

Statement of Environmental Effects (SEE)

Date: September 22, 2021

Owners: Mr & Mrs Konareva

Subject Property: Lot 4, DP 567442
23 Baroona Road, Church Point 2105

Planning Controls: Pittwater Local Environmental Plan 2014
Pittwater Development Control Plan

1. Site suitability

The site is Zoned R5 - Large Lot Residential and is in the Church Point locality.

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- 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.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

The site is located at the end of Baroona Road, Church Point off an access handle.

The subject site is an irregular shaped block with an area of 3709m². The site slopes from the northwest boundary to the southeastern boundary. Erected on the property is a single dwelling house and carport.

The proposal seeks approval for renovations & additions to the existing Dwelling.

We believe the dwelling has been designed to be compatible with the surrounding development.

2. Present and Previous Uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site.

No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is in the zone R5 - Large Lot Residential. Under this Category, the proposed use is permissible.

The proposal is for a renovations & additions to the existing Dwelling and consists of:

LOWER GROUND:

The construction of:

Alterations & Additions to side of residence forming a new Terrace and new external steps & landings off the existing Pool/Spa room & Rumpus room.

Alterations & additions to form new Lift to access all levels; a new internal staircase; new sitting/change area with floor level to match existing Pool & Rumpus floor level; new Shower Room off the existing Sauna & Toilet and refurbishment of the Toilet; Square off the existing Rumpus room to form larger Rumpus room; alterations to external wall & Windows of the Pool/Spa room & Rumpus room.

GROUND FLOOR:

The construction of:

Alterations & Additions to side of residence forming a new Balcony & Terrace and new external Steps down to Lower Ground Floor Landing.

Alterations & Additions to form new - Double Garage; Entry Foyer; Dining; Family & Kitchen with Pantry; a Library; Store; Lift; internal Staircase; Powder room; Laundry; with alterations to form a Guest Bedroom and a Hallway.

Remove floor & ceiling as required to raise floor level to match existing Lounge room floor level.

FIRST FLOOR:

The construction of:

Alterations & Addition of a First Floor forming a Master Suite with Ensuite and Walk in Robe, a new Sitting room & Void over the Ground Floor Dining room; Living room & Lift; internal Staircase; a Games room; two Bedrooms each with Ensuite and Built in Robe.

Additions to side of residence forming a new Balcony off the Bedrooms and a new Balcony off the Master Bedroom suite.

The proposed alterations & additions to the dwelling has been designed to generally comply with councils building height planes, setbacks and building envelope controls, open space requirements, landscaping requirements, cut and fill + car parking requirements.

Please see compliance table below + site plan, floor plans and elevations for further information.

Compliance table:

Built Form Standard	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	3709m ²	Y	
Housing Density dwelling/m ²	4000m ²	N	Existing
Impervious area m ²	660.65m ² / 20%	Y	
Maximum building height 8.5m	12.74	N	
Maximum Floor area of Residence	572m ²	Y	Secondary Dwelling Under construction
Secondary Dwelling	87.3m ²	Y	
Rear building setback m	Approx. 58m	Y	
Minimum side boundary setback	Residence- 7.55m Balcony- 5.335m	Y	
Private open space m ²	146m ²	Y	
% of landscape area %	2699.95m ² / 80%	Y	
Maximum cut into ground m	0.93m	Y	
Maximum depth of fill m	0.77m.	Y	
Number of car spaces provided	3	Y	1 space in carport used by Second dwelling
<p><i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i></p>			

Other Factors effecting the land

LEP Part 7.1 Acid Sulfate Soils - Class 5

LEP Part 7.7 Geotechnical Hazard H1

DCP B3.11 Flood Prone Land - Low and Medium Risk

See Geotechnical Assessment Report & Flood Risk Management Report lodged with the Development Application.

4. Access and Parking

Existing access to and from the subject site is in the form of a driveway and access handle off Barooka Road. This will remain for proposed access to and from the subject site. Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Placement of windows has also been considered in the design to reduce loss of privacy to adjoining properties.

Acoustic privacy:

Acoustic privacy and placement of outdoor living areas have been considered in the design.

Views:

The impact of the proposed development on views from adjoining and nearby properties have been considered. Due to the typography of the site and the location of adjoining homes, views from adjoining properties will be retained.

Overshadowing:

We believe the effect of additional shadow cast from the proposed additions will not have any adverse effect on the adjoining properties.

6. Air and noise

Air quality and noise projected from the site shall not change or have such minimal impact that it is unlikely to impact any adjoining properties as the proposed use of the site will remain unchanged. The secondary dwelling is located over 15m from any adjoining properties and over 28m to the rear boundary.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged and the works will cause minimal impact or disturbance to existing ground levels.

A Geotechnical report has been submitted with the application and it outlines what will be required to comply with (Acid sulphate soils – Class 5), (Geotechnical hazards - H1) of the Pittwater DC. Northern Beaches Council Flood Hazard Map – Low and Medium Risk.

8. Energy efficiency

Orientation of the proposed secondary dwelling shall be north west / south east and has been considered in the design in terms of window placement and sun/shade control.

R2 insulation batts will be used in all external walls, and R3 insulation batts above all new ceilings. Placement of windows has been considered to help with natural ventilation.

New lighting will generally be low voltage to assist with energy efficiency.

New water heating will be Gas Instantaneous.

9. Biodiversity Protection

The site is in a terrestrial biodiversity protection zone.

Part 7.6 of the DCP - Biodiversity protection states.

1. The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:
 1. protecting native fauna and flora, and
 2. protecting the ecological processes necessary for their continued existence, and
 3. encouraging the conservation and recovery of native fauna and flora and their habitats.
2. This clause applies to land identified as “Biodiversity” on the Biodiversity Map.
3. Before determining a development application for development on land to which this clause applies, the consent authority must consider:
 1. whether the development is likely to have:
 1. any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

2. any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
3. any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
4. any adverse impact on the habitat elements providing connectivity on the land, and
2. any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
4. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 1. the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 2. 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
 3. if that impact cannot be minimised - the development will be managed to mitigate that impact

The proposal has been designed to ensure that the above objectives are met.

The dwelling will be over existing hardstand area or grassed area. The removing of the 5 non-significant trees is unlikely to impact the ecological processes necessary for their continued existence nor is it likely to impact the recovery of native flora and fauna or their habitats and we believe it will not impact on flora and fauna.

An Arborist report has been submitted with the application.

See Arborists Report lodged with the Development Application.

10. Waste management

Existing council waste collection will remain in place for the subject site.

11. Conclusion

Having regard for all of the above we believe that this development complies with the objectives of both the Pittwater LEP 2014 and the Pittwater DCP and that the proposed secondary dwelling not have any adverse effect on the built or natural environment while meeting the owners needs and those of the council's planning controls.

Therefore, council's favorable consideration is sought.