

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED ALTERATIONS AND ADDITIONS

TO

8 STROMBOLU PLACE

BILGOLA PLATEAU

FOR

NATALIA CORDEIRO & BEN DRURY

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1. INTRODUCTION

This statement of environmental effects accompanies a Development Application to Northern Beaches Council for proposed alterations on behalf of Natalia Cordeiro and Ben Drury for:

LOT 12 in DP 217688
known as
8 Stromboli Place, Bilgola Plateau

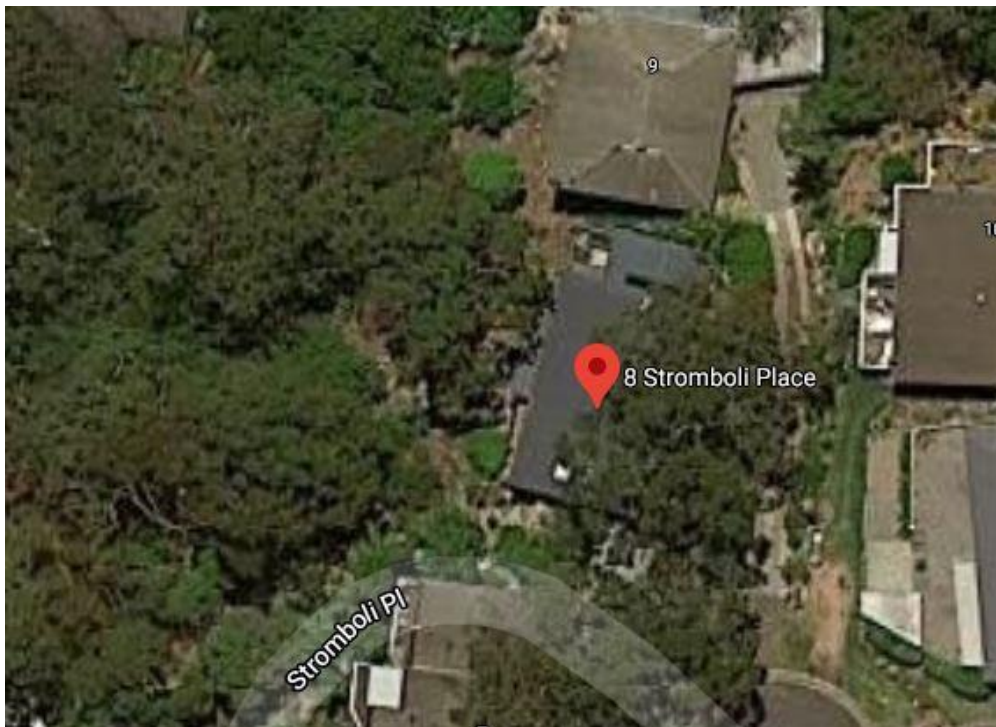
In consideration of this application reference has been made to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan (LEP) 2014
- Pittwater 21 Development Control Plan (DCP)

Additional information to support this application include:

- Survey Plan prepared by DP Surveying 46 John St., Avalon Beach dated 1/7/2020
- Architectural Plans prepared by Debbie Cameron Dip. Architectural Technology
- Geotechnical Report Prepared by Ben White of White Geotechnical Group dated 19/6/2020
- Shadow Diagrams at 21 June
- Waste Management Plan
- Cost Summary Report

2. SITE ANALYSIS:



Extract: Google Maps

The site is identified as LOT 12 in DP 217688 LOT 7 in D.P. 14630 known as 8 Stromboli Place, Bilgola Plateau. The site is 983.5sqm.

The site is zoned E4 and used for low density residential use. The properties that surround the site are also zoned for low density residential purposes. The surrounding allotments are of similar size with varying architectural designs.

There is no evidence to suggest the land has previously been used in a potentially contaminating activity.

The property slopes steeply away from Stromboli Place in a East West direction with an RL at the driveway of 81.57m and an RL 66.64m to the front of the dwelling a fall of approximately 12.93 metres. The dwelling is situated at the Eastern end of the site and the natural habitat drops away below. The property enjoys a West View over Pittwater. It is located in relative proximity to access public transport.

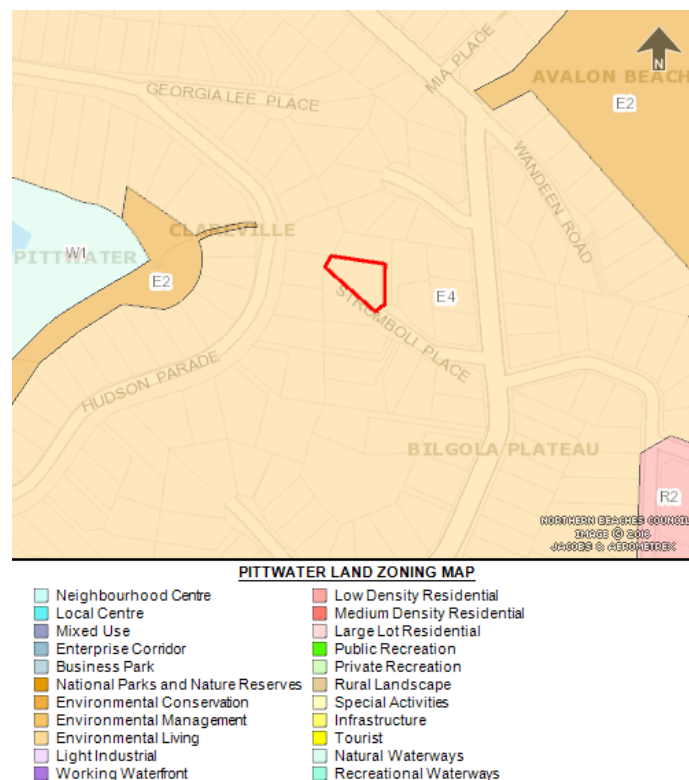
The site is currently occupied by a two storey brick & clad house with a metal roof. The site also supports a double carport accessible from Stromboli Place.

3. TYPE OF DEVELOPMENT & ZONE IDENTIFICATION

Local Development is proposed.

The property is zoned E4

The objectives of E4 Environmental Living have been satisfied as there is no change to the Built-upon area. The changes are minor and fall within the existing roof line and footprint of the home therefore there will be no further impact to vegetation or wildlife corridors. The extension is minimal in nature and is believed to be in keeping with the aesthetic values of the streetscape.



4. SITE CONSTRAINTS/HAZARDS:

i) Geotech Hazard H1

Refer Geotech Report prepared by Ben White of White Geotechnical Group Pty Ltd dated 19/6/2020



Extract: Pittwater Geotechnical Hazard Map GTH_016

5. DESCRIPTION OF PROPOSED DEVELOPMENT

The owners are proposing minor alterations and additions to the existing two storey dwelling. The alterations include enclosing the existing covered deck in order to extend the Main Bedroom and Walk-in-Robe, a small extension under the existing eaves to extend the laundry, new bi-fold doors and glazing on the Northern Elevation and a new entrance door. The proposed alterations will be in keeping with the existing character of the dwelling.

6. DEVELOPMENT COMPLIANCE

The proposed development is deemed permissible with the consent of council under the provisions of the

Environmental Planning Assessment Act 1979
Pittwater Local Environmental Plan(LEP) 2014
Pittwater Development Control Plan (DCP) 2014

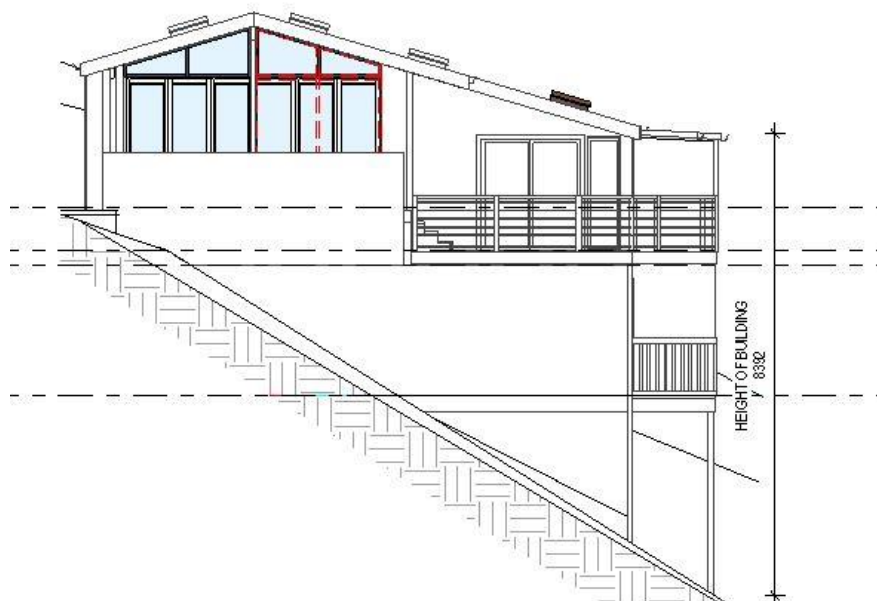
A) PITTWATER LEP 2014

The site is zoned E4 – Environmental Living. Site area is 980.1sqm.

4.3 Height of Building Map I

Permissible 8.5m

Proposed 8.39m unchanged.



Extract Drawing DA 302 North Elevation (not to scale)

B) PITTWATER DCP 2014

PART B5.10 STORMWATER

The proposed alterations are within the existing roof area and therefore there is no impact on the existing stormwater drainage system.

PART B4.1 NATURAL ENVIRONMENT

The site is zoned E4 and is within Area 1 of the Landscaped Area Map. As the alterations are minor and fall within the existing Built Upon Area there will be no impact to local flora and fauna and their habitats.

PART C1.1 LANDSCAPING

The proposed amendments are minor and are within the existing Built From. Therefore the existing landscaping will remain unchanged.

PART C1.3 VIEW SHARING

The property and its neighbours enjoy lovely views of Pittwater. The proposed amendments are minor and will have no impact on these views.

PART C1.4 SOLAR ACCESS

Shadow Diagrams have been submitted (DA - 003) showing the shadow lines cast at 9am, midday and 3pm on the 21 June.

PART C1.5 VISUAL PRIVACY

The alterations enhance privacy to the South due to closing in the window in the Walk-in-Robe and enclosing the existing balcony.

D3 BILGOLA LOCALITY

PART D3.2 - SCENIC PROTECTION

Due to the proposed alterations being within the existing roof line the development has minimal visual impact and the natural bush land that exists on the property and is predominant in Bilgola locality is preserved.

PART D3.3 - BUILDING COLOURS & MATERIALS

The minor alterations and additions are to match existing colours

PART D3.6 FRONT BUILDING LINE

Unchanged

PART D3.7 SETBACKS

Minimum Side	1m & 2.5m
Existing/Unchanged	North Side Setback 1,876m
Existing/Unchanged	South Side Setback 4,145m

PART D3.9 BUILDING ENVELOPE

Unchanged

PART D3.11 LANDSCAPED AREA (required min 60% of site area = 590.10sqm)

SITE	983.5sqm
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EXISTING

BUILT UPON/HARD SURFACE AREA	
DWELLING	134.9sqm
DECKING	73.5sqm
CARPORT	30sqm
DRIVEWAY	21.5sqm
PAVING	58.0sqm
TOTAL	317.90sqm

LANDSCAPING	665.6sqm /67.67%
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PROPOSED

BUILT UPON/HARD SURFACE AREA	
DWELLING	147.53sqm
DECKING	62.15sqm
CARPORT	30sqm
DRIVEWAY	21.5sqm
PAVING	56.72sqm
TOTAL	317.90sqm

LANDSCAPING	665.6sqm /67.67%/UNCHANGED
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Landscaping is unchanged by the alterations as the Main Bedroom Extension is on the existing deck and the Laundry extension is on the existing pathway therefore no Landscape Plan is attached.

7. CONCLUSION

The proposed alterations and additions are minimal in nature, proposed on the existing footprint and within the existing roof covering. Due to the fact that the alterations are within the existing Hard Surface Area and therefor landscaping remains unchanged, no landscaping plan was attached with this proposal. The proposed additions have been designed to compliment the existing dwelling. It complies with Council's development standards and planning objectives for the site and locality. Accordingly, Council's favourable consideration is respectfully sought.