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STATEMENT OF ENVIRONMENTAL EFFECTS

NEW DWELLING & CARPORT 61 Loombah Street, Bilgola Plateau NSW 2107

Prepared for

NORTHERN BEACHES COUNCIL
(DEVELOPMENT APPLICATION)

Prepared by

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1.0 INTRODUCTION

The development application concerns the proposal for a new residential dwelling on the property 61 Loombah Street, Bilgola Plateau NSW 2107. The proposal seeks approval to build a new two storey house double carport structure.

The proposal seeks to have minimise the effect on the neighbouring residences and aims to meet all the relevant controls under the Pittwater 2014 LEP and DCP as well as all other relevant controls and standards.

This proposal aims to minimise the impact on the streetscape, with a scheme that is setback from the street and low profile and carefully placed carport, to retain the special qualities that the site holds to the local area.

This Statement of Environmental Effects document should be read in conjunction with the following documents submitted with the proposal:

- A101 – Site Plan
- A111 – Lower Level Plan
- A112 – Upper Level Plan
- A131 – Elevations 01
- A132 – Elevations 02
- A133 – Elevations 03
- A135 – Sections A & Z
- A136 – Section 01, 02 & 03
- A140 – Site Analysis Plan
- A141 – Landscape Plan
- A142 – Sediment & Erosion Control Plan
- A151 – 9am & 12pm Shadow Diagrams
- A152 – 3pm Shadow Diagram
- Survey – CMS Surveyors Pty Ltd
- BASIX Certificate
- Geotechnical Report – AscentGeo Geotechnical Engineering
- Stormwater Concept Plan, OSD calculations – Taylor Consulting Engineers
- Arborist Report & Tree Survey – All Arbor Solutions

2.0 SITE DESCRIPTION

2.1 Site Details & Description

Address: 61 Loombah Street, Bilgola Plateau NSW 2107

Lot:128 DP: 221639

Area: 979m²

Zone: C4 Environmental Living

Biodiversity Values

Geotechnical Hazard H1



Fig 1: Aerial Perspective of the Existing Site & Context

The block is an irregular shaped block with a street frontage of 10.67m widening to 28.65m at the rear boundary. The depth of the boundary is 48.82m along the western side and 53.77m on the eastern side.

The property is currently a vacant bush block. The site slopes steeply from the north to the south, with a very steep embankment to the rear of the site. A site survey plan with further detail has been prepared by CMS Surveyors Pty. Ltd. and is included in this submission.

The land is zoned C4 Environmental Living under the Pittwater Local Environmental Plan 2014. The site is identified as being subject to potential landslip Hazard H1 which has been addressed in a geotechnical landslip investigation and assessment. The site is also identified as having Biodiversity values and an Aboriginal Cultural Significance both which will be addressed below.



Fig 3: Aerial View of the Site Location (© SIX Maps NSW Gov)



Fig 4 & 5: Views from within existing block



Fig 6 & 7: Views from within existing block

3.0 PROPOSED DEVELOPMENT

3.1 Proposal Description

The proposal is for a new double storey dwelling on the property as well as double carport structure. The siting of the new dwelling has been carefully positioned around the retention of the larger mature trees on site, as a result it is setback from the street. Similarly, the carport is positioned to retain a large Eucalypt onsite. A meandering path steps down through the natural landscape of the site with entry on the lower level of the building.

The lower level includes a small entry porch and entry zone, with small study. There is also a guest bed/playroom, powder room, laundry, and linen storage with stairs to upper level. To the right is an open plan living, dining and kitchen opening onto a generous external deck which takes in the bush setting. To the north of the dwelling is a small open space deck area. The deck structures are much-needed flat horizontal surface for outdoor living on the property, which is steeply sloping.

The upper level contains 4 bedrooms in total, 2 bedrooms to the west of the stair and 1 bedroom, a family bathroom to the east. The master bedroom with WIR & Ensuite sits to the south which take in district views over Bilgola, and the landscape setting of the site. There is also another small kids study which sits within the stair/hallway space. A skylight sits over stair to allow natural light through to lower level.

The master bedroom partially overhangs the deck which provides weather protection and a small area to the north also overhangs the lower level which creates a covered entry. The dining, kitchen and lower-level study are singular level which allow for increased setbacks for neighbouring dwellings.

The form of the proposal draws inspiration from pavilion architecture in that it utilises a small compact building footprint by opening its sides up to the outside and into the landscape via decks and gardens. The vertical arrangement of the spaces allows for a comfortably sized modern family home without dominating the site and maximising vegetation potential and soft landscaping in the bush setting.

The proposed development falls under the category of Local Development.



Street View NE boundary



View of Carport Structure



View of House from Garden



View down along West boundary

4.0 STATE ENVIRONMENTAL PLANNING POLICY

4.1 SEPP [BASIX] 2004

A BASIX assessment has been carried out and a BASIX certificate has been obtained confirming that the targets for thermal and energy efficiency as well as water conservation have been met. A copy is submitted with the development application.

4.2 SEPP NO 55 – REMEDIATION OF LAND

The site in the past has been used exclusively for residential purposes. There is no property history to suggest that any contaminating uses occurred on the site in the past. Council can therefore be satisfied that the land is not contaminated and remediation of the land is not required. The land is therefore suitable for its continued use for residential purposes.

4.3 SEPP (Biodiversity and Conservation) 2021

Vegetation in Non-Rural Areas

The policy aims:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas
- (b) to preserve the amenity of non-rural areas through the preservation of trees and other vegetation.

The proposed development seeks consent for the removal of existing trees, as outlined in the accompanying Arboricultural Impact Assessment Report.

The proposed tree removal is considered reasonable and consistent with the requirements and objectives of SEPP (Biodiversity and Conservation).

A portion of the site is identified as having high biodiversity value, as shown on the Biodiversity Values Map. The proposed development, including all tree removal, is located outside the portion of the site shown on the Biodiversity Values Map.

The considered design approach and elevated building form with minimal site excavation responds to the aims of the policy.

The proposal will not impact upon vegetation identified as having high biodiversity value and as such a Biodiversity Development Assessment Report is not required.

It is noted, as was revealed in the neighbouring 63 Loombah Street Development Assessment, that the nearby Algona Reserve contains a known and recently active nest tree of the threatened species Powerful Owl. This was not identified within that ecological assessment, nor did Council's site inspection identify any roosting owls, or clear evidence of high usage of the site.

Given that assessment, as well as the siting and design of the dwelling away from the native vegetation across the southern portion of the site, the development at 61 Loombah Street is considered unlikely to have significant impact the owl breeding site.

5.0 OUTLINE OF ENVIRONMENTAL IMPACTS - PITTWATER LEP

See the checklist below for a summary of the relevant controls in the locality statement and the impact on the general principles under the provisions of the Pittwater Local Environmental Plan 2014 which relate to the development proposal.

CONTROL or OBJECTIVES	COMPLIANCE
PART 2 – PERMITTED AND PROHIBITED DEVELOPMENT	
Zone C4 Environmental Living Permits dwelling houses and includes residential garaging, carports, swimming pools and other structures - with consent – with low-impact and sympathetic to the ecological, scientific, and aesthetic values of the locality. Zone Objectives/Desired Character summary: 1. Provide low-impact residential development in areas with special ecological, scientific and aesthetic values. 2. Ensure residential development does not have adverse effect on those above values. 3. Provide low density residential development and scale integrated with the landform and landscape. 4. Encourage development that retains and enhances vegetation and wildlife corridors.	COMPLIES The proposed development has addressed each of these objectives appropriately as relevant to the site and locality. It will complement the existing adjoining houses and in the locality. It will not negatively impact on the character of the area.
PART 4 - PRINCIPLE DEVELOPMENT STANDARDS	
4.3 Height of buildings Primarily the maximum building height not to exceed the height control on the height of buildings map. The maximum height for this land is 8.5m. (2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if— (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor and (b) the objectives of this clause are achieved, (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%) (d) buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.	COMPLIES* The proposal is compliant, invoking clause (2D) 10m on steeply sloping sites. This is primarily due to the steep slope of the property being 44% percent. The building is sited to reduce impact on flora and fauna of the site and minimise cut and fill. The proposal complies with all objectives of 4.3. There are no negative impacts on views, shadows or privacy resulting from the heights proposed.
PART 5 – MISCELLANEOUS PROVISIONS	

5.10 Heritage conservation & Aboriginal Heritage conservation The objectives of this clause are as follows— (a) 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.	COMPLIES We draw attention to the Aboriginal Cultural Heritage and Archaeological Advice report and assessment review by the Metropolitan Aboriginal Heritage Office prepared for the adjoining property at 63 Loombah Street. This report established that nearby recorded sites of Aboriginal heritage are not located on the subject site or within a 50m buffer zone, however the site does possess a rock shelter adjoining its southern boundary that could be considered a PAD (potential archaeological deposit). Conditions were recommended to ensure that no works as part of consent effect the PAD area. We consider the same conditions to be acceptable for the subject 61 Loombah Street site.
PART 7 ADDITIONAL LOCAL PROVISIONS	
7.1 Acid Sulphate Soils Site is classified on Council's Soil Map as Class 5. Requires geotechnical assessment in relation to any proposed excavations.	COMPLIES Proposed work to comply with geotechnical report recommendations.
7.2 Earthworks Not to have a detrimental effect on environmental functions and processes, neighbouring uses.	COMPLIES Proposed work to comply with geotechnical report recommendations.
7.6 Biodiversity Protection The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by protecting native fauna and flora; protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native fauna and flora and their habitats. The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.	COMPLIES All objectives of this clause have been met. The works necessitate the removal of several trees on the property. See Arborist Report for further explanation. Although the site is within the NSW (DPE) Biodiversity Values Mapping for Pittwater and Wagstaffe Spotted Gum Forest, the proposed works have been located as to not be within this community, nor remove or effect any specific part of this ecological community. The proposal

	is considered an acceptable impact on the sensitive ecological parts of the site. Under the current design trees 3, 5, 6, 7, 14, 17, 19, 20, 21, 22, 29 and 30 cannot be retained and shall require removal. Of those, only Tree 3 and 14 are of Medium retention value, with all others of Low value.
7.7 Geotechnical Hazards Land is classified Geotechnical Hazard H1 being the highest category. The matters to be considered in the design of structures and in the required assessment and report by a geotechnical engineer are stated in clause 7.7 of the LEP.	COMPLIES Proposed work to comply with geotechnical report recommendations.
7.10 Essential Services Must be satisfied that essential services are available or adequate arrangements have been made.	COMPLIES Site has all required services which will continue to be available for the new dwelling.

6.0 OUTLINE OF ENVIRONMENTAL IMPACTS- PITTWATER DCP GUIDELINES

An assessment against the relevant clauses of the Pittwater DCP 2014 is as follows:

SECTION A – SHAPING DEVELOPMENT IN PITTWATER

A4.3 Bilgola Locality

The proposal meets the desired future character objectives of creating a dwelling that is of a low scale integrated into a landscape setting, beneath the tree canopy and integrated with the sloping landform. Existing trees and vegetation have been integrated into the proposal as much as possible, and siting has been considered to minimise impact to the site. The colours and materials of the architecture are designed to be harmonious with the natural environment and surrounds. The design of the proposed dwelling is a highly considered and sensitive response to the constraints of the site, with the dwelling nestled amongst the existing canopy trees, and the leafy character of locality retained.

SECTION B – GENERAL CONTROLS

B1.4 Aboriginal Heritage Significance

See above

B3.1 Landslip Hazard

The property has been identified on the Pittwater Local Environmental Plan 2014 Geotechnical Hazard Map as H1 - the highest category. The proposal complies with the requirements of the Geotechnical Risk Management Policy for Pittwater and has been carefully considered to reduce the risks to an acceptable level.

The siting of the dwelling is placed to minimise disturbance of flora and fauna on the site and the retention of the larger mature trees. The compact building footprint and vertical arrangement of the dwelling minimises the area for foundations. The dwelling is lightweight construction supported by pier and beam footings which help to reduce the area of cut and fill and soil disturbance on site. The proposed work is to comply with geotechnical report recommendations.

B3.6 Contaminated Land

The property is currently a vacant bush block, and any contamination of the land or soils is not anticipated. An assessment of the site for land contamination is considered to not to be required.

B4 Controls Relating to the Natural Environment

B5.7 Stormwater Management – On Site Detention & B5.10 Stormwater Discharge

The proposed new dwelling on a vacant site, and therefore results in an increase to hard surface area.

As such a 5000L capacity OSD volume has been provided in accordance with the controls table. Refer to submitted Stormwater Engineer documents for further information.

The proposal is for a single residence and as such the BASIX certificate outlines the proposed conservation measures in place. The proposal contains improved water management, as

indicated in the concept stormwater drainage plans submitted. Refer to submitted Stormwater Engineer documents for further information.

B6.1 Access Driveways and Works on the Public Road Reserve

As the proposal is on a vacant lot it will include a new access driveway and crossover for a double carparking space for the dwelling (refer to plans). Access driveway and crossover are to be in accordance with Council's Driveway and Vehicle Crossing requirements and the design will meet the Australian Standard AS/NZS 2890.1-2004: *Parking Facilities - Part 1: Off-Street Car Parking*.

B6.3 Internal Driveways - Dwelling Houses and Dual Occupancy

The proposed new driveway access shall be done in accordance with Pittwater vehicle access requirements. The new driveway will be constructed to provide safe access and be no more than 1:5 in gradient.

B6.5 Off-Street Vehicle Parking Requirements

The proposed will result in no adverse impacts to the traffic in the street and surrounding area. The site will accommodate 2 car parking spaces to be in accordance with Pittwater vehicle access requirements.

B8.1 Construction and Demolition - Excavation and Landfill

Refer to geotechnical report recommendations. Construction is to comply with technical and environmental requirements. The proposed excavation will have no adverse impact on any neighbouring structures, bushland or significant trees being retained on site.

SECTION C1 – DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

C1.1 Landscaping

The existing site is a vacant lot predominately native bushland with existing vegetation covering the site and rocky outcrops. The property is not identified as being a heritage item under Schedule 5, Environmental Heritage of the Pittwater Local Environment Plan (PLEP) 2014 nor is it located within a heritage conservation area. The property is located within an area of biodiversity under the Pittwater LEP.

The proposal will result in the clearing of some native vegetation and removal of 7 smaller native trees, 1 African Olive tree and 1 dead stump. For further detail of tree removal please refer to Arborist's Report.

The proposal will meet the outcomes specified in the landscaping control. The compact footprint of the dwelling will reduce the impact of the dwelling on the existing landscape and create a built form that is softened by the bush setting. The proposal aims to retain Pittwater's locally native tree canopy and existing native vegetation, throughout the remainder of the site, with any natural elements of the site that are disturbed will be replaced with species similar to their surroundings.

C1.2 Safety and Security

The proposed new dwelling meets all council outcomes for safety and security.

C1.3 View Sharing

The proposed complies with objectives of encouraging view sharing between properties as well as preservation of views and vistas. Views from neighbouring 59 Loombah Street are retained. No impact occurs on views shared with 63 Loombah Street as they are significantly higher in elevation and setback significantly from the main proposed bulk of the proposal. The siting and placement of the proposed dwelling on the site is responsive to neighbouring property site lines.

C1.4 Solar Access

The proposed dwelling complies with these requirements, providing for the minimum solar access to neighbouring properties as well as the subject property.

C1.5 Visual Privacy

Visual privacy to the neighbouring east and western properties is not affected by the proposal due to adequate window placement and sufficient setbacks and siting. The design satisfactorily addresses the DCP requirements with the considered and careful location of windows, sill heights and outdoor living areas located to achieve visual privacy.

C1.6 Acoustic Privacy

The proposal complies with these requirements.

C1.7 Private Open Space

The proposal complies with the numerical controls. The minimum 80m² of private open space per dwelling at ground level, is achieved in the front garden open space and open elevated decking areas opening off the main living level of the dwelling. On a steeply sloping site this solution increases the usability of private open space area.

D3 Bilgola Locality

D3.1 Character as viewed from a public space

The proposal is consistent with the detached timber framed residential architecture of the locality and presents a built form and massing similar to that in surrounding context.

Whilst the new carport structure is located forward of the proposed main building line on a virtual nil setback, its design is of a bulk and scale consistent with the streetscape and enhances the character, amenity and desired character of the locality.

D3.4 Scenic projection

There is no impact on scenic views from public space from the proposal.

D3.5 Building colours and materials

Quality finishes are proposed as indicated in the Schedule of Materials and Finishes submitted. The building will have dark earthy palette of colours for the building exterior, to sit within the tree canopy and blend into the natural surroundings.

D3.8 Front building line

See 4.4

D3.9 Side and rear building line

See 4.4

D3.11 Building envelope

The proposed dwelling and carport structures are within the envelope, sited to sit within the required building envelope of 3.5m vertically from boundary and diagonally inwards at 45 degrees. Refer to elevations and sections in architectural drawings.

D3.14 Landscape Area – Environmentally Sensitive Land

The proposal achieves the requirement of 60% of the site area as landscaped area for single dwellings in E4 zones.

Site area existing 979m²

Landscape Area required = 60% [588m²]

Proposed Total Landscaped area = 732m² [74.7%]

Private Open Space required – min.80m² of site area

Proposed = greater than 80m²

D3.16 Fences – flora and fauna conservation areas

Any fencing shall be compliant with the controls and objectives. No front, rear or side fencing is proposed.

D3.17 Construction, retaining walls, terracing and undercroft areas

The proposed house is primarily a light-weight timber framed construction supported on posts and piers. The steep topography of the site has been treated respectfully, with a framed construction methodology mitigating the need for excavation and retaining structures. A small amount of excavation and retaining will be required to accommodate the carport structure to the development as well as access driveway.

4.1 Streetscape

This proposal will have a positive impact on the streetscape. The requirement of two carparking spaces for the dwelling is dealt with efficiently and effectively in the proposal. Excessive bulk at street level is mitigated by the open carport structure and minimal post and shade cloth roof structure. View sharing through the site from the footpath street level is maintained with the proposal also.

4.2 Bulk and Scale

The proposed dwelling is an appropriately scaled structure and is not imposing as a two storey dwelling. The building is arranged with a larger and long east west ground level floor area with a smaller predominantly north south volume at upper level, mitigating excessive bulk on the site and over shadow the rear neighbouring property.

The new carport is proportional to the dwelling and has minimal bulk impact when viewed from the street.

4.3 Height

The proposal is within the 10m height plane (allowed due to slope of 44%) and results in no adverse impacts to any adjoining properties in terms of overshadowing or bulk from height.

4.4 Setbacks & Envelope

All setbacks comply with the outcomes of council's general controls

- Front setback 20.475m – compliant with 6.5m front setback

*The carport structure encroachment within front setback is acceptable as carparking is required to be provided. Council allows consideration of variation to reduced or nil setbacks for carparking structures.

- Rear setback 14.6m at narrowest (deck structure) is compliant.
- Side Setback (West) compliant 1m at dwelling. The carport structure is 400mm from boundary, but is a non-combustible structure, located adjacent to 59 Loombah Streets, driveway carport structure, mitigating any impacts to amenity.
- The predominant bulk of new building on the eastern boundary complies with the 2.5m setback. Strict compliance is not achieved with an angled segment of the building encroaching, 2.25m from boundary. This is of a minor nature and due to the angled boundary orientation and siting on sloping site.

6.0 CONCLUSION

The proposed development application seeks consent for a new residential dwelling on the property 61 Loombah Street, Bilgola Plateau NSW 2107.

- The proposed development is permissible in the zone and is consistent with Council's expectations for the area.
- The proposed development has no discernible adverse impacts upon the environment, the character of the area and the immediate/adjacent properties.
- The proposed design will result in a single dwelling with good residential amenity that complements the streetscape of the locality.
- The proposed development complies with the objectives of the Pittwater Local Environmental Plan 2014 and is also consistent with the relevant provisions of the Development Control Plan 2014.

Based on the assessment undertaken, Council's approval of the DA is sought.