

Statement of Environmental Effects

Site Details

Address: 34 Coasters Retreat, NSW 2108
Lot No. 12
DP No. 25653
Site Area: 1094m2

Site Description

The property of 34 Coasters Retreat is currently a vacant lot.
The property slopes from the south-east (bordered by Kurringai National Park) to the north-west (Pittwater)
There is a dwelling at No. 9 to the north-west , No. 23 to the south-east and No. 11 to the north east.

Proposed Development

The proposed development is for a new dwelling.

Land Zoning

The property of 34 Coasters Retreat is zoned:
E3 Environmental Management

Pittwater Local Environment Plan 2014
Reference Maps
Geotech Hazard 1
Bushfire Prone Land (vegetation category 1)
Acid Sulphate Soils Class 5
Height of Buildings 8.5m and 10m (see below)

Pittwater Development Control Plan 2014 including D13 Upper Western Foreshores Locality

Permissible Development

The nature of the proposed new dwelling respects the current zoning and is a permissible development of the site.

PITTWATER 21 DCP PART A

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
DCP Part A A4.13 Upper Western Foreshores Locality The Upper Western Foreshores locality remain primarily a low density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape.	Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. The residential areas of Coasters Retreat are characterised mainly by one and two storey dwelling houses. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed environment and subdued external finishes.	The proposed New Dwelling is compatible with these objectives. The house is primarily single storey, stepping down the site to maintain low impact and remain integrated with the landform and landscape. Bulk and scale are reduced by creating two pavilions connected by a walkway. Heights are maintained below canopy. We believe this development will help to protect and enhance the natural environment and beauty of the area as its occupants will be closely connected with the landscape and will be acting as the custodians of this parcel of land.	Complies

PITTWATER 21 DCP PART B

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
B3.3 Bushfire Hazard Protection of people. (S) Protection of the natural environment. (En) Protection of private and public infrastructure and assets. (Ec)	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 <i>Construction of a building in a bushfire-prone area</i>	A Bushfire Report has been prepared by 'Building Code and Bushfire Hazard Solutions Pty Ltd'. Refer attached. The proposed dwelling has been designed to comply with the requirements as set out in the Bushfire Report.	Complies
B5.2 Wastewater Disposal	An OnSite Wastewater Management Study prepared by an appropriately qualified Wastewater consultant. The site and soil assessment is to be carried out in accordance with the Site and Soil Assessment guidelines contained in Section 4 of the <i>Environmental Health & Protection Guidelines OnSite Sewage Management for Single Households</i> published by the Department of Local Government, January 1998.	Refer Hydraulic Engineers Report	Complies

B5.3 Greywater Reuse	All applications must be accompanied by a Greywater Management Study prepared by an appropriately qualified wastewater consultant meeting the requirements of the <i>NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises</i>, published by the Department of Water & Energy, May 2008.	Refer Hydraulic Engineers Report	Complies
B5.4 Stormwater Harvesting	The Water Management Plan and accompanying assessment reports and documentation shall demonstrate the feasibility of the scheme, and shall include, but not be limited only to: Description of proposed stormwater uses Results of water balance modelling, including estimates of stormwater quantities to be extracted and reused A demonstration of compatibility of the proposed scheme with local and regional water management plans or stormwater strategies An Environmental and Health Risk Management Plan with clear identification of public health and safety risks and environmental risk (eg. the impacts of extraction on environmental flows), and how each risk is to be addressed The environmental and health risks and/or financial obligations that would be transferred to others (eg. if the proponent intends to transfer part or all of the scheme to another stakeholder after construction), and legal agreements to formalise arrangements for risk apportionment and recourse in these circumstances of transfer of responsibility An Operation and Maintenance plan, including a description of the ongoing management arrangements for the scheme and demonstration of adequate ongoing funding for operation and maintenance.	Refer Hydraulic Engineers Report	Complies

PITTWATER 21 DCP PART C

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
C2.5 View Sharing	Building lines and height are to be sympathetic to the topography of the site and to maintain a reasonable sharing of views available from surrounding and nearby properties and those available to the public from nearby public domain areas. De facto building lines are to be maintained to preserve view sharing.	The building has been located mid way between the adjoining neighbours on the downward slope. It has also been located mid height between the neighbours roof heights – following the topography of the land as closely as possible. Siting to the rear of No 23 allows No 23 to maintain views across our property toward the Basin. Siting slightly forward of No 9 allows views from our living and deck spaces to the Basin. Views from No 9 to the Basin are unobstructed, and views over our building are available to the north east due to low roof heights.	Complies
C2.8 Energy and Water Conservation More efficient use of resources in Pittwater. (En) Buildings shall be designed to be energy and water efficient.	The orientation, design and siting of buildings makes the best use of natural ventilation, daylight and solar energy. (En) All new hot water systems must have a minimum rating of 3.5 stars. Water efficient appliances shall be used in all development (including AAA rated water efficient shower heads, water tap outlets and dual flush toilets). Windows are to be to be sized, located and shaded (by structures or vegetation) to reduce summer heat and allow entry of winter sun. Deep eaves are required to achieve this where appropriate, in addition to other horizontal shading devices, such as verandahs, pergolas, awnings, and external horizontal blinds. Buildings are to be constructed of materials which best minimise winter heat loss and summer heat gain. Insulation is a vital component of energy-efficient design in all climates and is to be incorporated, conforming with relevant Australian Standards.	The building has been designed such that living spaces open to the north east to allow winter sun in. Shade awnings protect from summer sun. Cross flow ventilation is designed throughout allowing prevailing winds to cool spaces naturally. High level windows and fans are to be included. Water efficient fixtures to comply with BASIX Certificate attached. Insulation throughout to BASIX certificate attached.	Complies.

PITTWATER 21 DCP PART D – D13 UPPER WESTERN FORESHORES LOCALITY

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
D13.1 Character as viewed from a public place 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 preserve and enhance district and local views which reinforce and protect the Pittwater's natural context. To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form being a secondary component. 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 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. Any building facade to a public place must incorporate at least two of the following design features: i. entry feature or portico; ii. awnings or other features over windows; iii. verandahs, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors. The bulk and scale of buildings must be minimised.	The building is compatible with the natural context of the site. It has been designed to relate to the existing built and natural environment. As can be seen in the architectural drawings, the design of the building uses modulation & articulation of the building elements to articulate facades. This is achieved through the appearance of “floating” roof planes, recesses and deck articulation. Views to and from the house maintain and enhance the bushland vistas. Pittwater is the predominant feature and the buildings secondary.	Complies
D13.2 Scenic Protection Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	This is achieved through designing a minimal , low impact house that sits lightly on the earth in its natural context. Light weight structures, subdued colours and subtle forms all contribute to the Scenic Protection of the area.	Complies
D13.3 Building Colours and Materials Achieve the desired future character of the Locality. The development enhances the visual quality and identity of the streetscape. (S)	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. (En, S) The visual prominence of the development is minimised. (S) External colours and materials shall be dark and earthy tones.	The design provides attractive building facades in keeping with the sub-tropical nature of buildings in this locality. FC external wall linings and colorbond roof sheeting are to maintain colours which harmonise with the environment. Refer materials schedule.	Complies

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies						
D13.5 Front Building Line Achieve the desired future character of the Locality. Equitable preservation of views and vistas to and/or from public/private places. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) To preserve and enhance the rural and bushland character of the locality. (En, S) To encourage attractive frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.	<table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>All land zoned E3 Environmental Management</td><td>6.5, or established building line, whichever is the greater</td></tr></table>	Land	Front Building Line (metres)	All land zoned E3 Environmental Management	6.5, or established building line, whichever is the greater	Building setback is 17m from front boundary line and approx. 60m from battle axe front boundary line.	Complies		
Land	Front Building Line (metres)								
All land zoned E3 Environmental Management	6.5, or established building line, whichever is the greater								
D13.6 Side and rear building line To achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) 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. (En, S) Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S) Flexibility in the siting of buildings and access. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) To ensure a landscaped buffer between commercial and residential zones is established.	<table><tr><th>Land</th><th>Side & Rear Building Line Setback (metres)</th></tr><tr><td>Land zoned E3 Environmental Management other than land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach</td><td>2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</td></tr><tr><td>All land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach</td><td>6.5 rear (other than where the foreshore building line applies), or sited below 36.00 AHD contour which ever allows the greater setback.</td></tr></table>	Land	Side & Rear Building Line Setback (metres)	Land zoned E3 Environmental Management other than land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach	2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	All land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach	6.5 rear (other than where the foreshore building line applies), or sited below 36.00 AHD contour which ever allows the greater setback.	Rear setback = 9m Side setbacks are equally spaced at 2m to balance / centralise the bulk of the building between the neighbours houses. Reason for non-compliance is to maintain equitable vistas to and/ or from public / private spaces	Rear setback complies Side setback – one side complies. Other side 0.5mm to 0 m over a 2m distance that does not comply. This equates to 1m2 total non-compliant. See Architectural Drawings pg 02
Land	Side & Rear Building Line Setback (metres)								
Land zoned E3 Environmental Management other than land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach	2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)								
All land zoned E3 Environmental Management in Ross Smith Parade, Great Mackerel Beach	6.5 rear (other than where the foreshore building line applies), or sited below 36.00 AHD contour which ever allows the greater setback.								
D13.9 Landscaped Area Achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) A reasonable level of amenity and solar access is provided and maintained. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) Conservation of natural vegetation and biodiversity. (En) Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En) To preserve and enhance the rural and bushland character of the area. (En, S) Soft surface is maximised to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management.(En, S)	The maximum area not provided as landscaped area shall be in accordance with the following table: >1000m2 land requires min 230m2 landscaped area	Site area = 1094m2 Building Footprint = 190m2 Leaves 904m2 Landscaped	Complies						

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
D13.10 Fences To achieve the desired future character of the Locality. (S) To discourage the use of fencing. (En, S) To provide fencing only where necessary and to ensure that such fencing is sympathetic to the bushland setting of the locality. (En, S) To ensure fences compliment and conserve the visual character of the street and neighbourhood To contribute positively to the public domain. An open streetscape that allows casual surveillance of the street. (S) Fences, where provided, are suitably screened from view from a public place. (S) Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S) To ensure heritage significance is protected and enhanced. (S) To ensure an open view to and from the waterway is maintained. (S)	a. Front fences and side fences (within the front building setback) Front fences and side fences (within the front building setback) shall not be permitted other than for blocks with a water frontage. b. Rear fences and side fences (to the front building line) Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres. Such fencing should be kept to a minimum and only used where necessary for privacy, pet restraint and containment of household areas. Fences shall not obstruct the passage of wildlife. Fencing material shall be compatible with the natural environment, and shall be as transparent as possible, such as split timber posts and thin wire strands. Sheet metal fences are prohibited.	No fences proposed	Complies
D13.12 Retaining Walls, Terracing and Undercroft Areas To achieve the desired future character of the Locality. To protect and minimise disturbance to natural landforms. To encourage building design to respond sensitively to natural topography.	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. Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.	The proposed dwelling is designed to sit above the ground with minimal retaining to the lower storage area. Lightweight construction is used with pier and beam footings. Decks are used for entertaining.	Complies
D13.3 Companion Animals Achieve the desired future character of the Locality. To protect native wildlife. (En) To stop domestic animals entering/colonising bushland reserves and the National Park. (En)	The keeping of cats is not permitted. Owners who wish to keep domestic animals (with the exception of cats) shall provide an adequate fence or enclosure to be constructed to prevent them from entering any public place or adjacent to the National Park.	Upper Level Deck Area is enclosed and can be used if required.	Complies

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
D13.15 Coasters Retreat Achieve the desired future character of the Locality. Development is to be accessible and able to be provided with facilities and services. (S)	Development must take into account its isolated and landlocked nature.	Design of the structures is based around small scale elements which can be transported and assembled easily on site with minimal disturbance to the landscape and neighbours.	Complies
D13.6 Stormwater Overflow	Rainwater shall as much as possible be channelled into rainwater tanks. The overflow from stormwater system shall be designed, constructed and maintained so as to disperse the flow of water across the landscape through the bushland. Domestic water collection systems should be set up so that preferably all rainwater falling on a roof is collected and channelled into water tanks. Landscaping or land formation should encourage the dispersal of storm water across the landscape and through bushland and should discourage the channelling of water into gullies flowing onto roadways, reserves, other properties, or into the Pittwater. Stormwater shall be controlled such that the waters do not infiltrate any land application area associated with on-site wastewater treatment system.	Roof water is proposed to be collected by gutter & downpipe systems and contained in water tanks as indicated. A rainwater tank is located below the living area to collect roof water. Stormwater will be diverted via on-site waste water treatment systems. Refer Hydraulic Engineers Report. Overflow will be dispersed across the landscape through the bushland. Runoff is likely to be improved by the provision of infrastructure on a vacant site.	Complies
D13.8 Building Envelope Achieve the desired future character of the Locality. The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) A reasonable level of privacy, amenity and solar access is provided and maintained. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En)	Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries to the maximum height (refer to relevant height under Part D Localities). Variations Where the building footprint has a slope in excess of 30%, variation to this control will be considered on a merit basis. Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.	The proposed structures have been designed to fit as best within the building envelope as possible given the site constraints. The majority of the building is within the envelope with only a small portion of Bed 1 outside the envelope. This is due to a fall away of the slope at this point on the site due to the contours wrapping in behind a large rock outcrop just to the rear of the living pavilion. Outcomes as listed ie: Achieve the desired future character of the Locality. The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) A reasonable level of privacy, amenity and solar access is provided and maintained. (En, S) Vegetation is retained and enhanced to visually reduce the built form. (En) have all been maintained.	Requires consideration on a merit basis.

D13.17 Parking Management	There is no privately owned motor vehicle access to the Western Foreshores. Only fire trucks and community vehicles are to be housed with in community facilities.	No motor vehicles	Complies
D13.18 Site Disturbance	On the Western Foreshores, at no time shall site disturbance exceed 25% of the site area.	Site area = 1094m ² Building Footprint = 190m ² Footprint = 17% of site area Minimal disturbance Litter and sediment from building sites will be contained and prevented from entering waterways.	Complies
Waste Minimisation Aim is to minimise the impact of waste on residents and surrounding lands.	Building and other waste that is generated throughout the course of building and development are to be contained and transported to minimise adverse impacts upon the neighbourhood. Waste materials and litter are to be contained within the site to prevent windblown and runoff impacts to the surrounding area.	The design of the proposed dwelling is such that it incorporates building elements including whole sheeted products with minimal offcuts. This provides for minimal waste materials. In turn any adverse impacts to the neighbourhood are minimised. Any waste/litter during construction is to be stored and removed to Councils requirements.	Complies
PITTWATER LOCAL ENVIRONMENT PLAN 2014 – relevant clauses	Performance Criteria / Controls	Response	Complies
LEP 4.3 Height of buildings (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. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u> .	(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the <u>Height of Buildings Map</u> 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 <u>Height of Buildings Map</u> is minor, and (b) the objectives of this clause are achieved, and (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and (d) the 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.	The majority of the building is below the 8.5m mark. One portion of the building on the north east corner of the block exceeds this but meets the 10m criteria. The objectives of the relevant clause are achieved. (a) The building is consistent with the desired character of the area, (b) The building is compatible with the height and scale of the surrounding and nearby development.(c) (c) The height does not affect overshadowing of neighbours as the area concerned is south of the neighbour it would concern ie: No. 33 (d)It does not affect sharing of views as our proposal is behind the view line of the affected neighbour. (e)It is the result of designing a building that responds directly to the natural topography and environment. In summary, (a) the portion of the building above the maximum height shown for that land on the <u>Height of Buildings Map</u> is minor, (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%), and (d) the buildings are sited and designed to take into account the slope of the land to minimize the need for cut and fill by designs that allow the building to step down the slope. The above is the case for this parcel of land in the area concerned which is partially above the 8.5m but below 10m. Refer architectural drawings.	Complies

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
PART 5 - 5.9 Preservation of trees or vegetation The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.	This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council. Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner. (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by: (a) development consent, or (b) a permit granted by the Council.	This proposal has been designed to minimize disturbance to trees. We have designed within the only semi clear space on the site. We request 2 trees be removed and a third tree if needed once on site. Refer site plan. Refer Ecology and Arborists Reports.	Request approval.
PART 7 - 7.1 Acid Sulphate Soils The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	(2), development consent is not required under this clause to carry out any works if: (a) the works involve the disturbance of less than 1 tonne of soil, and (b) the works are not likely to lower the watertable.	This project has been designed to touch the earth lightly. We propose a combination of rock anchors and pier footings to minimize site disturbance.	Complies
PART 7 - 7.7 Geotechnical hazards	(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 (c) does not endanger life or property. (2) This clause applies to land identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2" on the <u>Geotechnical Hazard Map</u> .	The Geotechnical Requirements will be met in accordance with the Geotechnical Report enclosed. A geo-tech assessment was carried out by Peter Thompson of Jack Hodgson Consulting (Dec 2015) who concludes in the risk analysis that a geo-tech issue is 'unlikely' and that risk to property is low. Please see full report for details and conditions. Refer also 'Ecological Consultants' Report	Complies

Zone E3 Environmental Management

Objectives / Outcomes	Performance Criteria / Controls	Response	Complies
- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. - To provide for a limited range of development that does not have an adverse effect on those values.	- To provide for residential development of a low density and scale, integrated with the landform and landscape and not visually prominent. - To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors. - To ensure the continued viability of ecological communities and threatened species.	The proposed development is residential low scale and is integrated with the landform and landscape. A structure which sites lightly on the site and allows nature to dominate. Wildlife corridors are maintained around and under the structure to ensure the continued viability of flora and fauna. Refer also 'Ecological Consultants' Report .	Complies