

STATEMENT OF ENVIRONMENTAL EFFECTS

For

2075 Pittwater Rd, Bayview NSW 2043



Prepared on behalf of

John & Holly Simmonds

By

clayton orszaczky pty. ltd.

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1. Introduction

This statement has been written in response to the requirements of Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan 2014 for a local Development Application. It will be demonstrated that the environmental impact of this development has been addressed, and sets out the steps that have been taken to protect or mitigate harm to the local environment. It also takes into the consideration Council's desired character for the locality in the future.

This statement is to be read in conjunction with the architectural drawings and associated reports that have been submitted with this Development Application.

2. Site and locality analysis

The site is described as Lot 3 in DP 9606 and is located within the Church Point and Bayview locality. The site is zoned 'E4 Environmental Living' and single and secondary dwellings are permissible with consent.

The site has an area of 1168m², which is quadrilateral in shape, with the shorter (north-eastern) boundary (15.24m) fronting Pittwater Road. The two side boundaries are 76.645m long, and the rear boundary is 15.24m wide. The property is on the high side of Pittwater Road, immediately opposite a small beach and the Bayview Yacht Racing Association boat shed. It has a significant fall from the rear of the site to the street of approximately 18m.

The property currently has a traditional brick dwelling with pitched roof to the front of the site, and a more modern brick studio with flat roof and terrace to the middle of the site. There is an existing driveway and associated hardstand in the front of the property between the building line and street, and a large terraced garden with several established native trees to the rear.

To the south east of the subject site is a 4 storey yellow face brick and light grey painted weatherboard house, and to the northwest, a 4 level, 5 dwelling, 10 parking space seniors development is currently under construction (No. 284/08).



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Subject site: No. 2075 Pittwater Rd showing existing dwelling



No. 2073 Pittwater Rd, south-eastern neighbouring property



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Approved development at No. 2079 Pittwater Rd, adjoining north-western property. Currently under construction



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3. The proposal

The proposed development of the site is to demolish the existing front and rear house structures, and construct a new, part 2-storey, part 3-storey dwelling. The position of the new dwelling will utilise the existing ground floor platform and mass concrete retaining wall structures in order to minimise the requirement for additional excavation and fill, and to maintain the existing stabilisation methods for the site. The new house will include a secondary dwelling, as permitted by the Pittwater DCP 2014, which will be contained within the envelope of the primary house.

The design for the proposed dwelling addresses the sloping nature of the site, by stepping the levels of the building form back from the street frontage. The lower levels address the street and the existing driveway levels, and the rear upper part of the house addresses the existing terraced garden.

The 'lower ground' level of the house accommodates a new entry, double garage, associated plant and equipment storage, plus a separate, self-contained dwelling, which has its own access from the front garden. This studio secondary dwelling contains a kitchenette, separate bathroom, living space, and mezzanine bedroom.

The ground floor level of the house accommodates two bedrooms, two bathrooms and a deck, which has sliding privacy screens enabling visual and acoustic privacy to the Pittwater Road frontage. The upper level of the house contains the main living spaces for the dwelling including a kitchen, separate pantry and laundry, a study and open-plan living and dining spaces. The upper level opens onto terraces on both eastern and southern elevations of the building, enabling cross flow of breezes and connection to the garden and the bay. A new swimming pool is provided on a terrace, which sits adjacent to the main living spaces. A lift and stair connects the levels internally.

The proposal is of a high architectural quality and has been designed to respect the site and the amenity of the adjoining neighbours.



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Photomontage showing the Pittwater Rd elevation of the dwelling. No. 2079 Pittwater Rd is currently under construction and not represented in this image



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4. Assessment of relevant controls under Pittwater Local Environment Plan 2014

Land use zone

The subject site is located in land use zone 'E4 Environmental Living.' The proposed outcomes of this zone are for low-impact residential development in areas with special ecological, scientific or aesthetic values. The development is to be low density and of a scale integrated with the landform and landscape.

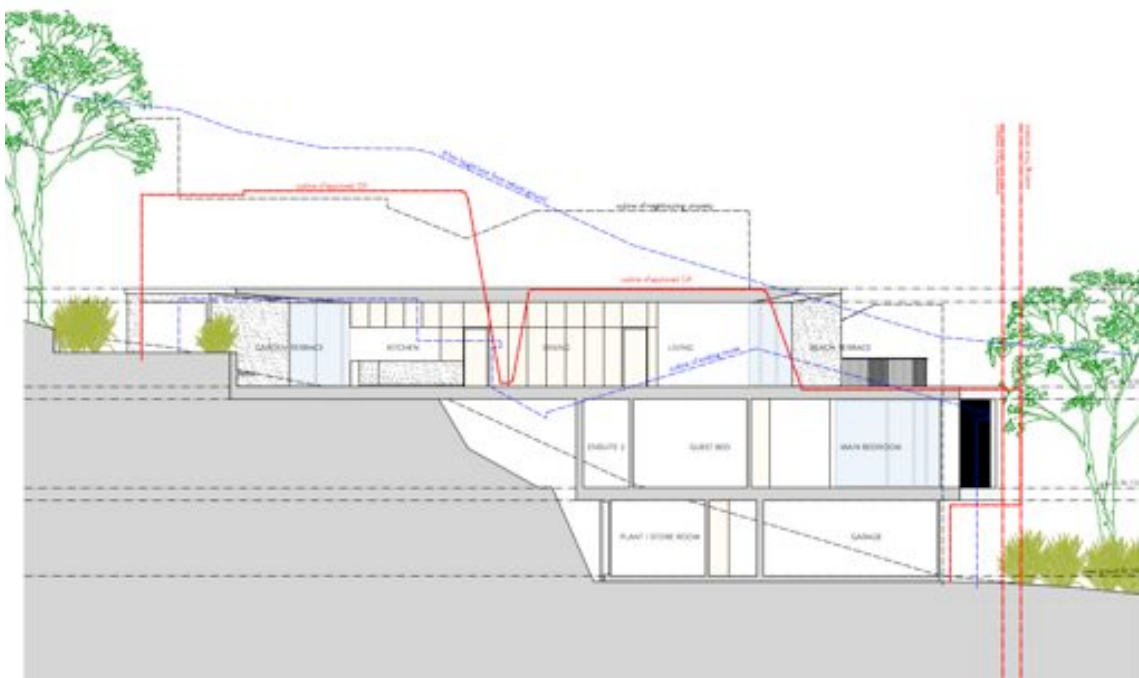
The proposed dwelling steps each level from the Pittwater frontage to the rear of the site, in order to integrate with the natural landform. All established trees on site are to be retained, with large areas of the site reserved for natural vegetation and fauna. The existing building footprint area as not been increased, and the proposed dwelling increases the existing setbacks significantly.

Principal development standards (Part 4)

4.3 Height of buildings

The site is located in area 'I' of the height of buildings map. The proposed dwelling is required to have a maximum height of 8.5m, which is designed to allow for the reasonable sharing of views, minimise overshadowing of the neighbouring properties, and to be consistent with the desired character of the locality.

The proposal meets this design criterion, apart from one small portion of the roof to the front northern corner of the site. To the rear of the site, the proposed dwelling sits over 6.5m under the 8.5m height plane.



Section through proposed dwelling showing height limit of 8.5m in blue dashed line



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4.4 Floor space ratio

There are no specific maps that illustrate requirements for floor space ratio under the Pittwater LEP 2014 for this site. The proposal aims to reduce bulk and scale by addressing the height and setback requirements discussed further in the DCP controls.

Local Provisions (Part 7)

7.1 Acid sulphate soils

The purpose of this control is to 'ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.' The site is located in an area that is classed as predominately 'Class 5' with a small portion to the front of the property classed as 'Class 2.' Development consent is required for any works below natural ground level in the areas of the site classified as 'Class 2.'

The proposed dwelling will not disturb those areas of the site that are classified as 'Class 2' as these areas are located in the front of the property where only works above the ground level are proposed. The accompanying Geotechnical Site Investigation to this Development Application addresses the issue of acid sulphate soils in further detail.

7.2 Earthworks

The objective of this control is to 'ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes.'

The proposal calls for minor excavation to the upper rear north-western corner of the site, which has been addressed in further detail in the accompanying Geotechnical Site Investigation. The lower levels of the dwelling have been designed specifically to make use of the existing natural and man-made platforms on the site, including a large concrete retaining wall so as to reduce or eliminate excavation.

7.3 Flood Planning

There are no specific flood related controls relevant to this site.

7.7 Geotechnical hazards

The subject site is located in 'Geotechnical Hazard zone H1' of the locality. Controls for development in this zone aim to support development that minimises cut and fill, restricts disturbance of unsuitable land, and does not endanger life or property. The accompanying Geotechnical Site Investigation prepared by Crozier details specifically how these criteria have been met by the proposal.

5. Assessment of relevant controls under Pittwater 21 Development Control Plan 2014 Section B and C

Section B General Controls

B1. Heritage controls

There are no specific heritage controls relevant to this site.

B2 Density controls

The property has an existing site area of 1168m² and meets the minimum lot size requirements of 700m².

B3 Hazard controls

B3.1 Landslip hazard

The subject site is located in 'Geotechnical Hazard zone H1' of the locality. The accompanying Geotechnical Site Investigation prepared by Crozier details specifically how the proposed development is suitable for the site and its category as a landslip hazard.

Further to this report, the design for the proposed dwelling has been positioned on the site to make use of the existing lower ground floor platform and to maintain the existing concrete retaining wall on the site, which serves as an effective site stabilisation method currently.

B3.2 Bushfire Hazard

The property is not identified as one that is of bushfire risk.

B4 Controls relating to the natural environment

B4.5 Landscape and flora and fauna enhancement

The development on this site disturbs / removes less than 40m² of vegetation, does not include tree removal / modification and is not situated in an area where threatened species or populations exist. The proposal calls to increase the percentage of native population on the site, and introduces two canopy native trees between the proposed front building line and Pittwater Road.

Refer to the accompanying Landscape Plan, prepared by Mariko Design for further detail.

B5 Water Management

B5.1 Water management plan

The proposed development does not increase the built upon area of the site by more than 50m², therefore a Water Management Plan is not required. The existing stormwater connection will be re-used, and a 10,000L rainwater tank will be installed on site. Refer to the accompanying Basix certificate.

B6 Access and Parking

B6.2 Internal driveways

The purpose of this control is to provide safe and convenient access for car parking that reduces the visual impact of driveways, maintains pedestrian safety and maximises the retention of trees and native vegetation.

The proposed development utilises the existing driveway crossing and driveway gradient to a new double car garage. The surface of the existing internal driveway will be repaired and made good, and modified in shape to accommodate turning circles for vehicles to exit the property in a forward direction onto the busy Pittwater Road. The driveway area has been designed to dedicate 60% of the site forward of the front building line to soft landscaping to reduce run off and provide a landscape screen to the street. Refer to the Landscape Plan prepared by Mariko Design accompanying this Development Application for further detail.

B6.3 Off-street vehicle parking requirements

The objective of this control is to provide for an adequate number of parking and service spaces that meet the demands generated by the development, whilst avoiding adverse visual and environmental impacts. The car parking facilities should be functional and safe.

Two car spaces have been provided for the main dwelling house, and a single hardstand space is provided for the secondary dwelling to meet the criteria of this control. The existing driveway has been modified to accommodate the landscaping requirements of the DCP, as well as providing for car turning circles to meet AS2890.

B8 Site works management

B8.1 Construction and demolition - Excavation and landfill

The purpose of this control is to minimise site disturbance and to avoid damage to the proposed development or adjoining properties where any excavation and landfill is proposed.

The development has been designed to minimise excavation and landfill. The proposal utilises the existing platforms created by the original house to achieve a minimal amount of excavation. The north-western corner of the upper floor will require some additional excavation, the details of which have been discussed in the accompanying Geotechnical Risk Assessment, prepared by Crozier.

B8.2 Construction and demolition – Erosion and sediment management

Erosion and sedimentation prevention measures will be installed on site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.

B8.3 Construction and demolition – Waste minimisation

Waste materials generated through demolition, excavation and construction works will be minimised by reuse on site, recycling, or disposal at an appropriate waste facility.

B8.4 Construction and demolition – Site fencing & security

The site will be protected by fencing for the duration of the works.



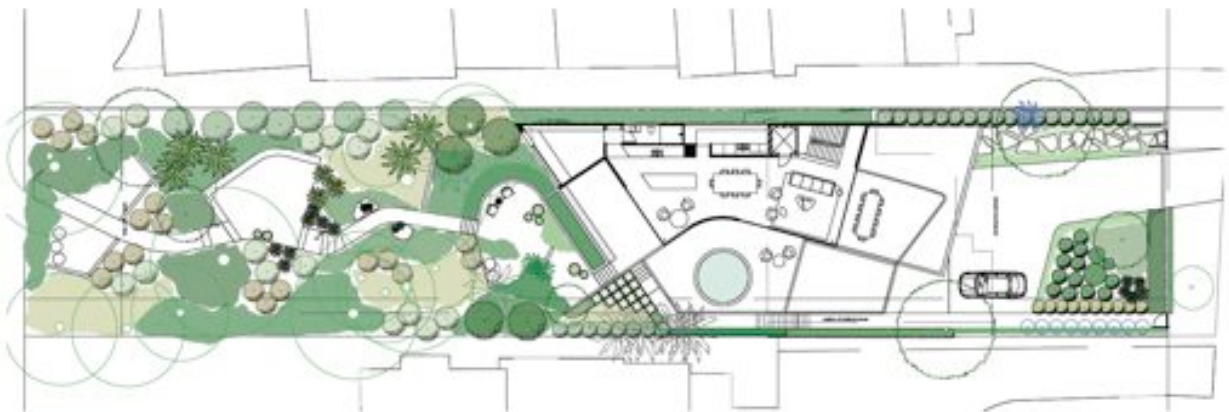
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Section C Development type controls

C1.1 Landscaping

The purpose of this control is to provide a built form that is softened and complemented by landscaping, and for development that results in the retention of Pittwater's locally native tree canopy. Landscaping should enhance habitat and amenity value and reduce the risk of landslip.

The placement of the dwelling on the site using the existing lower ground floor platform, and limiting the extent of the upper level building structures, aims to provide as minimal site impact as possible. The geotechnical risk factors and retention of canopy trees were driving forces behind the position of the structures on the block. All canopy trees have been retained in the new dwelling design, with additional native tree and shrub species introduced throughout the site. Over 500m² of the available area for landscaping has been dedicated to indigenous or low water usage plants and shrubs, with two additional canopy trees introduced to the front garden forward of the building line.



Landscape Plan, prepared by Mariko Design

C1.2 Safety and Security

The proposed development has been designed to allow for casual surveillance of the neighbouring areas in the public domain, as well as the other three areas of Crime Prevention through Environmental Design (CPTED), being Access Control, Territorial Reinforcement and Space Management.



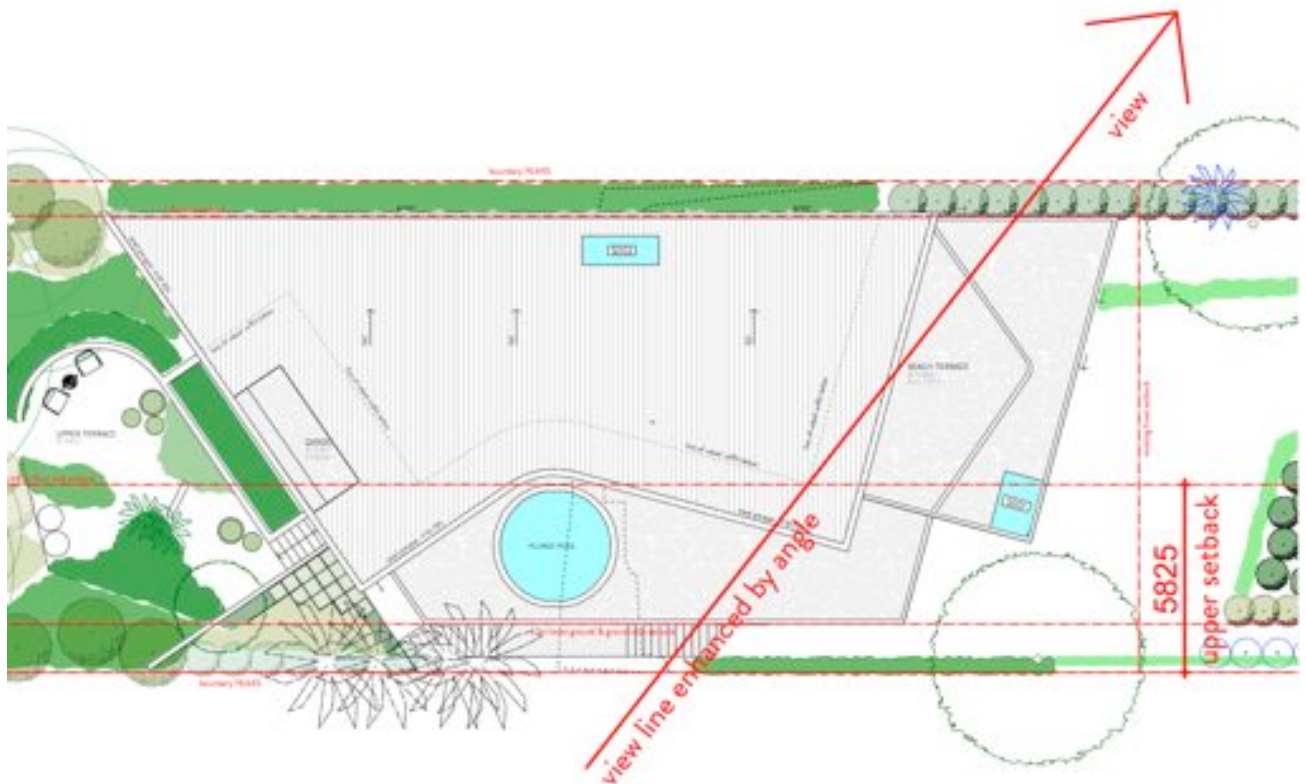
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C1.3 View sharing

This control provides for a reasonable sharing of views amongst dwellings with views and vistas from roads and public spaces to water, headland, beach and bush views protected, maintained, and where possible, enhanced.

The proposed dwelling is positioned on the site to make use of the existing platforms of the site, to minimise excavation and disturbance of the site, as well as limiting the built form at the higher levels. The setbacks of the existing house have been increased from 0.9m on the north-western boundary to 1.3m, and from 0.9m on the south eastern boundary to 1.5m at the lower level and 5.8m at the upper level. The intent for the increased setback of the upper level is to allow for view sharing of the property's southern neighbour in particular, at No. 2073 Pittwater Rd. The front most portion of the upper level living space has been designed with an angle to allow the maintenance and enhancement of the view of the southern neighbour, and the overall height of the proposed upper level sits well under the required 8.5m height limit of Pittwater Council's LEP.

The development under construction at No. 2079 Pittwater Road is positioned well above the height of the upper level of the proposed dwelling, so the focus of the proposed building form has been dedicated to protecting the amenity of the southern neighbour.



Site lines enhanced by the setback of the upper level building, and the angle of the front building elevation to the street.



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C1.4 Solar Access

The purpose of this control is for new residential development to be sited so as to maximise solar access during mid winter, providing a minimum of 3 hours of sunlight to the private open spaces and living rooms of adjoining development and the proposed development in mid winter. The attached shadow diagrams illustrate how the objectives of this control have been achieved, where possible, considering the development under construction at No. 2079 significantly overshadows the subject site, between 12pm and 3pm in mid winter.

The proposed development provides for a variety of outdoor spaces to allow occupants to utilise the sun as it passes across the site from the morning to the afternoon. The garden terrace, pool and beach terraces allow for sunny morning outdoor spaces, with the upper beach terrace being utilised in the afternoon, when the development at No. 2079 largely overshadows the whole site.

The proposed dwelling has been set back significantly from the southern neighbour at the upper level, to minimise the impact to the upper decks and living room windows of this neighbour. The shadow diagrams illustrate that the new dwelling has a reduced impact to the southern neighbour at No. 2073 in the morning at 9am, and shows less overshadowing to their front garden at 12pm. By 3pm on the winter solstice, the whole of the subject site, and some of the neighbouring property to the south are overshadowed by the development at No. 2079 Pittwater Rd. The rear private open spaces of No. 2073 are unaffected by the proposed development at any time of the day during the winter solstice, however are affected by the development at No. 2079.



Existing and Proposed Shadow Diagrams, 9am winter solstice



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Existing and Proposed Shadow Diagrams, 12pm winter solstice



Existing and Proposed Shadow Diagrams, 3pm winter solstice



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C1.5 Visual Privacy

The purpose of this control is to provide optimal visual privacy to habitable rooms and outdoor living areas for the proposed development and for the adjoining neighbours.

The dwelling has been designed to 'turn away' from the large-scale development at No. 2079 Pittwater Rd, which accommodates 5 separate dwellings, each with balconies overlooking the subject site. The adjoining development poses significant impacts on the subject site, as previously demonstrated in the afternoon shadow diagrams. The north-western rooms of the proposed dwelling contain services such as the stair, lift well, laundry and pantry spaces, to create a buffer to this large-scale development. Bedrooms and living spaces open out onto the other elevations of the site, where visual privacy can be more carefully controlled. A landscape buffer between the proposed dwelling and the north-western boundary provides further visual privacy.

To the south east, visual privacy is achieved by a landscaped screen between the boundary and the upper terraced pool area, with the first floor accommodations of the main level set back by 5.8m to further increase visual privacy. At the middle ground floor level a series of sliding timber screens provide a visual separation of the main bedroom to the Pittwater Rd façade. The bedrooms and bathrooms on this middle level have highlight windows to provide ventilation and light, without compromising visual privacy. The existing private outdoor space of the neighbouring property at No. 2073 is maintained due to the large rear setback of the subject dwelling.

C1.6 Acoustic Privacy

Acoustic privacy has been considered for the proposed dwelling in terms of active noise sources such as air conditioning units (located in the lower ground floor plenum space) and pool equipment (located below the pool deck and away from the neighbouring property). The bedrooms have been separated from the primary living areas, and where the main bedroom fronts onto the busy Pittwater Rd, privacy screening and landscape buffers have been designed to minimise impact.

C1.7 Private open space

The proposed dwelling has been designed with extensive rear gardens directly accessible from the living spaces, providing the private open space requirements of this control. An area of 80m² is located directly outside the living spaces at the rear of the property, which is screened by landscape and building form to the north-western and south-eastern adjoining neighbours. Given the overshadowing aspects of the neighbouring development at No. 2079 Pittwater Rd, it is not possible for this area to receive full sunlight throughout the day.

The secondary dwelling is located on the lower ground level, with direct access to private space and landscaped gardens to the front of the property. Informal space sharing between the principal dwelling and the secondary dwelling is encouraged by the stair access externally between the upper and lower levels.

C1.10 Building facades

The building façade to Pittwater road does not contain any stormwater, sewer, gas or electrical communication devices that might be visible from the public domain.

C1.11 Secondary dwellings and rural workers dwellings

Provision for a secondary dwelling contained within the envelope of the principal dwelling has been considered carefully with reference to this control. The design of the studio apartment is contained within the building form to appear as an integrated part of the main dwelling, with restriction on the footprint of the site. A 1.5m side setback has been achieved, and the height limits of the Pittwater LEP 2014 have been met. The secondary dwelling contains one mezzanine bedroom, with one bathroom on the lower level. Access to the apartment is via a landscaped front garden, and provision has been provided for a single hardstand car space.

C1.12 Waste and recycling facilities

Appropriate waste and recycling bin storage areas have been provided on site and are shown on the accompanying plans.

C1.15 Storage facilities

A lockable storage area (combined with plant) has been provided in the dwelling to meet the requirements of this clause.

C1.17 Swimming pool safety

The swimming pool fence and warning notices have been designed in accordance with the Swimming Pools Act 1992, and have been noted on the accompanying drawings.

C1.25 Plant, equipment boxes & lift over-run

Air conditioning units are located in the undercroft plenum spaces of the proposed dwelling, as indicated on the accompanying plans. The lift is designed as a hydraulic system, and does not require an overrun. All equipment generally will be housed within the dwelling and not visible externally.

Section D Locality specific development controls

D4 Church Point and Bayview locality

D4.1 Character as viewed from a public place

The street façade of the proposed dwelling has been designed with careful consideration of this control. The levels of the dwelling have been stepped and modulated to provide an interesting street form, to ensure the development responds to the spatial characteristics of the existing built and natural environment. The visual impact of the form is secondary to the landscaping and vegetation, evidenced by the front garden containing two new canopy trees, and an increased set back from the street.

The middle level of the proposed dwelling cantilevers out over the lower ground level, providing an eave to the entry of the dwelling, and reducing the bulk and scale of the street façade. The upper level is set back a further 7.5m from the middle level, reducing its visual dominance from the public domain. The middle level is articulated by a series of sliding timber screens, which serve to provide visual and acoustic privacy to the occupants whilst providing interest on the front elevation.



Photomontage showing Pittwater Road elevation



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D4.2 Scenic protection – general

D4.3 Building colours and materials

The proposed dwelling has been designed to enhance the visual quality and identity of the streetscape, with striking building forms that relate in scale and finish to the surrounding natural and built landscape. The external finishes have been designed to harmonise with the natural environment, with the use of natural hardwood, natural stone and rendered grey masonry.

D4.5 Front building line

The front building line has been increased from the required 10m to nearly 12.5m at the north-western boundary and 15m at the south-eastern boundary, due to the angled nature of the front elevation. The upper level has been set back a further 7.5m from the middle and lower levels to protect the view sharing opportunities of the southern neighbour at No. 2073 Pittwater Rd.

The lower ground floor level has been positioned to make use of an existing mass concrete retaining wall, which currently serves to stabilise the site. Should the building be positioned further back into the site, this retaining wall would have to be demolished, and additional excavation required to achieve the accommodation proposed. The area forward of the building line has been extensively landscaped, with the introduction of two canopy trees.

The existing driveway has been modified with the garage set back further than the ground floor structures over, to allow for vehicle manoeuvring in a forward direction onto Pittwater Road, and to allow the garage not to dominate the street façade.

D4.6 Side and rear building line

The side and rear building set backs have been carefully considered to meet the outcomes of this control. The north-western side setback has been increased from 0.9m to 1.3 across the levels, and the south-eastern setback increased from 0.9m to 1.5m on the lower ground and ground floors. On the upper level the south-eastern side setback has been increased to 5.8m to allow for greater view sharing opportunities and better solar access to the southern neighbour, as discussed previously.

The required rear setback of 6.5m has been increased to over 33m to allow for all natural vegetation and canopy trees to the rear of the site to be retained. The increased rear setback also allows for more equitable preservation of views and vistas from the adjoining properties to the surrounding landscape and waterways.

D4.8 Building envelope

The new dwelling has been designed to step up the slope towards the rear garden, with each level set back from the front and side boundaries. The requirements of this control have been met on the south-eastern boundary where the building is set back a further 3.3m than the required 2.5m side setback. The building envelope control is exceeded on the north-western elevation where the proposed dwelling adjoins the large scale development at No. 2079 Pittwater Rd. On this boundary the approved neighbour sits significantly higher than the proposed dwelling, creating overshadowing and overlooking issues that dominate the subject site. The positioning of the new dwelling on site takes into account these issues when contravening this control.

D4.9 Landscaped area – Environmentally Sensitive Land

More than 60% of the site area is retained as landscaped area, with 60% of the area forward of the building line also landscaped. The new dwelling has been positioned to allow for all canopy trees to remain on site, with two additional canopy trees planted in the garden forward of the front building line. The proposed dwelling has been sited to make use of existing retaining structures on site, and so the conservation of the natural vegetation and biodiversity is achieved.

Refer to the Landscape Plan prepared by Mariko Design for further detail.

D4.11 Fences – general

All existing fences on site will be retained in the new development.

D4.13 Construction, retaining walls, terracing and undercroft areas

To protect and minimise disturbance to natural landforms, construction where possible will be lightweight. Any garden walls will be built using natural materials such as timber and sandstone to respond to the natural environment of the locality.



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6. Conclusion

The proposal for a new dwelling and integrated secondary dwelling will provide a high quality residential home which embodies the desired future character of the area. The dwelling has been carefully designed to sit within its natural context, and provide amenity to future occupants as well as neighbouring dwellings.

We have provided a detailed assessment of relevant planning controls. In light of this assessment, we trust that Pittwater Council will consider the proposal worthy of consent.



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