

Statement of Environmental Effects



Lot 166 (No. 131) Thompson Street, Scotland Island

1. INTRODUCTION

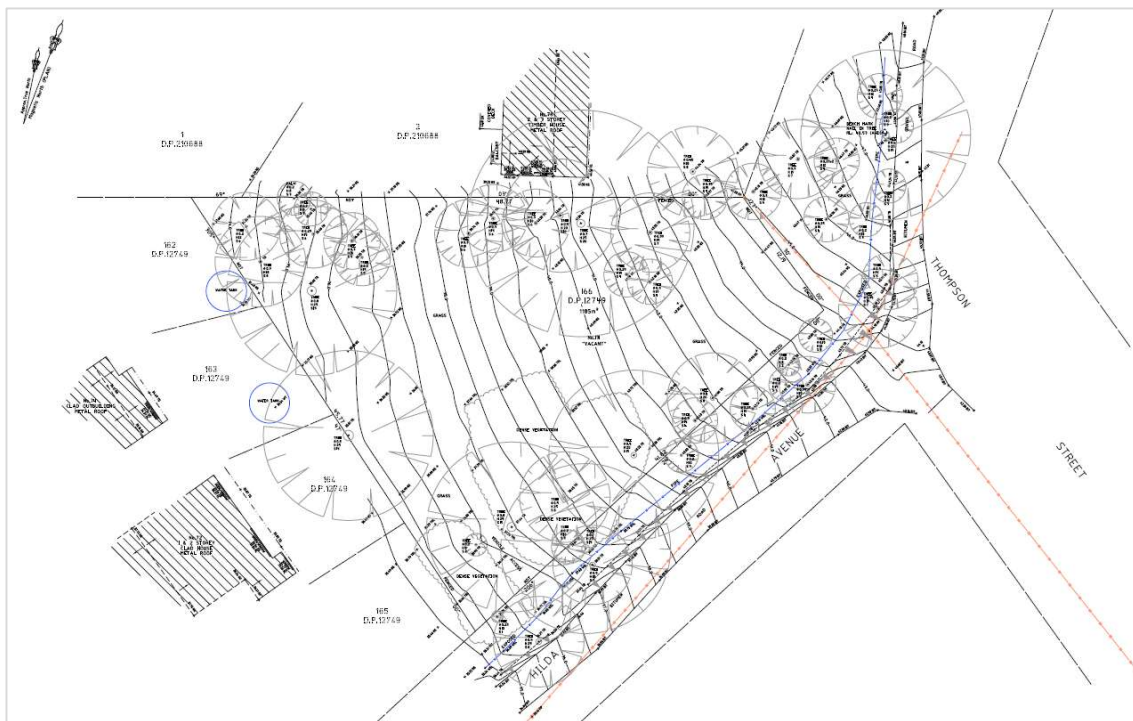
This Statement of Environmental Effects is submitted to Northern Beaches Council as part of a development application

2. PARTICULARS OF TITLE

Title Reference: Lot 166 No. 131
 DP: 12749
 Pittwater / Northern Beaches Council

3. GENERAL ISSUES

Lot 166 DP 12749 known as 131 Thompson Street, Scotland Island is a corner allotment with street frontage to Thompson Street to the northeast and Hilda Avenue to the southeast and abuts private residential allotments to the northwest and southwest. The unsewered property comprises a vacant parcel of land with an area of 1185m². The land slopes gently to the southwest.



4. Present/previous use of the land

The property is a vacant parcel of land.



5. Proposed Development

Construction of a two-storey dwelling with 3 bedrooms, kitchen, living and dining, rumpus, bathroom, laundry, associated water tanks, effluent management system and fencing.

The proposed external finishes are Sycon cladding and colorbond roof.

6. Compliance with development standards

The new dwelling has been designed to complement the existing dwellings in the area, conforming to the council's DCP, the proposed development adheres to the objectives of the Council's planning instruments.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014). The subject land is currently zoned E3 Environmental Management.

The below table addresses the development standards raised in prelodgement meeting minutes PLM2018 0183 for the newly proposed dwelling.

Control	Complies	Comments
Clause 4.3 Height of Buildings	Y	Complies. Height below 8.5m per plans.
A4 Localities	Y	Complies. The dwelling has been reduced in scale and scope by approximately 30% relative to the pre-lodgement design due to the removal of the media room, home office, one bedroom and the general scaling down of the building. - The dwelling has been designed in consultation with Arborists, Ecological consultants, Wastewater consultants and others, to minimize the environmental impact of the development. - The dwelling is constructed using a pier and beam technique to minimize excavations. - The development requires the removal of only two trees. - The removed trees are replanted 10:1 around the property borders (away from the effluent dispersal zone) to ensure adequate landscaping and canopy - The dwelling is positioned upslope, as close as possible to the property boundaries, to maximize the AWTS effluent dispersal zone down slope, per discussions with council post the prelodgement meeting feedback.
B3.1 Landslip Hazard	Y	Complies per the Geotechnical Report. Pier and beam construction technique used.
B3.2 Bushfire Hazard	Y	Complies at BAL 12.5 per the Bushfire Report
B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community	Y	- Complies per the Arboricultural Impact Assessment and Flora and Fauna Reports. - No spotted gum removed - Only two Syncarpia glomulifera trees removed. - Removed trees replanted 10:1 along the property borders (away from the effluent dispersal zone) to ensure adequate landscaping and canopy.
B5.7 Stormwater Management - On-Site Stormwater Detention	Y	Complies per the Stormwater Management and OSD Plan
B5.10 Stormwater Discharge into Public Drainage System		Complies per the Stormwater Management and OSD Plan

C1.3 View Sharing	Y	Complies As the dwelling is set upslope within the block, it does not impact upon the existing water views for adjoining and nearby properties either side and downslope of the development. The property on the opposite side of Thompson street is sufficiently upslope that it's views are not negatively impacted. The highest point of the proposed development from a neighbour's view perspective is the roof over the walk-in pantry at contour 42 m implying a building height contour of circa 49 m. This is greater than 5m below the neighbour's line of sight from the lowest point of their dwelling.
D8.1 Character as viewed from a public place	Y	Complies - The development conforms to the minimum primary and secondary setbacks of 6.5m and 3.25m respectively per the plans. - The addition of 20 trees along the property borders, particularly along Hilda Avenue and Thompson Street, per the landscaping plan, to soften the impact of the development.
D8.3 Building colours and materials	Y	Complies per the colour and material scheme
D8.5 Front building line	Y	Complies at 6.5 m & 3.25 m per plans
D8.6 Side and rear building line	Y	Complies per plans
D8.8 Building envelope	Y	Complies per the plans
D8.9 Landscaped Area	Y	Complies - Dwelling site coverage of 200.68 m² (less than 230m²) - Landscaping: Addition of 20 trees.
D8.10 Fences	Y	Complies - No fence within the 6.5 m front setback towards Thompson Street - The fencing shall not obstruct the passage of wildlife and will have opening(s) with minimum dimension of 150mm accessible to ground dwelling animals. - The fencing shall not be higher than 1.8m
Landscape	Y	- See previous comments - No scrubs removed - Only two trees removed - Replanting 20 trees along the property borders, particularly along Hilda Avenue and Thompson Street, per the landscaping plan, to soften the impact of the development.

Natural Environment	Y	Complies per Flora and Fauna Report
Development Engineering	Y	Complies per Geotechnical and Stormwater Management reports.
Environmental Health and Protection Waste Water considerations	Y	- Complies per on-site wastewater management report. - Aerated Wastewater Treatment System with 435m2 subterranean effluent dispersal zone as agreed between council and acting consultant.

7. Conclusion

This DA seeks consent for a new dwelling, associated water tanks, effluent management system and fencing. the proposal, as detail above, will enhance the amenity of the land while minimising the disturbance to the urban form and neighbours.

The land is zoned for this purpose and this land usage is permissible under the current planning instruments and is consistent with the planning objectives for the locality.

Overall the proposal is consistent with the relevant planning controls and objectives. If you require further information please feel free to contact the undersigned

Regards

Edmund & Maria Burke