locally indigenous species (Section 4.1 of the Report).

PITTWATER 21 DEVELOPMENT CONTROL PLAN

6.3.1 Section A Introduction

6.3.2 A4.6 Ingleside Locality

6.3.3 Desired Character

The Ingleside locality will remain a low-density area consisting of rural residential, agricultural, horticultural and other permissible development on large lots in a natural landscaped setting, integrated with the landform and landscape. The high visual significance of the escarpment will be maintained, and development limited on this land. Development will also be limited in the "blue-hatched Area" due to a lack of infrastructure and small lot sizes. Community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Currently, few of these services exist, and development for anything other than a dwelling house will need to ensure that these services can be provided to the site. Care will need to be taken with future developments to ensure that outbuildings and ancillary recreational structures do not dominate the natural landscape and bushland setting.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale.

Single storey buildings will be preferred where the site has little opportunity for canopy trees or is visually prominent. Existing and new native vegetation, including canopy

trees, will be integrated with the development. Development shall maintain generous spatial separation of the built form and low site coverage on large lots. Contemporary buildings will utilise façade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like.

Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. Fencing where provided, shall enable the native fauna to pass through yet contain livestock animals where needed.

Heritage items and conservation areas indicative of the Guringai Aboriginal people, of early settlement, entrepreneurial and farming history in the locality, and the Baha'i House of Worship, will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

RESPONSE

The proposal is located on a site that provides a significant degree of habitat however the actual location of the subject structure is upon a part of the site that has been cleared and contains little vegetation of value and is typified by weeds as outlined in the attached Biodiversity Report.

The built form along with the sensitive colours and external finishes will be such that it satisfactorily integrates into its bushland locality which will be further bolstered by the proposed landscaping as recommended in the biodiversity report whilst being mindful of the risk of bushfire attack.

The final outcome will be a minimal footprint on a sensitive site to serve the needs of the site occupants which will endorse the outcomes sought by the Ingleside Locality Statement.

6.3.4 Section B General Controls

The General Controls applicable to the proposal are as follows-

B 3.1 Landslip Hazard

The proposal is accompanied by a report from a qualified and experienced geotechnical consultant as the subject site has been identified as Geotechnical Hazard H 1.

B3.2 Bushfire Hazard

The controls seek to achieve the outcomes: Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

RESPONSE

The proposal, being for a shed for use by site occupants is to be carried out in accordance with the following advices within the Bush Fire Assessment Report as follows-

The NCC defines a Class 10 building as a non-habitable building or structure such as a:

a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or

b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or

c. Class 10c – a private bush fire shelter

There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor

Outcomes

Conservation, enhancement and/or creation of habitats for locally native flora and fauna to ensure the long-term viability of locally native flora and fauna and their habitats.

RESPONSE

The importance of preserving flora and fauna habitat and

achieving a habitat that has been enhanced following the completion of the building works has been a central driver of the proposal.

The schedule of plant species to be introduced on to the site have been recommended by the applicant's environmental assessment consultant and will give effect to the above intent.

B6.3 Off-Street Vehicle Parking

Requirements Outcomes

An adequate number of parking and service spaces that meets the demands generated by the development.

RESPONSE

The subject proposal does not generate the need for additional carparking as the use is to be carried out by the current site occupants.

B8.1 Construction and Demolition - Excavation and

Landfill Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.

RESPONSE

Construction activities will be minimal due to the cleared nature of the subject site within the location of the proposed built form.

Site excavation is minimal and the overall disturbed footprint is contained within the existing disturbed area.

B8.3 Construction and Demolition - Waste Minimisation Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

RESPONSE

The proposal is accompanied by a Waste Management Plan.

B8.5 Construction and Demolition - Works in the Public Domain Outcomes

Protection of Infrastructure.

Ensuring Public Safety.

Compliance with the Roads Act 1993.

RESPONSE

No works in the public domain are proposed.

Section C Development Type Controls

The Design Criteria applicable to the proposal include the following:

C2.1 Landscaping Outcomes:

A built form softened and complemented by landscaping. Landscaping reflects the scale and form of development.

Landscape elements provided in accordance with an approved masterplan.

RESPONSE

The proposed landscaping is endorsed by the biodiversity investigation of the subject site which contains recommendations for species to be planted on the site to enhance its environmental capacity.

C2.2 Safety and Security Outcomes:

On-going safety and security of the Pittwater community. Opportunities for vandalism are minimised.

Inform applicants of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design, its principle strategies and legislative requirements.

RESPONSE

The location and floor plan of the subject building will enable surveillance of the surrounding locality and the site entry.

C2.5 View Sharing Outcomes:

A reasonable sharing of views from public places and living areas.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

RESPONSE

The proposal by virtue of its location which is not within any public or private view corridors will have no impact on view sharing.

C 2.9 Waste and Recycling

Facilities Outcomes:

To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development.

RESPONSE

The accompanying Waste Management Plan provides further details.

C2.10 Pollution Control Outcomes:

Development that does not adversely impact on public health, the environment or other lands.

RESPONSE

The proposed use does not require any significant plant or

equipment nor engage in any activities which are likely to materially impact upon the locality in terms of public health or the environment.

3.4 Section D Locality Specific Development Controls D6.1

Character as Viewed from A Public Place Outcomes:

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.

To enhance the existing streetscapes and promote a scale and density that is in scale 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.

High quality buildings designed and built for the natural context and any natural hazards.

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.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain

elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

RESPONSE

The proposal is compliant with the provisions of the DCP in terms of height, setbacks to the front boundary (20 m) and side boundary setbacks to achieve a completed proposal that will be significantly landscaped with endemic species in order to satisfy the above controls.

D6.3 Building colours and materials

Outcomes:

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 complements and enhances the visual character 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.

RESPONSE

The proposal is accompanied by a schedule of external finishes.

SECTION 4.15 EVALUATION

7.8 Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

RESPONSE

The relevant provisions of the applicable SEPPs and the PLEP 2014 have been addressed in the body of this Statement.

- (iii) any development control plan,*

RESPONSE

The relevant provisions of the Pittwater 21DCP have been addressed in the body of this Statement.

and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,

RESPONSE

No planning agreements apply to the proposal
and

- (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

RESPONSE

The relevant regulations have been given due regard in the construction of this Statement.

and

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

RESPONSE

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts.

- (c) *the suitability of the site for the development,*

RESPONSE

The subject site, by virtue of its existing cleared areas, topography and locality is suitable for the proposal.

- (d) *any submissions made in accordance with this Act or the regulations,*

RESPONSE

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

- (e) *the public interest.*

RESPONSE

The proposal endorses the public interest by developing a part of the subject site which is devoid of any significant vegetation and proposes significant revegetation thereby minimizing any material impacts.

Environmental Planning Instruments

The proposal is a permissible use in the RU2 zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the location of the works which will ensure the retention of the remainder of the subject site outside the proposed footprint.

Impact on the Built Environment.

Scenic qualities – the proposal is consistent with the current and future character of the locality as expressed within the provisions of the Local Environmental Plan and the Desired Future Character as expressed within the Development Control Plan.

Compatibility with adjacent land uses – The proposal is for an ancillary residential use which will retain compatibility with any nearby residential uses.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing cleared areas,

topography and locality is suitable for the proposal.

6.0 CONCLUSION

The subject proposal for a shed to be used for storage of collectables and associated hobbies by site residents has been sensitively crafted and given due regard to the environmental capacity of the site and the surrounding locality is such that the proposal is worthy of consent.

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JANUARY 2025