

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 1 – Development Application Submission Details

Property:	41 Robertson Road, Scotland Island, NSW 2105
Legal description:	Lot 301 in DP 514985
Site area:	1,378m ² .
Type of development:	Local development
Development description:	Additions and alterations to the existing dwelling
Construction budget:	\$447,314.09
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / email: contact@jdesa.com.au)
Owner:	Peta Jean Crafter
Our reference:	2305

Documents comprising the development application:

1. A Statement of Environmental Effects, this document, prepared by James de Soyres & Associates Pty Ltd;
2. Northern Beaches Council's cost summary report form prepared by DuoTax Cost Consultants and dated 20 December 2023
3. Northern Beaches Council's Owners Consent Form signed by the owner.
4. A BASIX Certificate no A1731261 prepared by James de Soyres & Associates Pty Ltd and issued on 20 December 2023
5. A Boundary Identification and Detail Level Survey prepared by H & S Land Surveyors Pty Ltd ref: 23082 and dated 24/8/23.
6. A bushfire fire risk assessment prepared by Bushfire Planning Services Pty Ltd, ref 4562 and dated 15 December 2023
7. A geotechnical risk assessment including Geotechnical Risk Management Policy for Pittwater Forms Nos.1 and 1(a) prepared by Crozier Geotechnical Consultants Pty Ltd, ref: 2012-074-1 and dated 13 December 2023
8. A waste management plan prepared by James de Soyres and Associates and dated 20.12.23
9. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 20/12/2023

Drawing Number	Drawing Title
2305 DA-01	Site and Site Analysis Plan
2305 DA-02	Shadow Diagrams – June 21st

2305 DA-10	Basement Floor Plan
2305 DA-11	Ground Floor Plan
2305 DA-12	First Floor Plan
2305 DA-13	Roof Plan
2305 DA-14	Existing Ground Floor Plan
2305 DA-20	North and East Elevations and Finishes Schedule
2305 DA-21	South and West Elevations
2305 DA-30	Sections A-A, B-B, C-C and D-D
2305 DA-31	Sections X-X and Y-Y
2305 DA-40	Photomontage – View from Pittwater

Section 2 – Property Description

1. Total area of the site: 1,378m²
2. Brief description of the site and surrounding area:

The elongated triangular shaped site is located on the north western side of Scotland Island. The site slopes gently in the vicinity of the house, between 5.5 and 6 degrees, before dropping to the foreshore through a steeper bank of between 25 and 30 degrees. In the foreshore area there is a sandstone sea wall, boatshed, skid ramp and jetty structure. On the eastern side of the site there is a cluster of trees, mainly spotted gums and two more significant trees near to the north-western corner. The rear (street side) yard is landscaped with tiered lawns, water tanks and trees that form a screen around this area. A gate leads out onto Robertson Road

To the West, no 39 Robertson Road has a single storey dwelling, clad in timber with a metal roof, which is situated at a similar position on its property to that of the subject one. To the East, no 43 Robertson Road is a timber clad residence with a metal roof which is located further upslope than the subject dwelling. Robertson Road to the rear is an unpaved track.

The current dwelling and boatshed were completed in 2014 as an extensive renovation of the original house under DA N0168-12 and modified under S96 N0168-12-S96-1 and S96 N0168-12-S96-2. The renovation works included a new wastewater treatment and dispersal system. The sea wall and jetty have been constructed under separate development applications.

Section 3 – Development Proposal

The development proposal comprises the following components:

1. Demolish the existing bedroom in the middle of the western side of the house to make way for a staircase leading to a new bedroom with wardrobes and an ensuite in a first-floor addition.
2. Convert the remainder of the original bedroom into a garden storage area (Store 4), accessible from the outside.
3. Replace some of the ground floor fibre-cement cladding with stone veneer cladding.

Section 4 – Statutory Planning Framework

The property is zoned C3 – Environmental Management in the Pittwater Local Environment Plan (LEP) 2014 and it is subject to potential bushfire and estuarine risk hazards.

The property is also subject to the planning controls set out in Pittwater 21 Development Control Plan (Pittwater 21 DCP) adopted on 8 December 2003 and last amended with effect from 18 January 2021. The property lies within the Lower Western Foreshores and Scotland Island Locality, D8, of the Plan.

The development proposal is discussed within the context of the applicable and relevant development controls set out in LEP and Pittwater 21 DCP for the following declared works: additions and alterations to the dwelling.

Control	Comments
LEP clause 4.3 Height of Buildings	The maximum height of the renovated dwelling will be 8.45m above existing ground level and has been designed to fit below the control of 8.5m above existing ground level.
LEP clause 7.6 Biodiversity Protection	<p>The proposed development is for a first-floor addition to an existing building which maintains the established footprint of the structure. The minor works at ground level will have no impact on the landscaped area.</p> <p>No vegetation or tree removal is proposed.</p>
LEP clause 7.10 Essential Services	<p>The existing on-site wastewater management system was installed as part of the works completed in 2014.</p> <p>The proposed development will remove one bedroom and add a new one so there will be no change in the occupant load. The system was designed for an occupant load of 10 people, more than would be expected for a 5 bedroom house.</p>
B3.6 Contaminated Land and Potentially Contaminated Land	The site has been used for residential purposes for a significant period. No other use for the land has been identified.
B3.7 Estuarine Hazard – Low Density Residential	The proposed works are all located above the existing ground floor level of AHD +11.40, well above the estuarine planning level.
B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community	<p>The proposed development is for a first-floor addition to an existing building which maintains the established footprint of the structure. The minor works at ground level will have no impact on the landscaped area.</p> <p>No vegetation or tree removal is proposed.</p>
B4.16 Seagrass Conservation	No works are proposed forward of the foreshore building line and there will be no impact on any seagrass beds.
B4.19 Estuarine Habitat	No works are proposed forward of the foreshore building line and there will be no impact on any estuarine habitats.

B5.13 Development on Waterfront Land	No development on waterfront land is proposed.
B8.1 Construction and Demolition – Excavation and Landfill	The development proposal does not involve any works below ground level.
B8.3 Construction and Demolition – Waste Minimisation	Waste minimization measures will be introduced in accordance with this control. Materials will be re-used on site where possible.
B8.4 Construction and Demolition – Site Fencing and Security	The existing fences will be retained and appropriate fencing will be erected and maintained for the duration of the construction period.
B8.6 Construction and Demolition – Traffic Management Plan	N/A, a plan will not be required since there is no excavation or fill required as part of the works
C1.1 Landscaping	The existing established landscaping is to be retained.
C1.2 Safety and Security	The design allows opportunities for casual surveillance and adequate lighting.
C1.3 View Sharing	The proposed development maintains the general configuration of the existing property. The surrounding established trees will screen the proposed first floor addition from neighbouring properties such that views are not impacted.
C1.4 Solar Access	The main private open space of the dwelling and the main private open space of the adjoining dwelling will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 st .
C1.5 Visual Privacy	<p>The proposed addition will be screened from the properties to the east and the south by existing trees.</p> <p>The proposed new windows facing west are set back from the side boundary and screened from overlooking by the existing roof structure which will be retained and established plantings.</p>
C1.6 Acoustic Privacy	No additional noise generating equipment is proposed.
C1.7 Private Open Space	More than 80m ² of private open space is available on site.
C1.12 Waste and Recycling Facilities	As existing.
C1.13 Pollution Control	The proposed development complies with this control.
C1.23 Eaves	There will be eaves of 450mm or more on each elevation.
C1.25 Plant, Equipment Boxes and Lift Over-run	No roof top plant is proposed.
D8.1 Character as Viewed from a Public	The proposed additions are to a dwelling that is already set in landscaped grounds that provide screening and a

Place	bushland setting. There will be little perceptible change in the appearance from either the street or Pittwater.
D8.3 Building Colours and Materials	The exterior finishes and materials of the new structures will match those of the existing building using natural sandstone and door coloured wall and roof cladding materials.
D8.5 Front Building Line	The proposed building maintains the existing front setback which is more than 6.5m from the street boundary.
D8.6 Side and Rear Building Lines	As existing.
D8.8 Building Envelope	The proposed first floor addition complies with this control except for a small portion of the roof and eaves over the new stairs as shown on Section C-C. the limited extent of this non-compliance means the desired outcomes of the control are still achieved.
D8.9 Landscaped Area	As existing.
D8.10 Fences	None are proposed
D8.11 Construction, Retaining Walls, Terracing and Undercroft Areas	None are proposed
D8.13 Stormwater Overflow	The stormwater system was upgraded as part of the renovations completed in 2014 to include an entirely new system with stormwater collection and overflow dispersion control. No additional roof area will be created by this development which will be connected into the existing system at the same points.
D8.15 Site Disturbance	None
D8.16 Scenic Protection – Category One Areas	The first-floor addition to the dwelling will maintain the existing landscaped character of the site which features a group of mature trees, mainly spotted gums, that screen the development from Pittwater.



Figure 1: Proposed development from Pittwater

The dark coloured finishes will match the existing and help the development to visually recede into the bushland setting.

Section 5 – SEPP (Resilience and Hazards) 2021 – Coastal Environment Area and Coastal Use Area

The site lies within land designated as Coastal Environment and Coastal Use areas identified in the SEPP (Resilience and Hazards) 2021 policy maps.

In consideration of Division 3, Development on Land within the Coastal Environment Area, the proposed development will not have any adverse impact on:-

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
- (b) coastal environmental values and natural coastal processes,
- (c) the water quality of the marine estate
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- (f) Aboriginal cultural heritage, practices and places,
- (g) the use of the surf zone.

In consideration of Division 4, Development on Land within the Coastal Use Area, the proposed development will not have any adverse impact on:-

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
- (iv) Aboriginal cultural heritage, practices and places,
- (v) cultural and built environment heritage.

In consideration of Division 5, General, the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

We submit that the proposed development fully complies with the SEPP (Resilience and Hazards) 2021

Section 5 – Conclusion

This proposal is for a first-floor addition to a dwelling that maintains the existing footprint and the established landscaping. There will be no change to the number of bedrooms or modifications required to the essential services on the site.

The proposal achieves the desired future character of the area of low-density dwellings in a landscaped setting. The first-floor addition is of a minor scale and when combined with the dark natural materials palette it will harmonise with the natural environment.

James de Soyres

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