

STATEMENT OF ENVIRONMENTAL EFFECTS

OF

PROPOSED NEW SECONDARY DWELLING

FOR

ANTJE KUEHNAST & MARKUS BISPING

AT

9 WAKOOKA AVE
ELANORA HEIGHTS

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This Statement of Environmental Effects describes a proposal for a new secondary dwelling at 9 Wakooka Ave, Elanora Heights

It should be read in conjunction with the architectural drawings and documents outlined below:

Application Form

Statement of Environmental Effects - prepared by Envirotecture

Survey Plan - by C.M.S Surveyors

Architectural Plans - architectural plans prepared by Envirotecture

A4 Notification Plans - plans prepared by Envirotecture

Arborist Report and Aboricultural Impact Plan - prepared by Elke Landscape Architect

Solar Access Diagrams - included in architectural plans

Stormwater Report – prepared by ADCAR Consulting Engineering

Colour and Materials Schedule - prepared by Envirotecture

A. DEVELOPMENT APPLICATION

A.1 Site details and description

Lot No.1 in DP 243271

9 Wakooka Avenue, Elanora Heights

Site area 1776m².

Zone R2 Low Density Residential;

Current use is residential;

Rear aspect is to the south across the Deep Creek bushland.

Affected by the following hazards:

- Geotechnical Hazard H1
- Flood Prone Land
- Bushfire Prone Land – BAL29



(figure 1 – source Six Maps)

Currently the site contains a single level brick veneer dwelling with a separate garage and a swimming pool.

A.2 Proposed development description

Proposed structure

The proposed development is for a new 55m² one bedroom secondary dwelling at the front of the property. It has been carefully designed in collaboration with the architects, arborist, bushfire and stormwater consultants to ensure any impacts are minimised. The client brief called for a building that sits within and respects the landscape.

The structure is to be timber framed on piers and therefore requires minimal excavation.

Bulk and scale

The dwelling has been designed to minimise the bulk and scale of the building's public elevation and any impact on neighboring properties.

It achieves this with a roof form that follows the slope of the block and the use of natural colours to blend with the surrounding landscape.

Impact on adjacent properties

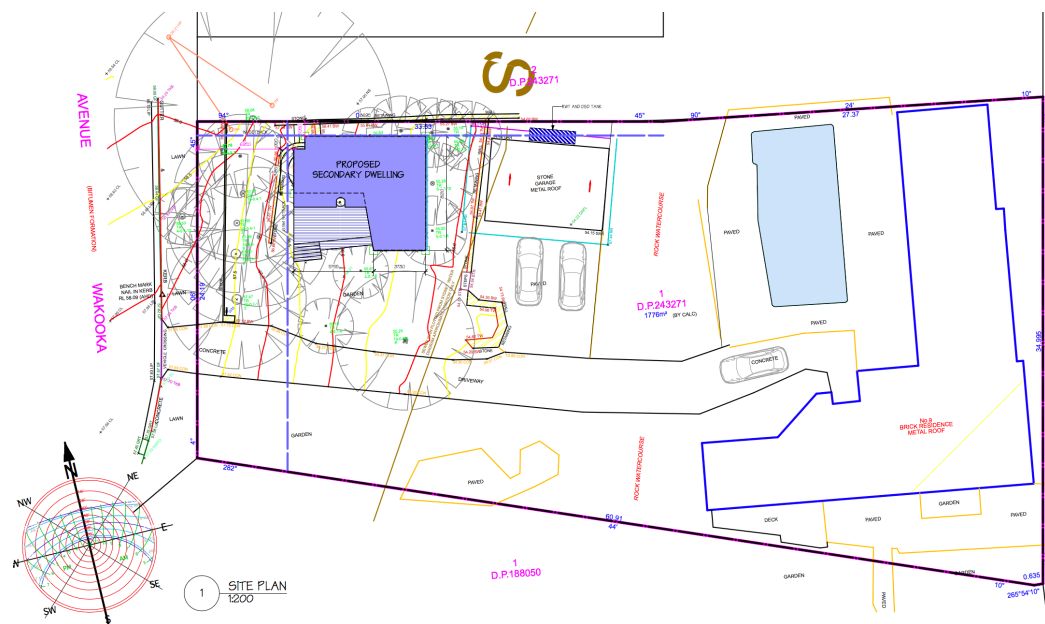
The property to the north at 11 Wakooka Avenue does not have its views or solar access impacted by the proposed dwelling (Refer to Shadow Diagrams accompanying this Development Application).

Setbacks

The proposed dwelling complies with the required front and side setbacks.

Height

The proposed dwelling complies with the maximum height allowance under the Pittwater LEP 2014.



B. RESPONSE TO PITTWATER LOCAL ENVIRONMENT PLAN 2014

This section considers the aims and relevant controls contained in Pittwater Local Environment Plan 2014, and responds as appropriate.

Note that numbering below is taken from the Pittwater LEP 2014.

2 Permitted and prohibited development

The site is zoned E2 - Low Density Residential.

The proposal is for a new secondary dwelling, which is permitted with consent in the Pittwater LEP 2014.

The proposal is therefore permissible.

4.3 Height of buildings

Objectives

(1) The objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

Response

The site is located on Map HOB_013 in Area I, which has a building height limit of 8.5m.

The proposed dwelling has a maximum height of 4.32m above the existing ground level and complies with the LEP Height limit.

Refer to the following architectural plans for accurate CAD modeling of compliance of the proposed building forms (all details and levels are in accordance with the survey):

Drawing Nos.: **K33-DA 85.01 – Compliance**

5.10 Heritage conservation

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 subject site is not on the register of buildings or sites of the NSW Heritage Office.

The subject site is not on the register of places of Aboriginal significance.

The proposed development will have no detrimental affect on the cultural or natural heritage values of Elanora Heights Locality and so the objectives are achieved.

7.1 Acid sulfate soils

Objectives

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Pittwater Council acid sulfate soil mapping shows the subject property to be a Class 5 site.

Development consent is required for any proposed works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the water table is likely to be lowered below 1.0m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Response

With excavation only required for pier footings, the water table will not be affected. Experience of the locality indicates that the water table is lower than the depth of excavation proposed.

7.2 Earthworks

Objectives

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Response

No earthworks are required for the proposed secondary dwelling and excavation is only required for pier footings.

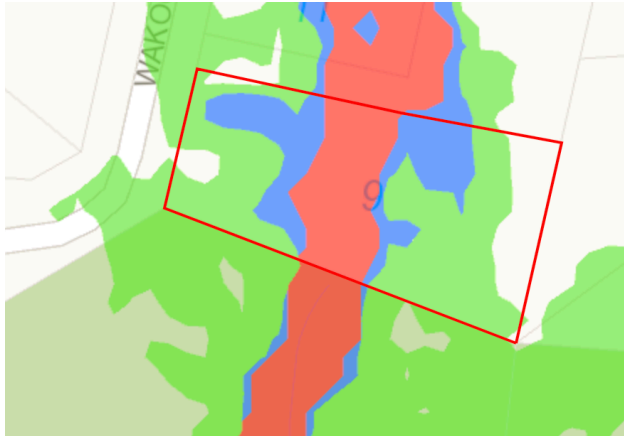
7.3 Flood Planning

Objectives

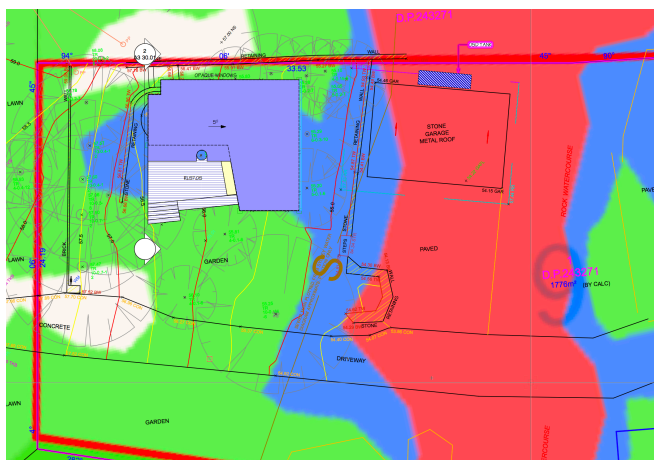
- (1) The objectives of this clause are as follows:
- (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.

Response

The subject site contains flooding levels varying from low to high risk due to a rock watercourse which runs through the site as shown in image below.



Sourced from <https://services.northernbeaches.nsw.gov.au/icongis/index.html> 17/01/2019



The proposed development falls on low and medium floor risk areas as shown above.

The proposed structure is to be between 500mm and 1500mm above ground supported by piers on concrete footings with an open subfloor. The only excavation will be for the footings and the secondary dwelling will not impact on any overland water flows.

The underside of all floors including balconies and decks are to be above the Flood Planning Level to allow clear passage of the floodwaters under the building.

Proposed structures will be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, flowing water with debris, buoyancy and immersion.

Structural certification shall be provided confirming the above with the Construction Certificate application.

All new electrical equipment, power points, wiring, and connections will be waterproofed and/or located above the Flood Planning Level.

Within the high risk flood zone, a rainwater and OSD tank is proposed to be located against the rear of the existing garage wall. This location ensures there will be no interruption of natural water flow.

7.6 Biodiversity protection

Objectives

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

Response

The site is not identified on the PLEP Biodiversity map.

7.7 Geotechnical hazards

Objectives

- (1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:
- (a) matches the underlying geotechnical conditions of the land, and
 - (b) is restricted on unsuitable land, and
 - (c) does not endanger life or property.

Response

This clause applies to the subject site, which is identified as "Geotechnical Hazard H1" on the Geotechnical Hazard Map.

The proposed secondary dwelling has been designed to place minimal impact on the site. It is to be built from lightweight construction materials and requires no earthworks except the excavation of pier footings.

Wastewater is to connect with existing services on site and stormwater directed to a rainwater and OSD tank as per Stormwater Plans accompanying this Development Application.

It is considered that with the construction outlined above the objectives of this clause will be achieved.

7.10 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Response

The proposed development does not alter or limit the extent to which any or all of these essential services are already provided to the subject site, thus achieving the objective.

C. RESPONSE TO PITTWATER 21 DCP 2014

This section considers the aims and any controls contained in Pittwater 21 Development Control Plan - 2014, and responds where relevant.

Note that numbering below is taken from the Pittwater 21 DCP - 2014.

Section A Shaping Development in Pittwater

A1.7 Considerations before consent is granted

Before granting development consent, Council must be satisfied that the development is consistent with:

- Pittwater Local Environmental Plan 2014; and - the desired character of the Locality; and - the development controls applicable to the development.

Council will also have regard to Section 79C of the *Environmental Planning and Assessment Act 1979*.

Before granting consent for development within a Locality, Council may consider the provisions of a neighbouring Locality to the extent to which it affects the subject site.

Response

It is considered that the proposal fully achieves or is consistent with the Pittwater Local Environmental Plan 2014, the desired character of the Locality, and the development controls applicable to the development.

A4.5 Elanora Heights Locality

The subject site sits within the Elanora Heights Locality.

The relevant key elements of the Desired Future Character Statement contained in the Pittwater 21 DCP - 2014 for this locality are summarised as follows:

- Remain primarily a low-density residential area
- Dwelling houses a maximum of two storeys in a landscaped setting, integrated with the landform and landscape
- Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations
- Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport
- Future development to be below the tree canopy, minimise bulk and scale.
- Existing and new native vegetation integrated with the development.
- Contemporary buildings will utilise facade 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 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.
- Balance landforms, landscapes, natural environment, and development of land.
- Locally native tree canopy and vegetation will be retained and enhanced

Response

The proposed dwelling is consistent with the desired future character of Elanora Heights Locality in the following ways:

- Maintains the low density single residential character.
- The secondary dwelling will be integrated with the surrounding landscape.
- The proposal sits below the tree canopy.
- Bulk and scale are commensurate with the residential character of the locality.
- The modulation in the walls, and variation in cladding pattern and colour reduce apparent bulk and add visual interest.
- The colours and textures will harmonise with the colours of the surrounding bush and rock faces.

The control's objective is therefore achieved.

A5.1 Exhibition, Advertisement and Notification of Applications Outcomes

Outcomes

To achieve desirable and reasonable planning outcomes for development on the Northern Beaches; to provide the opportunity for public participation in the planning process that is appropriate to the type, location and form of development proposed; to provide transparent, consistent and efficient procedures for the exhibition of applications.

Response

The required signage will be posted on the street frontage as is normally required. All applications will be available online via Council's website. The posting online of information relating to applications will be consistent with relevant legislation. The Development Application will meet the required minimum standards for notification outlined in the DCP.

Section B General Controls

B1.3 Heritage Conservation - General

Controls

If a property, the subject of a development application, is identified as possibly meeting any of the criteria for heritage listing (encompassing the four values of the Burra Charter, being historical, aesthetic, scientific and social significance) then additional independent information on the potential heritage significance may be requested. If the property meets the criteria for heritage listing then development control B1.1 of this DCP will apply.

Response

The subject property has no heritage listing.

B1.4 Aboriginal Heritage Significance

Controls

If a property, the subject of a development application is identified as possibly meeting any of the criteria for being a potential Aboriginal place or containing an Aboriginal object then

additional independent information on the potential heritage significance may be requested.

If a property, the subject of a development application, is in the vicinity of an identified or potential Aboriginal place of heritage significance or Aboriginal object then additional independent information on the potential heritage significance may be requested.

Response

The subject site has no record of any Aboriginal artifacts, carvings, paintings or other items of archeological, cultural or historical interest.

The site analysis plan (included in this Application) indicates that the features listed (cliff line/boulders higher than 1m, overhangs in any of the cliff lines/boulders, level sandstone outcrops greater than 2 square metres) are not present on the subject site. While there is a rock watercourse that runs through the site, the proposed development is located away from this and will not impact on the watercourse.

B3.1 Landslip Hazard

Controls

All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.

Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater for the life of the development.

The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.

Response

As discussed in response to LEP Clause 7.7 above, the subject site is identified as "Geotechnical Hazard H1" on the Geotechnical Hazard Map.

The proposed secondary dwelling has been designed to place minimal impact on the site. It is to be built from lightweight construction materials and requires no earthworks except the excavation of pier footings.

Wastewater is to connect with existing services on site and stormwater directed to a rainwater and OSD tank as per Stormwater Plans accompanying this Development Application.

It is considered that with the construction outlined above the objectives of this clause will be achieved.

B3.2 Bushfire Hazard

Controls

All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.

Development land to which this control applies must comply with the requirements of:

- [Planning for Bushfire Protection \(2006\)](#)
- Australian Standard AS 3959:2009 - *Construction of a building in a bushfire-prone area*

Response

Please refer to the **Bushfire Assessment Report prepared by Australian Bushfire Planning & Safety** accompanying this Development Application. As outlined in the report, the site has been identified as having a BAL rating of 29.

Accordingly, the proposed secondary dwelling has been designed and is to be constructed in accordance with all recommendations outlined in the report (p.28&29) to manage the risk of bushfire.

B3.6 Contaminated Land and Potentially Contaminated Land

Controls

Council shall not consent to the carrying out of any development on land unless it has considered *State Environmental Planning Policy No. 55 Remediation of Land*.

In particular, Council shall consider:

- whether the land is contaminated; and
- if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and
- if the land requires remediation, whether the land will be remediated before the land is used for that purpose.

Response

The site has no history of activities outlined in the DCP that may cause contamination. The control's objective is therefore achieved.

B3.11 Flood Prone Land

Response

Please also refer to Clause 7.3 above in response to LEP controls regarding flood prone land.

B4.1 Flora and Fauna Conservation Category 1 Land

Controls

Development shall not directly negatively impact on threatened species, endangered populations or endangered ecological communities.

Development shall retain and enhance habitat for locally native species, threatened species, endangered populations or endangered ecological communities.

Development shall result in no significant onsite loss of canopy cover and no net loss in native canopy trees.

Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in *Native Plants for Your Garden* available on the Pittwater Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.

Caretakers of domestic animals shall prevent them from entering wildlife habitat areas.

Fencing, where permitted, shall be passable by native wildlife.

Response

Please refer to the **Aboricultural Impact Plan and Arborist Report** accompanying this Development Application. As outlined in the report, 4 of the 22 trees in the front yard are proposed to be removed. These include two juvenile Alexander palms, and a dying (in decline) tea tree and one Lilly pillly tree is proposed to be removed with the retention of the other eighteen (18) trees.

Due to the elevated nature of the building minimal native vegetation will be disturbed.

All noxious and environmental weeds will be removed from site.

B4.7 Pittwater Spotted Gum Forest

Outcomes

Development shall not have an adverse impact on Pittwater Spotted Gum Endangered Ecological Community.

Development shall restore and/or regenerate Pittwater Spotted Gum Endangered Ecological Community and provide links between remnants.

Development shall be in accordance with any Pittwater Spotted Gum Forest Recovery Plan. Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.

Development shall retain and enhance habitat and wildlife corridors for locally native species, threatened species and endangered populations.

Caretakers of domestic animals shall prevent them from entering wildlife habitat.

Fencing shall allow the safe passage of native wildlife.

Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community).

Development shall ensure any landscaping works are outside areas of existing Pittwater Spotted Gum Endangered Ecological Community and do not include Environmental Weeds.

Response

Please refer to **Aboricultural Impact Plan and Arborist Report** accompanying this Development Application. No spotted gums are identified in site.

See Threatened Species Impact Assessment below.

Threatened Species Impact - Assessment of Significance (Seven-part Test)

INTRODUCTION

Threatened species impact assessment is an integral component of environmental impact assessment. The ultimate objective of the application of section 5A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Assessment of Significance, is to improve the standard of consideration afforded to threatened species, populations and ecological communities, and their habitats through the planning and assessment process, and to ensure this consideration is transparent.

Under the *Threatened Species Conservation Amendment Act 2002*, the factors to be considered when determining whether an action, development or activity is likely to significantly affect threatened species, populations or ecological communities, or their

habitats (known previously as the "8-part test"), have been revised. This affects s5A EP&A Act, s94 *Threatened Species Conservation Act 1995* (TSC Act) and s220ZZ *Fisheries Management Act 1994* (FM Act).

The following response follows the format, ordering and content of the Office of Environment & Heritage's source document.

THE THREATENED SPECIES LIST

The Assessment of Significance is applied to species, populations and ecological communities listed on Schedules 1, 1A and 2 of the TSC Act and Schedules 4, 4A and 5 of the FM Act.

Species or ecological communities identified in this Application - and Endangered Ecological Community: *Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion*

Subject site means the area directly affected by the proposal.

Study area means the subject site and any additional areas which are likely to be affected by the proposal, either directly or indirectly.

Direct impacts are those that directly affect habitat and individuals considered were: acute death through predation, trampling, poisoning of the animal/plant itself and the removal of suitable habitat.

Indirect impacts occur when project-related activities affect resources in a manner other than a direct loss of the resource. A broad range of impacts were considered: killing the species through starvation, exposure, predation by domestic and/or feral animals, loss of breeding opportunities, loss of shade/shelter, deleterious changes in the water table, increased soil salinity, promotion of erosion, inhibition of nitrogen fixation, provision of suitable seed bed for exotic weed invasion, fertiliser drift, or increased human activity within or directly adjacent to sensitive habitat areas.

THE FACTORS OF ASSESSMENT

a) in the case of a **threatened species**, whether the action proposed is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction.

Comments: the proposal does not reduce the population of the *Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion* on the subject site, or impact it on adjacent sites.

b) in the case of an **endangered population**, whether the action proposed is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction.

Comments: the proposal does not reduce the population of the *Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion* on the subject site, or impact it on adjacent sites.

c) in the case of an endangered ecological community or critically endangered ecological community, whether the action proposed:

- (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or
- (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.

Comments: the proposal enhances the spotted gum forest community by removing exotic weeds and planting new canopy trees and shrubs endemic to the threatened community to restore the floral and faunal biodiversity.

- d)** in relation to the habitat of a threatened species, population or ecological community:
 - (i) the extent to which **habitat is likely to be removed or modified** as a result of the action proposed, and
 - (ii) whether an area of **habitat is likely to become fragmented or isolated** from other areas of habitat as a result of the proposed action, and
 - (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the **long-term survival of the species**, population or ecological community in the locality,

Comments: The scale of the proposal, in an existing residential area with low density detached housing and a largely continuous tree canopy, is such that adding canopy will reduce the fragmentation, and reduce the isolation of individuals.

- e)** whether the action proposed is likely to have an **adverse effect on critical habitat** (either directly or indirectly), Critical habitat refers only to those areas of land listed in the Register of Critical Habitat kept by the Director General of Department of Environment and Conservation and the Register of Critical Habitat kept by the Director General of Department of Primary Industries.

Comment: the subject site is not listed as Critical Habitat.

- f)** whether the action proposed is consistent with the objectives or actions of a **recovery plan or threat abatement plan**, consideration must be given to relevant approved recovery plans and threat abatement plans.

Comments: Recovery plans, and approved threat abatement plans adopted by Northern Beaches Council (in previous Pittwater Council form) have informed the species selection and planting plan included in this proposal.

- g)** whether the action proposed constitutes or is part of a **key threatening process** or is likely to result in the operation of, or **increase the impact of, a key threatening process**. This factor refers only to those key threatening processes (KTP) listed on Schedule 3 of the TSC Act and Schedule 6 of the FM Act.

Comment: the proposal does not include any development or activity that is listed in the KTP Schedule 3.

B4.11 Land Adjoining Bushland

Controls

Development shall not adversely impact on the adjoining reserve.

Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in *Native Plants for Your Garden* available on the Pittwater Council website).

Landscaping works are to be outside areas of bushland and do not include Environmental Weeds.

Development shall dispose of stormwater, wastewater and other drainage in a manner that will not adversely impact on the adjoining bushland.

Domestic animals will be restricted from entering bushland.

Development shall not result in a significant loss of canopy cover or a net loss in native canopy trees.

Fencing, where permitted, shall be passable to native wildlife.

Response

All controls will be met as outlined in previous sections. The development will not impact on adjoining reserve, new plantings will be native and stormwater will connect to existing drainage.

B5.2 Water Management Plan

Outcomes

Effective management of water and wastewater systems.
Protection of receiving environments downstream of all water management systems.

Controls

The use of an Integrated Water Management approach on all land subject to development for the effective water management of all water on the site including: rainwater; stormwater; greywater, and wastewater.

Response

Please refer to **Water Management Plans prepared by ADCAR Consulting – Dated 17-01-2019.**

As demonstrated in the Water Management Plans accompanying this Development application, the proposed development includes a new 5600Ltr slimline above-ground tank behind the rear wall of the existing garage. This tank provides 1000ltrs of rainwater storage and 4500Ltrs of OSD and will be directed to existing stormwater discharge flows across the rock watercourse.

The proposed stormwater system meets to controls outlined in this clause and satisfies its desired outcomes.

B5.3 Greywater Reuse

It is not proposed to reuse greywater and so this control is not relevant to this proposal.

B5.4 Stormwater Harvesting

Outcomes

- Minimise quantity of stormwater runoff
- Minimise surcharge from the existing drainage systems
- Reduce water consumption and waste in new development
- Implement the principles of Water Sensitive Urban Design

Response

Please refer to **Water Management Plans prepared by ADCAR Consulting – Dated 17-01-2019** and comments in response to Clause B5.2 above.

B5.7 Stormwater Management - On-Site Stormwater Detention

Outcomes

Rates of stormwater discharged into receiving environment maintained or reduced.

Controls

An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m² (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.

Response

The proposed dwelling is 55m² and therefore OSD is required.

Please refer to **Water Management Plans prepared by ADCAR Consulting – Dated 17-01-2019** and comments in response to Clause B5.2 above.

B5.8 Stormwater Management - Water Quality - Low Density Residential

Outcomes

No increase in pollutants discharged with stormwater into the environment.
Development is compatible with Water Sensitive Urban Design principles.

Controls

The control is applicable when the development results in an additional hard (impervious) area of more than 50m².

Development shall incorporate the installation of the following stormwater quality improvement measures:

- Pre-screening of organic matter (eg leaf litter) prior to the collection of rainwater in the rainwater tank
- A water quality filtration basket or equivalent primary treatment Stormwater Quality Improvement Device (SQID) to collect leaf litter and coarse sediments is to be installed prior to the discharge of stormwater from the land.

All Stormwater Quality Improvement Devices (SQIDs) must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Response

The proposed development will incorporate leaf guards to pre-screen organic matter and other SQIDs as detailed construction drawing accompanying the construction certificate application.

B6.3 Off-Street Vehicle Parking Requirements

Outcomes

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

Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.

Safe and convenient parking.

Controls

The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:

Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling
1 bedroom	1 space
2 bedrooms or more	2 spaces

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

Minimum dimensions of internal space for on-site parking are:

Single car parking spaces on hard stand and Single Carport	2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors
Enclosed garage(internal dimension)	3.0 metre x 6.0 metre, with 2.4 metre minimum width entry
Multiple side by side carport and enclosed garage(internal dimension)	5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space

The maximum cross-fall in any direction for an open car parking space is 1:20 (V:H).

Response

More than 4 car spaces are already provided on site exceeding the required number of car parking spaces for the main and secondary dwelling.

No new car spaces are proposed.

B8.2 Construction and Demolition - Erosion and Sediment Management

Outcomes

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.

Reduction of waste throughout all phases of development.

Public safety is ensured.

Protection of the public domain.

Controls

Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.

Response

Erosion and sedimentation prevention measures are proposed to be installed to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

These devices are to be in place at all times and maintained for the duration of the works, to prevent the migration of sediment off the site.

Please refer to **Erosion and Sediment Control Plan prepared by ADCAR Consulting – Dated 17-01-2019.**

During construction the builder will maintain the sediment control device/s on a daily basis.

B8.3 Construction and Demolition - Waste Minimisation

Controls

Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

Response

Waste materials generated through demolition, excavation and construction works are to be reused on-site, recycled, or disposed at Kimbriki waste facility.

Refer to drawing No. K33 DA.62.01 in the architectural plans, WASTE MANAGEMENT PLAN

B8.4 Construction and Demolition - Site Fencing and Security

Outcomes

Ensuring public safety, and Protection of public domain.

Controls

All sites are to be protected by site fencing for the duration of the works. Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the *Roads Act 1993*.

Response

The site is to be protected by site fencing for the duration of the works, **as shown on drawing No. K33 DA. 62.01 in the architectural plans, WASTE MANAGEMENT PLAN**

B8.6 Construction and Demolition - Traffic Management Plan

Outcomes

Minimal disturbance to the residential community
Protection of Roads

Controls

For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m³ or greater, a Construction Traffic Management Plan indicating truck movements, and truck routes is to be provided and approved by Council prior to the commencement of works.

All transport works must not cause adverse disruption or nuisance to adjoining residences, businesses or the street system.

Response

Minimal excavation is required for the proposed works and therefore no Traffic Management Plan is required.

Transport works throughout the build will be carried out in manner to avoid disruption and nuisance to adjoining residences, businesses or the street system. The street in front of the site is sufficiently wide for delivery trucks without obstruction to passing traffic.

Section C Development Type Controls

The proposed dwelling does not clearly fall within the works outlined in either *Section C1 Design Criteria for Residential Development* or *C5 Design Criteria for Other Development*.

Therefore, the sections deemed most relevant to the proposed works were selected and addressed in order to mitigate any potential concerns.

C1.1 Landscaping

Outcomes

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

Controls

All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community.

In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.

At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term.

Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.

Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.

The following soil depths are required in order to be counted as landscaping:

- 300mm for lawn
- 600mm for shrubs
- 1metre for trees

The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:

- 50% for all other forms of residential development (controls for other types of development not shown here).

Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.

In bushfire prone areas, species shall be appropriate to the bushfire hazard.

Landscaping shall not unreasonably obstruct driver and pedestrian visibility.

Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.

Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

Noxious and undesirable plants must be removed from the site.

Response

Four trees are to be removed for the proposed dwelling as per the recommendations in Arborist Report accompanying this Development Application. Additional trees are not proposed as the site is already well landscaped and in keeping with the bushland character of the area.

The existing canopy trees at the rear of the property are well beyond the area of proposed works and are to be protected.

The existing soil depths will remain unaltered beyond the footprint of the proposed dwelling.

Screening is proposed by way of maintaining vegetation along the northern boundary.

Any noxious or undesirable plants on Pittwater's list of weeds which are found on site shall be removed.

It is considered that the proposed design achieves the outcomes set out in the Pittwater DCP

C1.2 Safety and Security

Outcomes

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

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

Identify crime and safety priority areas in Pittwater LGA Improve community safety and reduce the fear of crime in the Pittwater LGA .

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

Responses

Crime Prevention through Environmental Design (CPTED) principles addressed include:

1. Surveillance

The design allows visitors to approach to be seen when approaching without opening the door.

Surveillance of the street is possible from the proposed dwelling.

The lighting design will be typical for a dwelling. There will be no lighting of the public domain.

2. Access Control

There is no shared entry, nor public access through the site. The entrance is clearly visible from the street.

3. Territorial reinforcement

The main door to the dwelling is obvious and no blank walls face public spaces.

4. Space management

These relate to public spaces, and are not considered relevant to this development proposal, therefore no response has been made.

C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings.
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.

Responses

No view will be obstructed by the proposed dwelling.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter. A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development; reduce usage and/ dependence for artificial lighting.

Response

The proposed dwelling does not limit solar access to any existing dwelling or structure. Due to the high number of canopy trees surrounding the proposed development, it is unlikely that any extra shadows will be created. However, the diagrams accompanying this application, show the shadow of the building without including the impact of trees to clearly demonstrate the minor impact of the proposed development.

Refer to the architectural plans, specifically drawing K33-DA-60.01 SHADOW DIAGRAMS for demonstration of compliance.

C1.5 Visual Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design; and a sense of territory and safety is provided for residents.

Response

The visual privacy of the existing adjoining dwelling and its private open space is not affected by the proposed dwelling. The existing fence and vegetation, and the use of high opaque windows, ensures the privacy between 9 and 11 Wakooka Ave is maintained.



View towards north boundary from driveway.

C1.6 Acoustic Privacy

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited; noise is not to be offensive, including noise from plant, equipment and communal or private open space areas.

Response

The proposed secondary dwelling will not include any noise generating equipment and is located away from existing dwellings.

C1.11 Secondary Dwellings and Rural Worker's Dwellings

Outcomes

Limitation of the visual bulk and scale of development; provision of design flexibility for second storey development; Restriction of the footprint of development site; Retention of natural vegetation and facilitation planting of additional landscaping; Provision of rental accommodation.

Controls

The development of a secondary dwelling or rural worker's dwelling will result in not more than two (2) dwellings being erected on an allotment of land.

A secondary dwelling or rural worker's dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within *Pittwater Local Environmental Plan 2014*.

A secondary dwelling above a detached garage is not supported.

Response

The proposed secondary dwelling is single level with one bedroom and one bathroom.

Landscaping is provided on all sides to provide privacy. There is approximately 7m between the secondary dwelling and the driveway.

C1.12 Waste and Recycling Facilities

Outcomes

Waste and recycling facilities are accessible and convenient, and integrate with the development; waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

Response

Separate waste and recycling bins are to be provided for the secondary dwelling. These will be stored behind the building as shown on plans.

Please refer to **Waste Management Plan - K33-DA-62.01 WASTE MANAGEMENT PLAN**.

C1.13 Pollution Control

Outcomes

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

Response

The development has been designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.

It will comply in all respects with the *Protection of the Environment Operations Act 1997*, and other relevant legislation.

During construction:

- The small scale nature of the proposal will produce minimal impacts on the environment beyond the site boundaries.
- No materials will be stored on public or sensitive lands.
- Hours of operation will be consistent with the adjoining residential uses.
- Sediment control measures will be in place and maintained, as discussed in the relevant section/s above.

It is therefore considered that the proposal satisfies the outcomes of this control.

D5 ELANORA HEIGHTS LOCALITY

D5.1 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.

Controls

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building facade to a public place must incorporate at least two of the following design features:

- entry feature or portico;
- awnings or other features over windows;
- verandahs, balconies or window box treatment to any first floor element;
- recessing or projecting architectural elements;
- open, deep verandahs; or
- verandahs, pergolas or similar features above garage doors.

The bulk and scale of buildings must be minimised.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures are to be located behind the front building line, preferably set back further than the primary building and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.

General service facilities must be located underground..

Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.

Response

The proposed dwelling faces Wakooka Avenue.

An analysis of the character of the proposed development as viewed from this public place is as follows:

- The secondary dwelling is of relatively small scale and is consistent with the desired future character of the Locality with low bulk and scale.

It is fair to say that the building has been integrated in the landscape rather than the landscape in to the building. The building geometry has been morphed to suit the surrounding trees.

- The proposal features an entry deck and building articulation.
- The proposal is designed to address the natural context of the area, through the use of natural colours and textures consistent with local character.
- The proposal has no impact on access to or within public places.
- Cabling and services will not be visible from the public domain. They will be underground where possible; the constraints of tree protection may see some services on ground.

Refer to the architectural plans prepared by Envirotecture accompanying this Development Application.

It is therefore considered that the proposal satisfies the outcomes of this control.

D5.2 Scenic protection - General

Outcomes

To achieve the desired future character of the Locality.

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.

Controls

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

Response

The bushland landscape remains the predominant feature from the street with the proposed secondary dwelling well set back from the street and existing landscaping between retained.

D5.3 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 compliments 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

Information is shown on the Development Application drawings, which includes a schedule specifying the external colours and materials proposed to be used.

Colours and materials were chosen to:

- provide an attractive façade
- harmonise with the natural environment with dark earthy tones and
- complement the existing dwelling

Please refer to the drawing No. K33-DA.87.01 SCHEDULE OF COLOURS AND FINISHES.

It is therefore considered that the proposal satisfies the outcomes of this control.

D5.5 Front Building Line

Outcomes

To achieve the desired future character of the Locality; Equitable preservation of views and vistas to and/or from public/private places; The amenity of residential development adjoining a main road is maintained; Vegetation is retained and enhanced to visually reduce the built form; Vehicle manoeuvring in a forward direction is facilitated; Preserve and enhance the rural and bushland character of the non-urban area of the locality; To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment; To encourage attractive street frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Controls

The minimum front building line shall be in accordance with the following table.

Land	Front Building Line (metres)
All other land zoned R2 Low Density Residential or E4 Environmental Living	6.5, or established building line, which ever is the greater

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Where new streets or accessways are proposed in residential flat building and multi dwelling housing development, a minimum front setback of 3 metres must be provided between the carriageway and dwellings.

Response

The proposed dwelling is set back 7m from the front boundary, complying with the numerical PCDP requirements.

The heavily treed nature of the street, and #9 especially, makes an established building difficult to visualize. The compliance with the numerical control will ensure the Outcomes of the Control are met.

D5.6 Side and rear building line

Outcomes

To achieve the desired future character of the Locality; the bulk and scale of the built form is minimised; equitable preservation of views and vistas to and/or from public/private places; to encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping; to ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties; substantial landscaping, a mature tree canopy and an attractive streetscape; flexibility in the siting of buildings and access; vegetation is retained and enhanced to visually reduce the built form; and to ensure a landscaped buffer between commercial and residential zones is achieved.

Controls

The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:

Land	Side & Rear Building Line (metres)
Land zoned R2 Low Density Residential or E4 Environmental Living	2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)

Response

The proposed dwelling is located 1.05m from the northern side boundary, 16.8m from the southern side boundary and 44.4m from the rear boundary and therefore compliant.

D5.7 Building envelope

Outcomes

To achieve the desired future character of the Locality; to enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment; to ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment; the bulk and scale of the built form is minimised; equitable preservation of views and vistas to and/or from public/private places; to ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties; vegetation is retained and enhanced to visually reduce the built form.

Response

The proposed dwelling is entirely within the building envelope as shown on plan **K33- DA 85.01 COMPLIANCE DRAWINGS prepared by Envirotecture.**

It is therefore considered that the proposal satisfies the outcomes of this control.

D5.8 Landscaped Area - General

Outcomes

Achieve the desired future character of the Locality; The bulk and scale of the built form is minimised; A reasonable level of amenity and solar access is provided and maintained; vegetation is retained and enhanced to visually reduce the built form; Conservation of natural vegetation and biodiversity; Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels; To preserve and enhance the rural and bushland character of the area; Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Controls

The total landscaped area on land zoned R2 Low Density Residential shall be 50% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

Response

AS shown in on plan **K33- DA 85.01 COMPLIANCE DRAWINGS prepared by Envirotexture**, the total existing landscaped area of the site is 830m² or 47% and the proposed landscaped area is 752m² or 42%.

Neither the existing nor the proposed comply with PDGP landscaping requirements. However, due to the large size of the block and large area of native landscape to be preserved, it is believed the outcomes of the clause are fully met as addressed individually below.

Individual outcomes and responses

Outcome 1 - Achieve the desired future character of the Locality.

Response - See Clause D5.1 for how the proposed works are consistent with the character of the locality.

Outcome 2 - The bulk and scale of the built form is minimised.

Response - The dwelling has been designed to minimise the bulk and scale of the building's public elevation and any impact on neighboring properties. It achieves this with a roof form that follows the slope of the block and the use of natural colours to blend with the surrounding landscape

Outcome 3 - A reasonable level of amenity and solar access is provided and maintained.

Response – The proposed dwelling enjoys an excellent level of amenity, privacy and a bushland outlook. The only limit to solar access is the trees themselves.

Outcome 4 - Vegetation is retained and enhanced to visually reduce the built form.

Response – As outlined in clause C1.1 above, four trees are to be removed for the proposed dwelling.
All other existing vegetation is to remain. The building has been specifically designed to retain as many trees as possible to ensure that the occupants enjoy the bushland setting.

Outcome 5 - Conservation of natural vegetation and biodiversity.

Response – As outlined in clause C1.1 above, the site is densely vegetated and all except 4 trees will remain. To further support biodiversity, any noxious or undesirable plants on Pittwater's list of weeds which are found on site shall be removed.

Outcome 6 - Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Response – As shown in the Stormwater Plans accompanying this Development Application, all stormwater is to be directed into an OSD tank and then directed to the rock watercourse through the site. Measures for soil erosion prevention are outlined in the plans.

Outcome 7 - To preserve and enhance the rural and bushland character of the area.

Response – The site is a densely vegetated bushland site and all except 4 trees, which are to be replaced, will remain. The bushland character will be preserved through the retention of all groundcover vegetation and the planting of new canopy trees.

Outcome 8 - Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Response - Although the numerical control of 50% are not met, due to the large size of the block it is believed that the provision of more than 750m² of soft surface is sufficient to ensure effective stormwater management.

It should be noted that 74m² of the existing 'hard surface' is a pool, which is able to accommodate additional rain and storm water and 23m² is a timber deck through which water can drip to plants growing under. Adding these figures to the landscaped area brings the total of soft surface to 850m² or 48%.

D5.11 Fences – General

The proposal does not include any new fencing.

D5.13 Construction, Retaining walls, terracing and undercroft areas

Outcomes

To achieve the desired future character of the Locality; to protect and minimise disturbance to natural landforms; and to encourage building design to respond sensitively to natural topography.

Controls

Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Response

Lightweight construction and pier and beam footings will be used. The outdoor deck will be timber to BAL29 as recommended in the Bushfire Report prepared by Australian Bushfire Safety & Planning accompanying this Development Application.

No new retaining walls are proposed.

G. RESPONSE TO STATE GOVERNMENT POLICIES

EPA Act 1979 No 203 section 147 Disclosure of political donations and gifts

Refer to the signed disclosure form that accompanies the Development Application Form.

SEPP BASIX

Refer to the BASIX Certificate that accompanies the Development Application.

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defense purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

CONCLUSION

The proposal seeks to provide additional accommodation with a well-considered and environmentally sensitive insertion. The challenges of tree preservation, bushfire risk management and water sensitive urban design have been well considered and are a focus for the applicants.

We believe that the Objectives set out in the Controls are met and that the proposal development should be approved subject to the usual development Consent Conditions.

END - STATEMENT OF ENVIRONMENTAL EFFECTS