

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application
Alterations and Additions to a Dwelling

290 Hudson Parade CLAREVILLE NSW 2107
Lot 11 DP 228119

March 2024



Figure 1: External View of house prior to Landslip Event, March 2022.

Introduction

Figure 1 is a view of the home prior to a Landslip event on the site in 2022 in which the pool and pool decks collapsed toward Pittwater. The upper deck and gable roof were removed under Emergency Order LGA2022/0027, dated 12 May 2022.

On 17 April 2023 consent was granted under DA2022/1459 to construct a new swimming pool and new timber decks and paved stairs. That work is currently being programmed and a commencement on site is anticipated in April 2024.

This Development Application seeks consent for an upper-level deck and central gable roof, with a stair from the lower deck in the same configuration as approved under DA N0167/14.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

There are no modifications proposed to the development that affect its suitability under the Act.

SEPP (Building Sustainability Index: BASIX) 2004

There are no modifications proposed to the existing house, the floor area remains the same and there are no changes to openings. A new BASIX Certificate has been generated, A1739998, issued 15 March 2024.

SEPP (Resilience and Hazards) 2021

The proposed development is not likely to cause an adverse impact on the Coastal Environment. Conditions have been imposed through Consent DA2022/1459 that mitigate the impact of development of that work. A Stormwater Drainage design is included with this application that manages the disposal of roofwater from the proposed gable roof.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

4.3 BUILDING HEIGHT

The current condition of the site is shown in Figure 3 and 4.



Figure 3 and 4: Current conditions at the site (Foreshore area) December 2023.

Height of proposed gable roof ridge over existing ground level	9.87 metres
Maximum Permissible height of building	8.5 metres

The landslip event and subsequent demolition of structures has resulted in ground levels across the site, below the house, nearly two metres below their old levels. Remediation of the site shall be carried out following the recommendations of the Geotech report under works consented to in DA2022/1459. A Clause 4.6 Variation Statement is included with this application.

7.2 EARTHWORKS

There are no earthworks proposed in this development application. A footing will be provided to support the landing of the stair.

7.7 GEOTECHNICAL HAZARDS

A Geotechnical Investigation Report by Alliance Geotechnical, dated 19 August 2022, is included with the application. Its recommendations can be adhered to when carrying out the proposed works however it may be noted that Consent DA2022/1459 shall completely remediate the site and provide support for the proposed deck, stair and roof.

7.8 LIMITED DEVELOPMENT ON FORESHORE AREA

There is no work within the foreshore area in this application.

PITTWATER 21 DCP

B3.1 Landslip Hazard

Refer to 7.7 above for comment on the proposed work for compliance with the geotechnical advice.

D3.7 Side and rear building line

On its Northern end, the upper deck achieves a 2.5m setback from the boundary. The stair linking down to the lower deck has a minimum 1m setback. A privacy screen is proposed at both ends of the upper deck.

For the rear setback the Foreshore Building Line applies and the deck and roof are not within that area.

D3.11 Landscaped Area - Environmentally Sensitive Land

A non compliance with the Landscaped Area Control exists under the Consent DA 2022/1459. A detailed analysis is provided on drawing DA 08.

There is a slight (4.1%) reduction in Landscaped Area resulting from the proposed works in this application due to the gable roof and stair extending over soft surface, however that soft surface is retained.

The proposed works will still achieve the outcomes of the control given that:

- The bulk and scale of the built form is minimised. The deck and roof provide articulation of the façade facing Pittwater.
- A reasonable level of amenity and solar access is provided and maintained.
- No vegetation is removed.
- Stormwater Drainage has been included so that runoff is adequately managed.
- Soft surface is maintained to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management.

COMPLIANCE ASSESSMENT

The works proposed in this application does not alter the compliance of the development with other clauses of P21 DCP.

Conclusion

It is considered that the proposed works remain consistent with the stated objectives of State Planning and Northern Beaches Council Development Controls.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, consent for the modification is requested of Council, with any relevant conditions that it considers appropriate for the alterations to the existing development on the site.

END OF STATEMENT