

# STATEMENT OF ENVIRONMENTAL EFFECTS



## PROPOSED ALTERATIONS & ADDITIONS TO EXISTING SINGLE STOREY DWELLING

AT 154 PLATEAU ROAD, BILGOLA PLATEAU, NSW 2107

LOT 52 DP 12838

LGA: NORTHERN BEACHES COUNCIL

PREPARED BY: ELAINE RICHARDSON

FOR: JENNY & JANNIS KEARNEY-BOTT

MAY 2025 ISSUE - A

## Contents

1.0	Introduction
2.0	Location & Site Description
3.0	Relevant Planning Instruments
4.0	Consent Authority
5.0	Site Analysis
6.0	Opportunities & Constraints
7.0	Proposed Site Development
8.0	Floor Space Ratio (FSR) & Gross Floor Area (GFA)
9.0	Building Height
10.0	Building Setback
11.0	Overshadowing / Solar Access
12.0	Visual Privacy
13.0	Parking
14.0	Private Open Space (POS)
15.0	Trees
16.0	BASIX
17.0	Building Materials
18.0	Stormwater Management
19.0	Erosion & Sediment Control Plan
20.0	Local Planning Objectives
21.0	Precedents
22.0	Proposal Summary
23.0	Conclusion

## 1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application for 154 Plateau Road, Bilgola Plateau, NSW 2107. The Proposal consists of Alterations and Additions to the Existing Single Story Dwelling.

This document provides a description of the site, its surroundings and the proposed development, a consideration of the proposal against relevant planning instruments and controls and an assessment of the likely impact of the design. This statement should be read in conjunction with the following documents:

Survey Plan – Prepared by Metropolis City Surveyors Pty Ltd

Architectural Drawings – Prepared by Elaine Richardson Architect.

## 2.0 Location & Site Description

The Site is located at 154 Plateau Road, Bilgola Plateau, NSW 2107. It is legally described as Lot 52 of DP 12838. The site is located on the North Western side of Plateau Road.

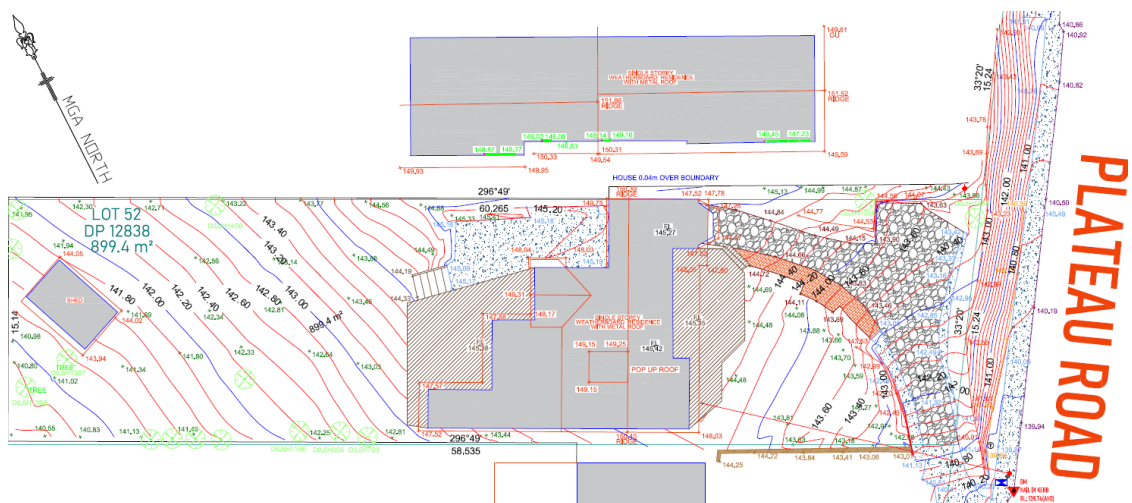


Figure 1: (Survey of 154 Plateau Road, Bilgola Plateau, NSW 2107 by Metropolis City Surveyors Pty Ltd)

## 3.0 Relevant Planning Instruments

The SEE identifies that the following planning instruments are relevant to the DA proposal:

1. Pittwater Local Environmental Plan LEP 2014
2. Pittwater 21 Development Control Plan DCP (Local Specific D3 Bilgola Locality)
3. SEPP Building Sustainability Index (BASIX) 2004

## 4.0 Consent Authority

The Site is located within the Locality Specific - Pittwater D3 'Bilgola Locality' area. The consent authority for the application for local development is Northern Beaches Council. The proposed development is not situated within a Heritage Conservation Area and is not in an Integrated Development, State Significant Development or Designated Development under the EP&A Act.



Figure 2: Aerial photo of site marked (154 Plateau Road, Bilgola Plateau, NSW 2107). Google Maps.

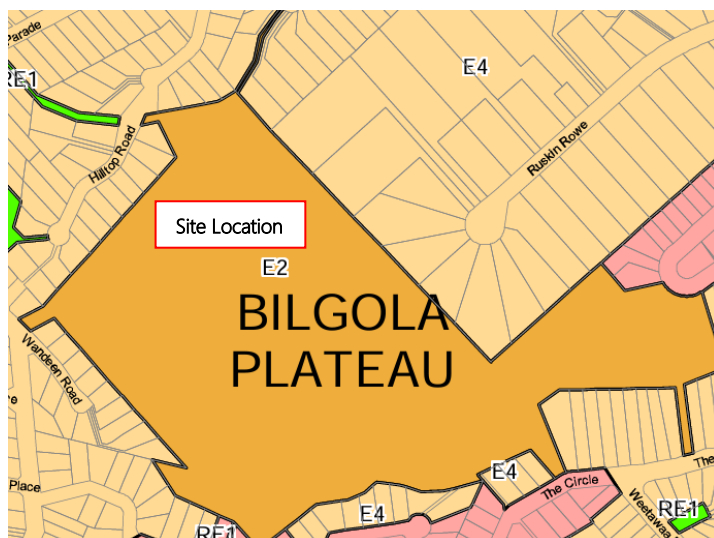
## 5.0 Site Analysis

The Site Area is 899.4m<sup>2</sup> by Title. The site is large in its proportions and is a relatively similar sized site in comparison with most lots in the immediate proximity. Boundary lengths vary slightly, the South Eastern 'front' boundary is 15.240m wide, while the North Western 'rear' boundary is 15.140m wide. The North Eastern side boundary is approximately 60.265m and South Western side boundary is approximately 58.535m. In terms of its topography, the site slopes from the rear (140.55) up to the high point where the house is situated (145.27) and down to the embankment (above the street- 143.2) and then a drop to the street (140.29).

The site also has a cross fall (north the high point) of between 1.4m and 1.75m.

154 Plateau Road, is a free standing, single story lightweight dwelling.

The subject site is located within section [E2 – Environmental Conservation] on Land Zoning Map under LEP 2014, But will be formerly referred to as [C4 – Environmental Living]



**Figure 3:** Environmental Living Plan LEP Zoning Map.

### A4.3 Bilgola Locality (D3)

#### Land within the Locality

Land within the Bilgola Locality is identified on the Bilgola Locality Map1.

#### Context from Pittwater 21 DCP:

*The Locality was occupied by small farming settlements from the early 1800s, and included the grazing of cattle. As the road improved and beach holidays became popular, Bilgola expanded. Until the 1950s, Bilgola remained largely a holiday location with few permanent residents. Residential development and permanent occupation of dwellings increased from the 1950s.*

*Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along plateau and slopes. The locality is characterised mainly by one and two-storey dwelling houses on 550-950 square metre allotments (some smaller blocks may exist). The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes.*

*The Bilgola Locality is characterised by a small steeply rising ridgeline to the north, plateau to the south, and small self-contained valley to the east. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops and headlands of the locality are visually prominent. Due to this visual prominence, the building height along the beach area shall be reduced.*

*Extensive areas of natural vegetation are dominated by large specimens of the Smooth barked Apple (*Angophora costata*) on the escarpments upper slopes with the Rough Barked apple, Turpentine (*Syncarpia glomulifera*) and Bloodwood (*Eucalyptus gummifera*) present along the lower slopes and Cabbage Tree Palms (*Livistona australis*) in the Bilgola valley.*

*Much of the indigenous vegetation has been retained, particularly where there are large areas of open space, and there are significant wildlife habitats and corridors within the locality, such as on the original Wentworth Estate in the Pittwater Foreshore Area.*

*A unique flora and fauna green belt exists in the Bilgola Beach Area by the interconnection of Hewitt Park with Attunga Reserve via the dedicated portion of public land, previously known as Hamilton Estate, at the western end of the Bilgola Valley.*



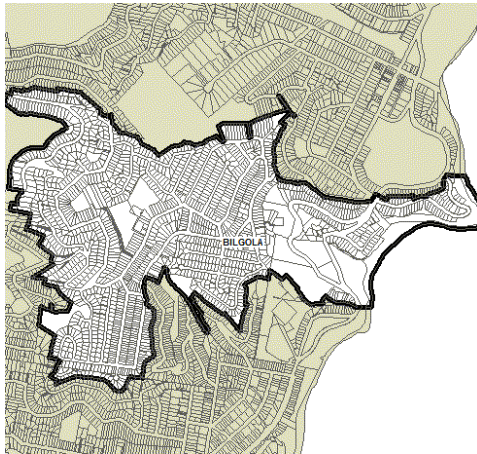


Figure 4: Locality Map 1 Pittwater 21 DCP

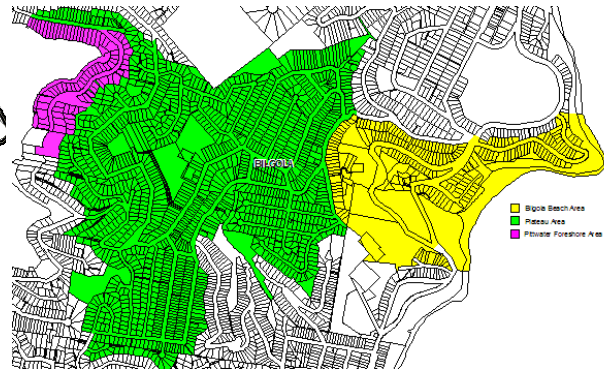


Figure 5: Locality Map 2 Pittwater 21 DCP

Plateau Road is lined with trees and is dominated by a mix of low density one-to-two storey dwellings in lightweight and brick veneer construction.

The street has several new and renovated properties constructed in the immediate vicinity. The dwellings are generally influenced by the sloping topography of the natural terrain and many properties have rear swimming pools.

No 154 Plateau is positioned at an 'elevated' vantage point, with views over Plateau Road to the ocean. It has no independent driveway, No 154 uses the driveway of an adjoining neighbour at 156 Plateau. It is completely blocked off from the street and footpath.

#### Photographs of Site and Surrounds



Figure 6. View of subject site from Plateau Road





Figure 7. View of subject dwelling No 154 from top of driveway



Figure 8. View of Neighbour No 156 and adjoining shared driveway through to No 154.





Figure 9. View of Neighbour No 156 and adjoining shared driveway up to No 154, image highlights level of slope and blind spot to high pedestrian traffic from adjoining school.



Figure 10. View of Neighbour No 152 with high boundary timber fence and driveway off Plateau Road.





Figure 11. View of direct pedestrian stairs access off Bilgola Road, through to Bilgola Plateau Public School,



Figure 12. View of Bilgola Plateau Public School Driveway Access



Figure 13. View of dwelling No 181, opposite Bilgola Plateau Public School. Showing direct carport fronting along boundary.

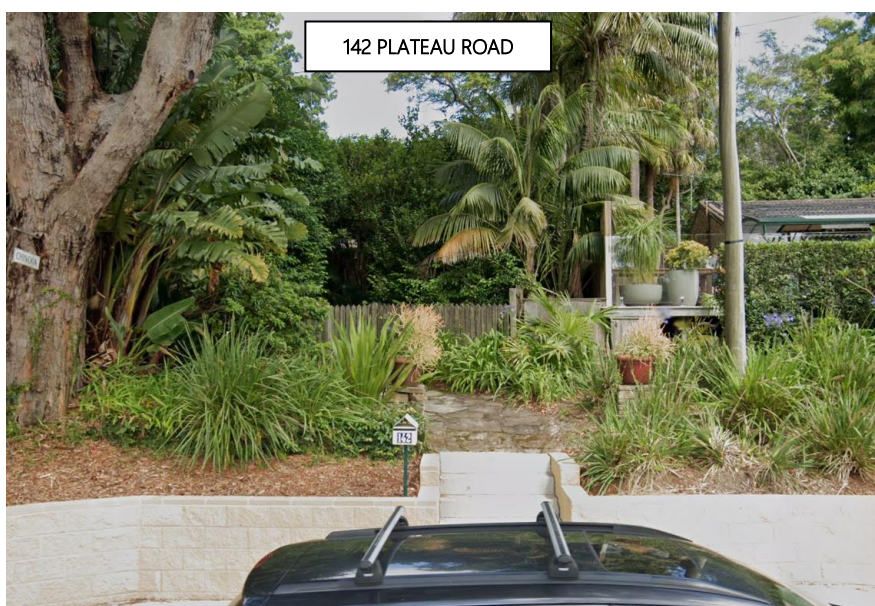




Figure 14. View of No 142, with direct pedestrian stairs access off Bilgola Road, including sandstone retaining walls



Figure 15. View of contemporary two storey dwelling at No 94, further North East up Plateau Road.



Figure 16. View of contemporary two storey dwelling at No 160, further South West down Plateau Road. Highlights front facing carport.



Figure 17. View of single storey dwelling at No 205, highlights front facing carport.





Figure 18. View of two storey + garage dwelling at No 190, highlights front facing garage. Render finish



Figure 19. View of two storey + garage dwelling at No 198, highlights front facing double garage.



Figure 20. View of two storey dwelling at No 5, driveway + separate hardstand

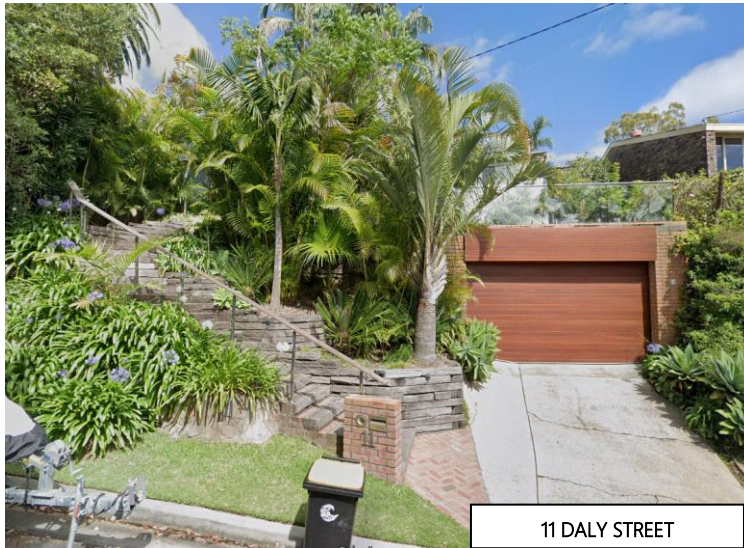


Figure 21. View of dwelling at No 11, highlighting front facing garage + direct pedestrian stairs access.



Figure 22. View of dwelling at No 15, highlighting front facing garage + direct pedestrian stairs access & sandstone walls.

## 6.0 Opportunities & Constraints

The site presents a number of Opportunities and Constraints as identified in the Site Analysis:

### Opportunities:

1. The site presents opportunities for renovation due to size of the site and surrounding precedents.
2. There are no dwellings to the rear of the site allowing for flexibility with privacy and amenity towards the rear. The school carpark is at the rear of the dwelling.
3. The elevated site, presents a vantage point for ocean views.

### Constraints:

1. The site is very sloped, towards the front and the rear. The owners would like a connection with the garden and the slope creates challenges. The site also has a cross fall.
2. There is no direct vehicular or pedestrian access to Bilgola Road, the current driveway runs through the neighbour's property. The current driveway has the following constraints:
  - The vehicle scrapes upon entry and exit



- The steep slope is a safety concern for both vehicles and pedestrians during wet weather
- The sharp corner / vegetation blocks the visibility (blind spots). So, there are ongoing safety concerns when maneuvering the vehicle.

## 7.0 Proposed Site Development

The existing single storey dwelling is of lightweight construction. It's layout consists of 3 bedrooms, study living/dining, kitchen, bathroom and rumpus. The Development Application proposes re-planning of the existing single storey dwelling to accommodate more light, amenity, and connection to the outdoors.

The Proposed works include:

- 1) **Ground floor (Front):** Retain the majority of the existing 'Front' ground floor dwelling, This includes the entry, living, Bed 1, Bed 2, Master & Bathroom. The existing living will be slightly widened, and the verandah will be squared-off at the entry.
- 2) **Ground floor (Rear):** The rear will consist of the proposed extension, creating a separation between the private and entertainment quarters. The rear will have open plan kitchen, pantry, dining, study and family room with connection to the rear deck.
- 3) **1<sup>st</sup> Floor:** The proposal also includes a new 1<sup>st</sup> floor with 1-bedroom and small storage room.
- 4) **External works (Front):** The front of the site, seeks to address the ongoing issues with the existing driveway, as mentioned in the site constraints in **Section 6.0** of this report. The clients would like to have off-street parking that is both usable and safe for the public domain. This includes a double garage, area for bins (waste collection), pedestrian stairs and new driveway directly off Plateau Road. (*Not dissimilar to other properties within the area See 5.0 Site analysis photos & Precedents Section 22 of this SEE.*) The green roof also provides landscaping and softens the street scape.
- 5) **External works (Rear):** The rear of the site will incorporate a tiered gardens. The rear amenities include replacing the existing rear shed and placing it with a proposed detached shed, cabana, pool and pool equipment storage area.

Following is the existing Floor Plan and internal images of No. 154 Plateau Road.

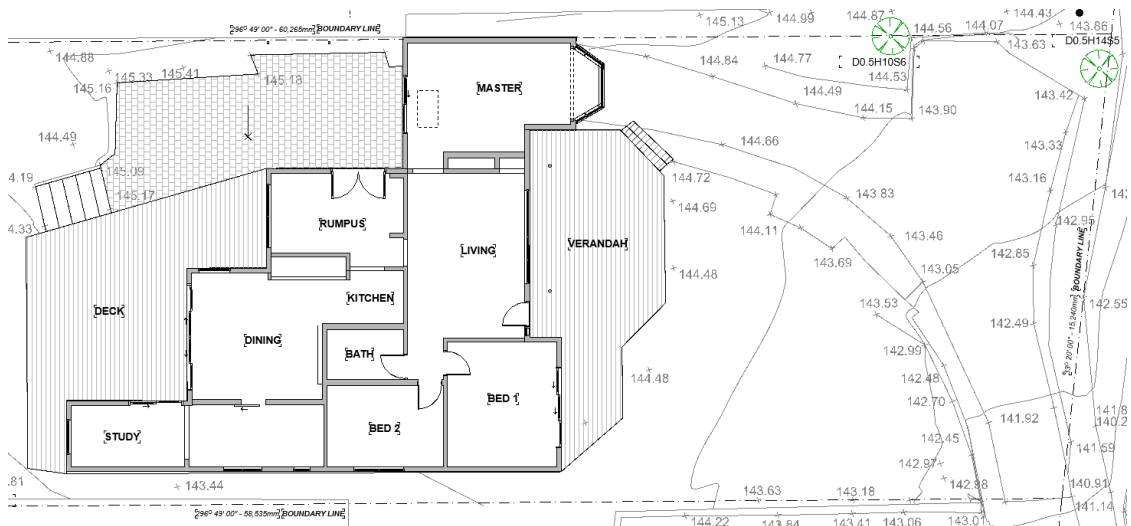


Figure 23: Existing Ground Floor Plan













		
Figure 24. SHARED ADJOINING DRIVEWAY (ENTRY SCRAPING POINT)	Figure 25. DRIVEWAY INSIDE PROPERTY	Figure 26. DRIVEWAY BLIND SPOT ADJACENT (HIGH PEDESTRIAN TRAFFIC)
		
Figure 27. FRONT VERANDAH & MAIN ENTRY	Figure 28. FRONT LIVING ROOM	Figure 29. MASTER BEDROOM & (LOW HEIGHT BAY WINDOW)
		
Figure 30. BEDROOM 1	Figure 31. BATHROOM	Figure 32. BEDROOM 2
		
Figure 33. RUMPUS	Figure 34. KITCHEN	Figure 35. DINING



		
Figure 36. STUDY	Figure 37. REAR DECK FROM KITCHEN	Figure 38. REAR DECK LOOKING BACK AT STUDY
		
Figure 39. SIDE HARDSTAND + TIMBER PERGOLA & DOOR FROM MASTER	Figure 40. REAR (DRONE IMAGE) LOOKING BACK AT HOUSE	Figure 41. VIEW TO REAR YARD
		
Figure 42. STRUCTURE BELOW REAR DECK	Figure 43. SIDE PASSAGE BETWEEN No.154 & No.156 (LOOKING TOWARDS PLATEAU ROAD)	Figure 44. SIDE PASSAGE ALONG BOUNDARY BETWEEN No.154 & No.152 (LOOKING TOWARDS REAR)

Table above: shows Images of existing dwelling.

## 8.0 Floor Space Ratio (FSR) & Gross Floor Area (GFA)

Clause 4.4 of Pittwater LEP 2014:

(1) *The objectives of this clause are as follows—*

- (a) *to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,*
- (b) *to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,*
- (c) *to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,*
- (d) *to maximise solar access and amenity for public places,*
- (e) *to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,*
- (f) *to manage the visual impact of development when viewed from public places, including waterways,*
- (g) *to allow for the reasonable sharing of views.*

(2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

**Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) *the area of a mezzanine, and*
  - (b) *habitable rooms in a basement or an attic, and*
  - (c) *any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes—*
- (d) *any area for common vertical circulation, such as lifts and stairs, and*
  - (e) *any basement—*
    - (i) *storage, and*
    - (ii) *vehicular access, loading areas, garbage and services, and*
  - (f) *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
  - (g) *car parking to meet any requirements of the consent authority (including access to that car parking), and*
  - (h) *any space used for the loading or unloading of goods (including access to it), and*
  - (i) *terraces and balconies with outer walls less than 1.4 metres high, and*
  - (j) *voids above a floor at the level of a storey or storey above.*

The subject site is not subject to any Floor Space Ratio Requirements: NA

Existing Ground Floor GFA	0.14:1 or 129.45m <sup>2</sup>
---------------------------	--------------------------------

-----

Proposed Ground Floor GFA	0.20:1 or 183.90m <sup>2</sup>
---------------------------	--------------------------------

Proposed First Floor GFA	0.05:1 or 44.60m <sup>2</sup>
--------------------------	-------------------------------

Proposed (Detached) Cabana/Pool/Storage	0.04:1 or 40.20m <sup>2</sup>
---	-------------------------------

Total Proposed GFA	0.29:1 or 268.70m <sup>2</sup>
--------------------	--------------------------------

(and therefore compliant with allowable FSR.) **(GFA Excludes Garage)**



## 9.0 Building Height

The objectives and provisions as outlined in Section 4.3 Height of Buildings of the Pittwater LEP 2014:

### Objectives

(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 Height of Buildings Map.

(2A) Despite subclause (2), development on land—

- (a) at or below the flood planning level or identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map, and
- (b) 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 8.0 metres above the flood planning level.

(2B) Despite subclause (2), development on land—

- (a) at or below the flood planning level or identified as "Coastal Erosion/Wave Inundation" on the Coastal Risk Planning Map, and
- (b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map, may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.

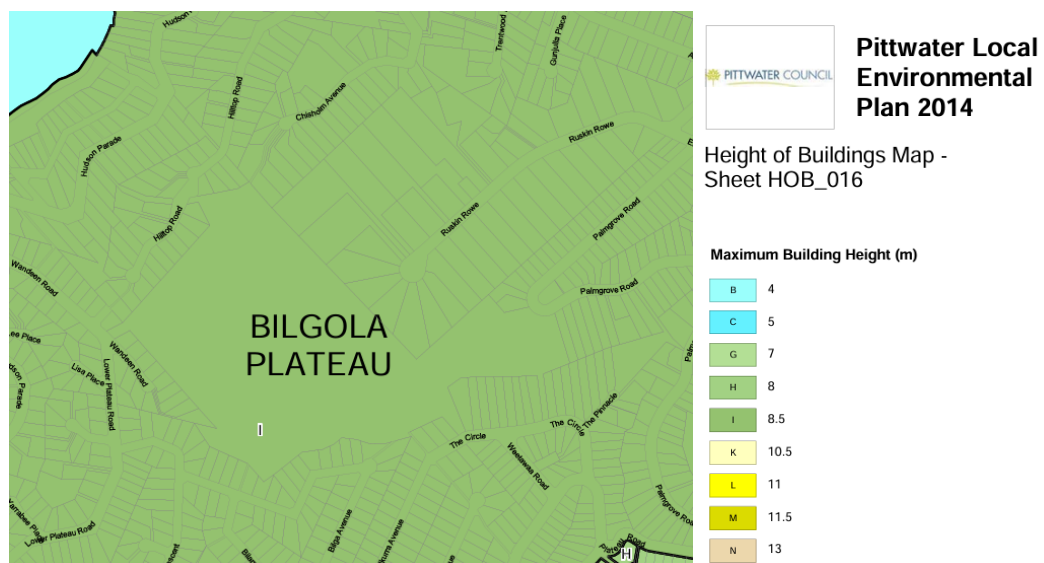


Figure 45: Pittwater Local Environmental Plan (LEP) 2014 Height of Buildings Map HOB\_016

The subject site is located within section [I] on Height of Buildings Map of Pittwater LEP 2014 and has a permissible building height of 8.5m.

Existing Max Building Height (From NGL): 5,790mm

Proposed Max Building Height (From NGL): 8,460mm

The (at the highest point), which is below the 8.5m height limit and therefore **Compliant**.

## 10.0 Building Setback

### D3 – Bilgola Locality

#### D3.6 Front Building Line

##### Outcomes

*Achieve the desired future character of the Locality.*

*Equitable preservation of views and vistas to and/or from public/private places. (S)*

*The amenity of residential development adjoining a main road is maintained. (S)*

*Vegetation is retained and enhanced to visually reduce the built form. (En)*

*Vehicle manoeuvring in a forward direction is facilitated. (S)*

*To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*

*To encourage attractive street frontages and improve pedestrian amenity.*

*To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

##### Controls

*The minimum front building line shall be in accordance with the following;*

*Land zoned R2 Low Density Residential or E4 Environmental Living = 6.5m, or established building lines, which ever is the greater.*

#### D3.7 Side and rear building line

##### Controls

*The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following;*

*Land zoned R2 Low Density Residential or E4 Environmental Living (other than 'Visual Protection Area')*

##### Side and Rear Building Line Setback (meters)

*2.5m at least to one side;*

*1.0m for other side*

*6.5m rear (other than where the foreshore building line applies)*

*For swimming pools and spas a 1 meter minimum setback from the boundary to the pool coping.*

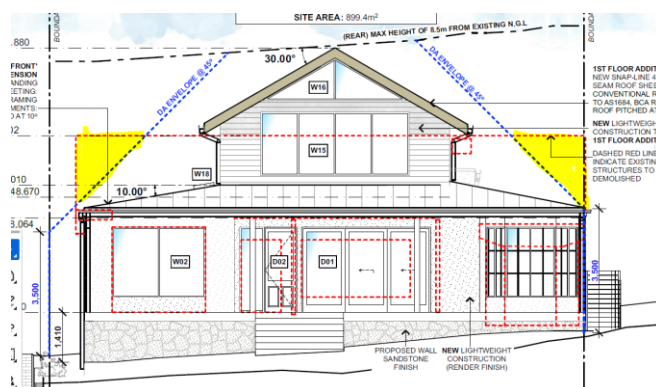
Element	Existing	Proposed	Compliance
SE – (Dwelling) Front Setback	16,584mm	Ground Floor = 15,875mm First Floor = 15,875mm	Yes Yes
SW – (Dwelling) Side Setback	989mm ~ 1110mm	Ground Floor – (Existing) = 989mm (unchanged)	No

		Ground Floor – (Rear extension) Proposed = 1,150mm  First Floor – 4,820mm	Yes  Yes – As per building envelope D3.9
NW – (Dwelling) Rear Setback	26,040mm	Ground Floor – 25,042mm  First Floor – 34,396mm	Yes  Yes
NE – (Dwelling) Side Setback	Existing	Ground Floor – (Existing) Nil  Ground Floor – (Rear extension) Proposed = 3,000mm  First Floor – 3,836mm	No  Yes  Yes – As per building envelope D3.9
Rear – (Pool) Coping	N/A	8,235mm	Yes
Side – (Pool) Coping	N/A	1,500mm	Yes
NW – (Shed) Rear setback	1,222mm	1,550~1,630mm	On Merit  Read section 20.0 of this SEE
NE – (Shed) Side Setback	3,716mm	1,580~1,600mm	Yes
SE – (Garage) Front Setback	N/A	750~1,435mm	On Merit  Read section 20.0 of this SEE
SW (Garage) Side setback	N/A	2,340mm	On Merit  Read section 20.0 of this SEE

Figure 46: Building Setback

#### REDUCTION IN SIDE SETBACK NON-COMPLIANCE:

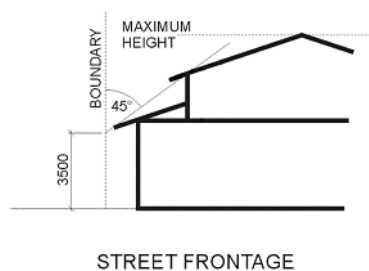
The hip roof has been removed and a new low gable has replaced it reducing the existing roof which is over the building Envelope line.



#### D3.9 Building Envelope



Buildings are to be sited within the following envelope:



**Figure 47:** Pittwater 21 DCP 3.5m at 45 degrees plane to maximum building height boundary

### Variations

Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.

Element	Existing	Proposed	Compliance
SW – (Dwelling) Side Setback	Ground Floor 989mm (Non-compliance, retain as per existing)	First Floor – 4,820mm	Yes – As per building envelope D3.9
NE – (Dwelling) Side Setback	40mm Built over boundary (Non-compliance, retain as per existing)	First Floor – 3,780mm	Yes – As per building envelope D3.9

The existing ground floor roof structure exceeds the current requirements of D3.9 Building envelope. These structures are to remain as per existing (non-compliance). The proposed 1<sup>st</sup> floor is within the D3.9 Building envelope and therefore **(Complies.)**

## 11.0 C1.4 Overshadowing / Solar Access

The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).

### PLAN SHADOWS

At 9am - there is minimal overshadowing to the POS of 156 Plateau

At 10am - there is minimal overshadowing to the POS of 156 Plateau

At 11am - there is minimal overshadowing to the POS of 156 Plateau

At 12pm - there is minimal overshadowing to the POS of 156 Plateau

At 1pm - there is minimal overshadowing to the POS of 156 Plateau

At 2pm - there is minimal overshadowing to the POS of 156 Plateau

At 3pm - there is minimal overshadowing to the POS of 156 Plateau

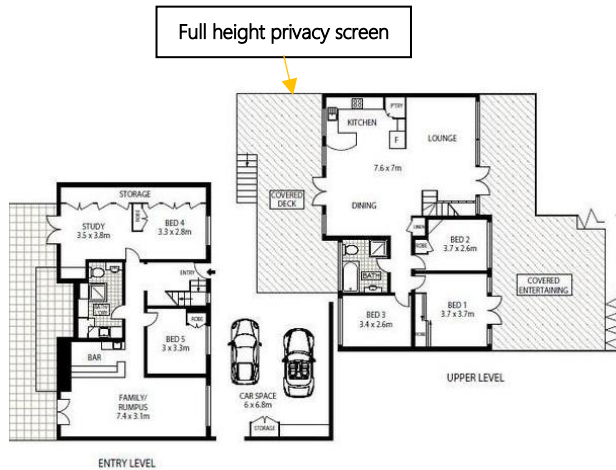


Figure 48: No 156 Floor plan (realestate.com.au)

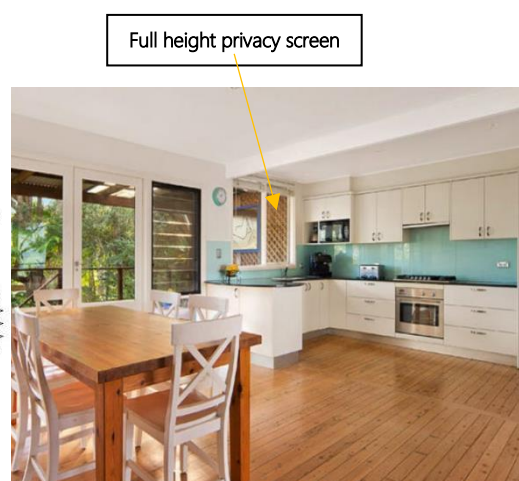


Figure 49: No 156 kitchen (realestate.com.au)

The subject site No. 154: (Complies.) with all the above Solar Access requirements.

**Adjacent site No 156:** Given the size of the adjoining lot at No.156, there is minimal impact from overshadowing to the (POS) private open space, and therefore achieves *3 hours of sunlight between 9am and 3pm on June 21st*. Also noted that No.156 has no adjacent windows along the boundary to the No.154 Plateau and a large privacy screen covers the rear deck, therefore (Complies.)

## 12.0 C1.5 Visual Privacy

### Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)  
A sense of territory and safety is provided for residents. (S)

### Controls

*Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).*

*Elevated decks and pools, verandahs and balconies should incorporate Privacy screens where necessary and should be located at the front or rear of the building.*

*Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.*

The proposed works include measures to reduce any overlooking of neighboring amenities. These include:

**Ground Floor rear pool:** The rear pool area will have natural privacy screening from proposed vegetation along the boundary fences (rear and side).

Due to the cross fall of the site the pool is on ground on one side but 980mm out of the pool on the other.

The screening will help with privacy for neighbours.





Figure 50: No.154 Plateau Rear Yard image



Figure 51: ERA South East Elevation – showing hedges



Views towards the neighbours rear yard and pool.

Overall, the privacy of neighbours has been maintained and considered. The proposed alterations will have no detrimental impact on the visual privacy of the surrounding dwellings.

### 13.0 Parking

### B6.1 Shared Driveways and Access Driveways located in front of adjoining properties

Shared Access Driveways shared between adjoining private properties and Access Driveways located in front of adjoining properties will be considered on merit, based on Council's consideration of the site constraints.

### B6.2 Internal Driveways

Provision is to be made for vehicles to enter and leave the site in a forward direction, where:

- the internal driveway grade exceeds 1:4 (V:H);
- the land abuts a roadway subject to high pedestrian use (e.g. School, Commercial Centre);
- driveways are more than 30m in length; and
- the driveway enters onto a classified road.

### B6.5 Access Driveways and Works on Road Reserves on or Adjacent to Main Roads

Where access via the alternative public road is not considered suitable due to steep grades, safety or other access constraints, consideration on a merit basis may be given to waiving this requirement.

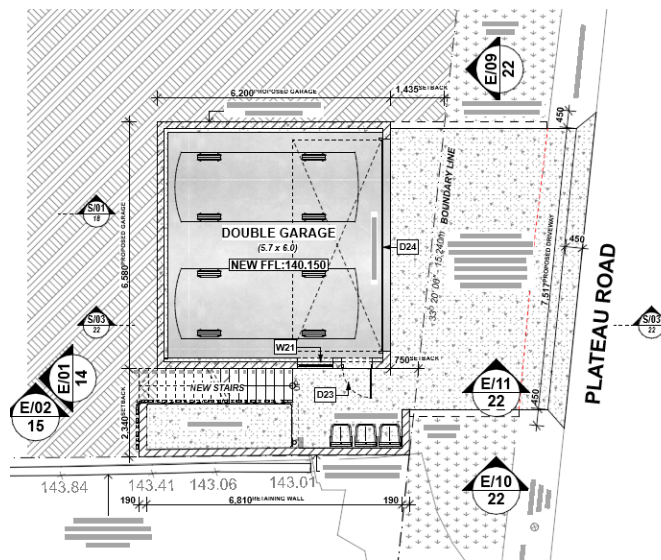


Figure 52: ERA Proposed Garage Floor Plan

There is no dedicated carport or enclosed parking available at No 154.

The vehicles enter through a shared driveway via No156 Plateau and up along a steep driveway to a hardstand paved area. It becomes very difficult to use, as stated in the site constraints:

- The vehicle scrapes upon entry and exit
- The high slope is safety concern for both vehicles and pedestrians during wet weather
- The sharp corner / vegetation blocks the visibility (blind spots). So, there are ongoing safety concerns when maneuvering the vehicle with high pedestrian traffic from the adjacent school zone and the general public.

We would like to propose a front facing double garage and have direct access from Plateau Road. The proposal is not dissimilar to other properties in the area. (eg see figures 18, 19, 21, 22 & Section 22 Precedents of this SEE). Both neighbours adjacent to the property No.156 & No.154 also have driveways with direct access.

The proposal also facilitates ease of waste disposal and bike storage, whilst also providing a safe access route for pedestrians. Further, the location of the garage is positioned to the lower end of the site, essentially minimizing any impacts to existing trees and excavation.

The driveway is designed as per Council Guidelines & Australian Standard AS/NZS 2890.1-2004: *Parking Facilities* - *Off-Street Car Parking*. Please refer to Driveway crossing drawings by H&M Engineers.



Dwellings with 2 or More bedrooms require 2 parking spaces = **(Complies)**

Multiple Side-by-Side internal enclosed garage is 5.7 metre x 6.0 metre for 2 adjacent vehicles = **(Complies)**

#### 14.0 Private Open Space (POS)

C1.7 Private open space shall be provided as follows:-

*a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-*

*Minimum 80m<sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.*

*Within the private open space area, a minimum principal area of 16m<sup>2</sup> with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).*

*Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.*

*Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).*

*Private open space should be located to the rear of the dwelling to maximise privacy for occupants.*

PRIVATE OPEN SPACE [POS]:

Minimum Required to Principle area = 16.00 m<sup>2</sup> Minimum Dimension = 4m

(Grade no steeper than 1 in 20) = **(Complies)**

Required = 80m<sup>2</sup> Minimum Dimension = 3m

Proposed = 290m<sup>2</sup> **(Complies)**

#### 15.0 Trees

The works aim to retain the majority of the trees, with only the trees falling within the building envelope requiring removal. Please refer to the arborist report for further information. **(Complies)**

#### 16.0 BASIX

In accordance with NSW Planning requirements a BASIX Certificate applies to the Site. Please refer to the BASIX Certificate which is part of this Development Application. **(Complies)**

#### 17.0 Building Materials

The house will have a horizontal cladding to the ground floor & horizontal cladding to the proposed 1<sup>st</sup> floor, timber framed windows and light grey colorbond roof sheeting throughout. The front garage will be in natural sand stone to compliment the Bilgola locality and further enhance the street frontage.

Please refer to our 'Schedule of Materials and Finishes'.

#### 18.0 Storm Water Management

The majority of new downpipes of the proposed alteration will be linked to the existing storm water drainage system which discharges to Plateau Road.

The cabana will discharge into a filtration system.

Please refer to the 'Hydraulics stormwater engineers drawings by H&M'.

## 19.0 Erosion & Sediment Control Plan

During construction the necessary Erosion & Sediment controls will be implemented to restrict siltation of waterways and erosion of land disturbed by the development.

A silt fence will be erected to the effected boundaries prior to the commencement of any works. On completion of the new works any area of the site affected will be rehabilitated as soon as possible.

## 20.0 Local Planning Objectives

- The relevant matters to be considered under Pittwater Local Environmental Plan LEP 2014 and Pittwater 21 Development Control Plan DCP (Local Specific D3 Bilgola Locality) for the proposed development are outlined below:

Pittwater LEP 2014	Controls	Compliance
Land Zoning	C4-Environmental Living	Yes
Maximum Building Height	8.5m	Yes (8,460mm)
Floor Space Ratio	N/A	Yes (0.29:1 or 268.70m <sup>2</sup> )
Minimum Lot Size	700m <sup>2</sup>	Yes (899.4m <sup>2</sup> )
Heritage	N/A	-
Land Reservation Acquisition	N/A	-
Acid Sulfate Soils	Class 5	-
Terrestrial Biodiversity	Biodiversity	Yes

Pittwater 21 DCP General Controls	Controls	Proposed	Compliance
<b>B3.2 Bushfire Hazard</b>	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.	N/A  The site does not fall within the Bushfire Hazard Zone.	Yes
<b>B5.15 Stormwater</b>	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.  The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The majority of new downpipes of the proposed alteration will be discharged to Plateau Road.  The rear cabana will discharge via filtration into the ground due to levels.  Please refer to the 'Hydraulics stormwater engineers drawings by H&M'.	Yes
<b>B6.2 Internal Driveways</b>	An Internal Driveway must be provided for in: <ul style="list-style-type: none"><li>any new development;</li><li>development where additional car parking spaces and/or garages are required by Council's plans or policies;</li><li>any alterations and additions where the sum of the additional Gross Floor</li></ul>	The site has several constraints around the existing shared driveway access.  The proposed driveway needs to be assessed on a merit basis.  Please refer to <b>Section 13 Parking</b> of this SEE.	Merit

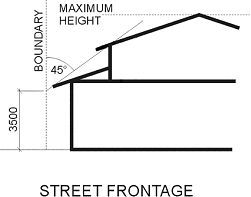


	<p>Area (GFA) of the dwelling exceeds 30 m<sup>2</sup> ; and</p> <ul style="list-style-type: none"> <li>development where additional car parking spaces and/or garages are proposed.</li> </ul>		
<b>B6.3 Off-Street Vehicle Parking Requirements</b>	<p>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:</p> <p><b>Number of bedrooms per dwelling but not a secondary dwelling:</b></p> <p>2 bedrooms or more</p> <p><b>Parking requirements per dwelling:</b></p> <p>2 spaces</p> <p>Minimum dimensions of internal space for on-site parking are:</p> <p>Multiple side by side carport and enclosed garage(internal dimension) 5.7 metre x 6.0 metre for 2 adjacent vehicles</p>	<p>The proposed garage needs to be assessed on a merit basis.</p> <p>Please refer to <b>Section 13 Parking</b> of this SEE.</p> <p>Proposed = 2 Parking spaces</p> <p>Proposed internal dimensions =5.7 metre x 6.0</p>	<p>Merit</p> <p>Yes</p>
<b>B8.1 Construction and Demolition - Excavation and Landfill</b>	<p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> <li>Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;</li> <li>Any excavation greater than 1.5 metres deep below the existing surface;</li> <li>Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;</li> <li>Any landfill greater than 1.0 metres in height; and/or</li> <li>Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to</li> </ul>	<p>Only minor excavation / landfill required to the rear of the site, with majority of the deep excavation located to the front of the site for the proposed garage. See ERA Architectural Site works Cut/Fill plan. And refer to Geotechnical Report by AWGeotechnics.</p> <p>All existing vegetation and adjoining structure are to maintained and protected.</p>	<p>Yes</p>

	<p>constructions on sites with low bearing capacity soils,</p> <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</p>		
<b>B8.3 Construction and Demolition - Waste Minimisation</b>	<p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste</p>	<p>The construction process will aim to reduce waste by reusing materials whenever possible and recycling suitable items. All construction waste will be disposed of at an approved waste facility.</p> <p>All works as per Waste Management plan &amp; Architectural Demolition Plan by ERA</p>	Yes
<b>(Local Specific D3 Bilgola Locality)</b>	<b>Controls</b>	<b>Proposed</b>	<b>Compliance</b>
<b>D3.1 Character as viewed from a public place</b>	<p>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</p> <p>Garages, carports and other parking structures including hardstand areas should not be the dominant site feature when viewed from a public place. Parking structures must be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.</p>	<p>To achieve the desired outcomes, it's essential that the building design is compatible with the local area, featuring suitable design and prioritizing the site's landscaping. The proposal includes modifications and extensions to an existing dwelling, as well as the addition of a front garage, new rear shed and a swimming pool, all of which align with the scale and style of nearby developments in the area.</p> <p>The proposed garage needs to be assessed on a merit basis. Refer to Section 13 Parking of this SEE.</p> <p>The front garage will incorporate a green roof and earthy materials to reduce any site dominance when viewed from the street and it is not greater than 50% or 7.6m in width. (Proposed width at 6,580mm)</p> <p>Due to current site constraints it is not possible for parking to be situated behind the front building.</p>	<p>Yes</p> <p>Merit</p>
<b>D3.2 Scenic protection - General</b>	<p>Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.</p>	<p>The proposal will not necessitate the removal of any significant vegetation, as the larger trees on the site will be preserved and safeguarded. With</p>	Yes

		<p>generous setbacks and adherence to the Council's height restrictions, the proposal features a modest bulk and scale that aligns with the surrounding developments, ensuring it won't appear overwhelming from public spaces or neighboring properties. The existing and planned landscaping will help soften and screen the development's built form. Overall, the proposal is deemed appropriate for the scenic protection area and will fulfill the objectives of this clause.</p> <p>Refer to Arborist Report</p>	
<b>D3.3 Building colours and materials</b>	<p>External colours and materials shall be dark and earthy tones.</p> <p>Finishes are to be of a low reflectivity.</p>	The proposed alterations & additions to the existing dwelling will incorporate earthy tones. Refer to the Architectural drawings - 'Schedule of Materials & Finishes'	Yes
<b>D3.6 Front building line</b>	<p>The minimum front building line shall be in accordance with the following table.</p> <p>Land zoned E4 Environmental Living or SP2 Infrastructure adjoining Barrenjoey Road = 10 or established building line, whichever is the greater.</p>	<p>We propose to slightly change the existing (16,584mm) ground floor front setback of the dwelling. It will be at approx. 15,875mm.</p> <p>The proposed 1st floor addition will be setback at 15,875mm from the front boundary also.</p> <p>The proposed garage needs to be assessed on a merit basis. It sits approx. 750mm ~1,435mm from the front boundary. Refer to <b>Section 13 Parking</b> of this SEE.</p>	<p>Yes</p> <p>Yes</p> <p>Merit</p>
<b>D3.7 Side and rear building line</b>	<p>Land zoned R2 Low Density Residential of E4 Environmental Living (other than 'Visual Protection Area')</p> <p>Side and Rear Building Line Setback (meters)</p> <p>2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</p>	<p><b>Dwelling:</b></p> <p>Non-compliance to existing ground floor SW Side setback = 989mm</p> <p>Non-compliance to existing ground floor NE Side setback = 40mm over boundary</p> <p>Proposed rear ground floor SW Side setback = 1,150mm</p> <p>Proposed rear ground floor NE Side setback 3,000mm</p> <p>Proposed ground floor NW Rear setback 20,042mm</p> <p>Proposed First floor NW Rear setback 34,396mm</p> <p><b>Shed:</b></p> <p>Proposed NE Side setback = 1,580~1,600mm</p>	<p>Retain existing No-change</p> <p>Retain existing No-change</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>



		<p>Proposed NW Rear setback = 1,550~1,630mm</p> <p>The proposed Cabana should be assessed on a Merit Basis. The existing shed already sits within the 6.5m setback at 1,256mm from the rear boundary</p> <p>There are also other properties with rear structures within the 6.5m rear setback (eg.No.179 Plateau Road, DA2023/1679, rear studio) refer to Precedents.</p> <p><b>Garage:</b></p> <p>The proposed garage is located 2340mm from the South Western boundary.</p> <p>Note: There are other properties with front garages built close to the front boundary. (eg.No.239 Lower Plateau Road, DA N0390/05, CC0701/05) refer to Precedents.</p> <p><b>Pool:</b></p> <p>NW rear setback = 8,235mm SW side setback = 1,500mm</p> <p>The proposed pool height needs to be assessed on a merit basis. The site is extremely sloped, from a high point (where the existing house) in an East/West direction but also in a North/South direction. Given these constraints the pool achieves a max height of 1.4m above ground level. The positive outcome is that there is no adjacent dwelling to the rear of the site, (school carpark) and the pool can benefit from the natural screening of existing and proposed vegetation. Refer to Section 12. Visual Privacy of this SEE</p>	<p>Yes</p> <p>On Merit</p> <p>Yes</p> <p>Yes</p> <p>On Merit</p>
D3.9 Building envelope	<p>Buildings are to be sited within the following envelope:</p>  <p>STREET FRONTAGE</p>	<p>SW – (Dwelling) Side Setback Ground Floor 989mm (Non-compliance, retain as per existing)</p> <p>SW – (Dwelling) Side Setback First Floor – 4,820mm</p> <p>NE – (Dwelling) Side Setback 40mm Built over boundary (Non-compliance, retain as per existing)</p> <p>First Floor – 3,780mm</p>	<p>Retained (no change)</p> <p>Yes</p> <p>Retained (no change)</p> <p>Yes</p>

<p><b>D3.11 Landscaped Area - Environmentally Sensitive Land</b></p>	<p>The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area</p> <p>C1.1 Landscaping The following soil depths are required in order to be counted as landscaping:</p> <ul style="list-style-type: none"> <li>• 300mm for lawn</li> <li>• 600mm for shrubs</li> <li>• 1metre for trees</li> </ul>	<p>The proposed landscaping needs to be assessed on a merit basis.</p> <p>EXISTING: 0.58:1 or 528.77m<sup>2</sup> (<b>Existing non-compliance</b>)</p> <p>PROPOSED: 0.53 or 478.35m<sup>2</sup> + (E4 Environmental Living + 6% Allowance of the total site area) = 0.59:1 or 532.35m<sup>2</sup> <b>(Matches Existing non-compliance) But Improved outcome</b></p> <p>The mass and size of the structure is minimized, enabling the preservation of most existing vegetation and surrounding biodiversity. The proposed green roof on the garage (depth of 300mm) offers adequate soft landscaping, and overall solar access is well preserved through the entire site.</p> <p>No change to the existing area, therefore should be acceptable <b>on Merit</b></p>	<p>On Merit</p>
<p><b>D3.12 Fences - General</b></p>	<p>Front fences and side fences (within the front building setback) shall:</p> <ul style="list-style-type: none"> <li>• not exceed a maximum height of 1 metre above existing ground level,</li> <li>• be compatible with the streetscape character, and</li> <li>• not obstruct views available from the road.</li> </ul>	<p>No proposed front fences required, the 'elevated' site topography and vegetation acts like a natural safety barrier.</p>	<p>Yes</p>
<p><b>D3.14 Construction, Retaining walls, terracing and undercroft areas</b></p>	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>	<p>All proposed front retaining walls will be in a sandstone finish &amp; earthy tones.</p> <p>And rear retaining walls will either be in brickwork render finish or timber natural.</p> <p>The main, rear outdoor entertainment area is a timber deck (adjacent to the kitchen and dining. It will also comply with termite protection ground clearance NCC 3.4.1.2 Subfloor Ventilation, 400mm as required.</p>	<p>Yes</p>

## 20.0 Precedents

There are several properties with similar designs to the proposed works within this DA.

More specifically highlighting rear structures & front facing garages these are as follows:

### Front facing Garages in the area:

#### **-198 Lower Plateau Rd, Bilgola Plateau CC0179/10**

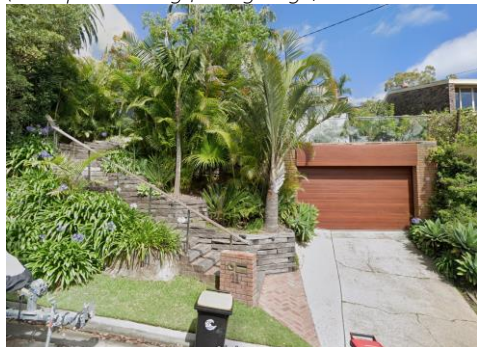
*(Example showing site excavation, front garage, built close to boundary, new driveway and pedestrian stairs)*



Figure 53. Drawing by J.D Evans Company Pty Ltd.

#### **-11 Daly Street, Bilgola Plateau (see figure 21 of this SEE)**

*(Example showing front garage, built close to boundary, new driveway and pedestrian stairs)*



#### **-15 Daly Street, Bilgola Plateau (see figure 22 of this SEE) & DA/2022/0536**

*(Example showing front garage, built close to boundary, sandstone retaining walls, privacy fence, new driveway and pedestrian stairs)*



Figure 54. Drawing by Designer Andrew Crowley



Rear Structures within 6.5m Site Setback:

The site plan illustrates the proposed rear extension and new roof for the main dwelling, which is highlighted in blue. The extension is labeled "REAR EXTENSION AND NEW ROOF". To the left of the extension is an existing structure with a red section labeled "4.603". The plan also shows the "EXISTING SECONDARY DWELLING, NO CHANGE" to the right. Key features include the "SUMMER SUN PATH" line, setbacks (e.g., 2m, 3m, 4m), and various dimensions. A north arrow is present in the top right corner.



Figure 57. Image from Realestate.com.au

[illegible]

Statement of Environmental Effects – 154 Plateau Road, Bilgola Plateau NSW 2107

## 21.0 Proposal Summary

The Proposed works include:

- 1) **Ground floor (Front):** Retain the majority of the existing 'Front' ground floor dwelling, This includes the entry, living, Bed 1, Bed 2, Master & Bathroom. The existing living will be slightly widened, and the verandah will be squared-off at the entry.
- 2) **Ground floor (Rear):** The rear will consist of the newer extension, creating a separation between the private and entertainment quarters. The rear will have open plan kitchen, pantry, dining, study and family room with connection to the rear deck.
- 3) **1<sup>st</sup> Floor:** The proposal also includes a new 1<sup>st</sup> floor with 1 bedroom and small storage room.
- 4) **External works (Front):** The front of the site, seeks to address the ongoing issues with the existing driveway, as mentioned in the site constraints in **Section 6.0** of this report. The clients would like to have off-street parking that is both usable and safe for the public domain. This includes a double garage, area for bins (waste collection), pedestrian stairs and new driveway directly off Plateau Road. *(not too dissimilar to other properties within the area See 5.0 Site analysis photos & Precedents Section 22 of this SEE.)* The green roof also provides landscaping and softens the street scape.
- 5) **External works (Rear):** The rear of the site will incorporate a tiered garden. The rear amenities include replacing the existing rear shed and placing a new detached shed, cabana, pool and pool equipment storage area.

## 22.0 Conclusion

The proposed development seeks approval for alterations and additions to the existing single-storey dwelling at 154 Plateau Rd, Bilgola Plateau. This report indicates that the development positively contributes to the area's future character, with minimal significant impact on landscaping, visual privacy, building height, and street character. The existing cottage is to be retained in part and extended, sections of the original cottage do not comply with Council's setback guidelines but all new elements do. The proposed rear extension steps down the site, closer to existing ground levels, which has a positive affect on overlooking and privacy of neighbours. The pool and cabana are not located within Council's rear setback requirement but due to the school carpark being located behind the site the amenity of neighbours is not affected.

Situated at an elevated vantage point relative to Bilgola Road, the proposed garage will benefit both homeowners and the local community by enhancing safety.

The renovated 154 Plateau Road will have a positive impact of neighbours and the street, it will become a generous family home for young growing family.

Regards

Elaine Richardson



ERA