

11th May 2024

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir,

Statement of Environmental Effects
Acoustic upgrade works
Pasadena
Lot 3, DP 1148738, 1858 Pittwater Road, Church Point

1.0 Introduction

This document forms a component of a development application proposing acoustic upgrade works to the existing structure located on the Crown Land legally described as Lot 3, DP 1148738, 1858 Pittwater Road, Church Point.

The works are limited to the replacement of the existing roof membrane metal deck roofing panels over insulation over the existing supporting members in the installation of a sound lock at the south-eastern end of the structure to comply with recommendations contained within the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group. A new parapet is introduced to conceal the ends of the roof with all roof water connected to the existing stormwater drainage system.

The works comply with the applicable built form controls and succeed when assessed against the heads of consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979 (the Act).

2.0 Site description and location

The proposed works are located on Lot 3, DP 1148738, No. 1858 Pittwater Road Church Point being Crown Land.

The site is occupied by a single storey structure used in association with the restaurant component of the Pasadena which operates pursuant to a 1961 development consent and subsequent 1963 building approval. The subject allotment is depicted by a yellow dotted line in the aerial/ zoning overlay image below. The structure the subject of this application is depicted by red star.



Figure 1 – Subject lot and immediate surrounds

Sir Thomas Stephens Reserve and 2 adjacent commuter wharfs, the smaller of which is heritage listed, are located to the west of the site providing an important transport “gateway” and focal point for community interaction and recreation. The property further to the east is occupied by a 2 storey heritage listed weatherboard building with metal roof known as the Church Point Post Office and Store from which light refreshments, groceries and alcohol is able to be purchased. The land to the east of the site is occupied by a public car park.

To the south of the subject site, and located at a higher elevation, are a number of residential properties oriented towards the prevailing views, Quarter Sessions Reserve and a heritage listed cemetery. Scotland Island and Elvina Bay are located 400 and 600 metres respectively from the site generally in a northerly direction.

3.0 Development Proposal

The application the replacement of the existing roof membrane metal deck roofing panels over insulation over the existing supporting members in the installation of a sound lock at the south-eastern end of the structure to comply with recommendations contained within the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group. A new parapet is introduced to conceal the ends of the roof with all roof water connected to the existing stormwater drainage system.

The proposed works are depicted on the following plans prepared by Quattro Architecture:

- DA-A-000 COVER SHEET
- DA-A-010 NOTIFICATION PLAN
- DA-A-049 EXISTING SURVEY AND SITE PLAN
- DA-A-050 PROPOSED SITE PLAN
- DA-A-100 GROUND PLAN
- DA-A-104 ROOF EXISTING AND PROPOSED PLAN
- DA-A-200 PROPOSED ELEVATIONS
- DA-A-250 PROPOSED SECTIONS

4.0 Statutory Planning Framework

4.1 Pittwater Local Environmental Plan 2014

4.1.1 Zoning

The subject land is zoned RE1 Public Recreation pursuant to Pittwater Local Environmental Plan 2014 (PLEP 2014). We note that restaurants are permissible uses in the zone.

4.2.2 Height of buildings

Pursuant to clause 4.3 of PLEP 2014 the maximum height of development on the land shall not exceed 8.5 metres or 8.0 metres above the Flood Planning Level (FPL).

We confirm that all proposed works sit comfortably below the 8.5 metre building height standard.

4.2.3 Heritage Considerations – Statement of Heritage Impact

Pursuant to Clause 5.10 of Pittwater LEP 2014 the consent authority may, before granting consent to any development on land within the vicinity of a heritage item, require a Heritage Impact Statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.

Whilst the subject property is not heritage listed or located within a heritage conservation area the property is located within the vicinity of a number of heritage items namely:

- Lot 318, DP 824048 – McCarrs Creek Road – Church Point Post Office and Store.
- Lot 319, DP 824048 – McCarrs Creek Road – Church Point Wharf.
- Lot C, DP 349212, former Methodist Church site, No. 1 McCarrs Creek Road – graveyard and site of former Methodist Church.

We have formed the opinion that the minor works proposed will have a neutral impact on the surrounding heritage items and their setting.

4.2.4 Acid sulphate soils

Pursuant to clause 7.1 PLEP 2014 the site is identified as Class 2 on the Acid Sulfate Soils Map. As the proposed works do not involve excavation or site disturbance no further analysis is required in relation to these provisions.

4.2.5 Flood Planning

Pursuant to clause 7.3 PLEP 2014 the site is identified as being affected by an Overland Flow Path – Minor and subject to tidal inundation. The established floor levels are unaltered with the minor works proposed not requiring/ justifying any particular flood mitigation measures.

4.2.6 Limited Development in Foreshore Area

Pursuant to clause 7.8(2) PLEP 2014 Development consent must not be granted for development on land in the foreshore area except for the following purposes:

- (a) *the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,*

- (b) *boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).*

The following definitions are applicable:

Foreshore area means the land between the foreshore building line and the mean high water mark of the nearest natural waterbody shown on the Foreshore Building Line Map.

Foreshore building line means the line shown as the foreshore building line on the Foreshore Building Line Map.

The property is subject to a Foreshore Building Line (FBL) the location of which is nominated in Figure 2. W

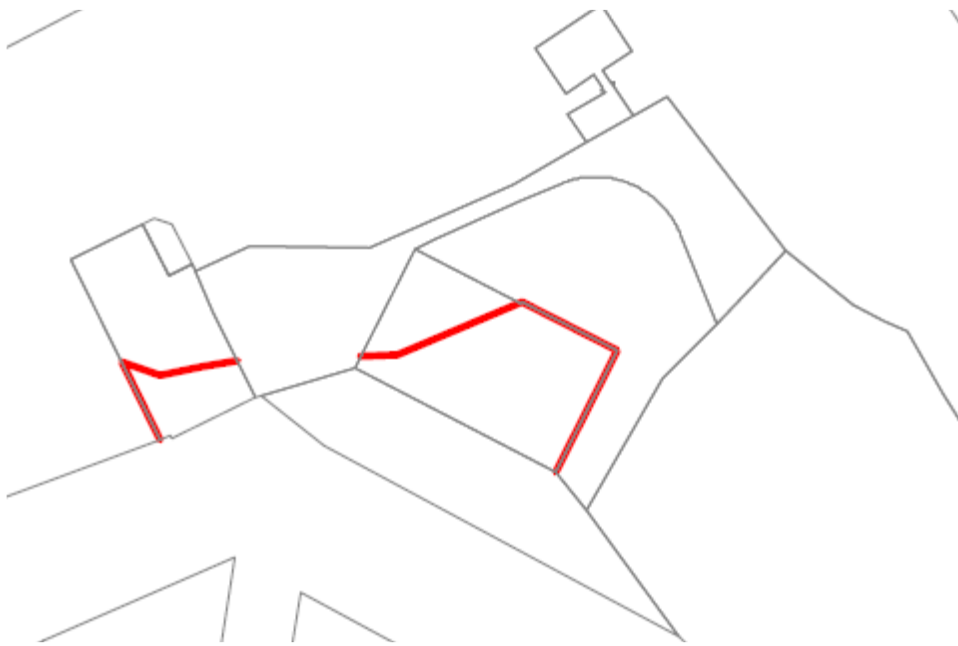


Figure 2 – Foreshore Building Line Map Extract PLEP 2014

The existing structure is located wholly within the foreshore building line however as the existing building footprint is maintained it satisfies the exemption provisions at clause 7.8(2)(a).

4.2 Pittwater 21 Development Control Plan

Having regard to these provisions we note the works are limited to the replacement of the existing roof membrane metal deck roofing panels over insulation over the existing supporting members in the installation of a sound lock at the south-eastern end of the structure to comply with recommendations contained within the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group. A new parapet is introduced to conceal the ends of the roof with all roof water connected to the existing stormwater drainage system.

Given the location of the proposed works relative to Pittwater Road and surrounding residential properties they will not give rise to adverse streetscape or residential amenity impacts in terms of views, privacy or solar access. The works will however achieve compliance with the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group.

The proposal satisfies the relevant DCP provisions.

5.0 Conclusion

The works are limited to the replacement of the existing roof membrane metal deck roofing panels over insulation over the existing supporting members in the installation of a sound lock at the south-eastern end of the structure to comply with recommendations contained within the Acoustical Assessment, dated 19 April 2023, prepared by The Acoustic Group. A new parapet is introduced to conceal the ends of the roof with all roof water connected to the existing stormwater drainage system.

The proposed acoustic upgrade works comply with the applicable built form controls, will not give rise to adverse environmental consequences and succeed when assessed against the heads of consideration pursuant to s4.15(1) of the Environmental Planning and Assessment Act, 1979. Under such circumstances, approval would not be antipathetic to the public interest.

Yours sincerely

BOSTON BLYTH FLEMING PTY LTD



Greg Boston

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Director