

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE AND AN INGROUND POOL
AT

37 TERAMA STREET, BILGOLA PLATEAU, 2107

LOT 19 DP 222082

Prepared By *JJ Drafting*

July 2019

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 718.19, drawing numbers DA.01 to DA.14 dated June 2019 to detail proposed alterations and additions and an inground pool to an existing residence at 37 Terama St, Bilgola Plateau.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) Site characteristics and description

The subject allotment is described as 37 Terama St, Bilgola Plateau.

- This corner site has an area of 690.30sqm.
- It is located in E4 Environmental living.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- The property addresses Terama Street to the East and Raymond Road to the South.
- The site is currently developed with a two storey brick and weatherboard dwelling with a tiled roof. Timber balconies to the first floor are located on the North and West side of the dwelling. The rear yard has a low block retaining wall which encloses a levelled area of lawn.
- Driveway access is provided via an existing vehicle access off Raymond Road located to the Southern boundary.
- The site falls from the South-east corner boundary (front) to the North-west corner (rear) by approx. 4m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front and rear yard. Lawn areas are located to all sides of the dwelling
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for a concrete inground pool, a covered alfresco area adjacent to the pool which is attached to the existing residence, external

timber stairs linking the alfresco area to the existing first floor deck and a low retaining wall to form a new levelled lawn area.

The proposed pool is to sit within the existing area of levelled lawn at the rear of the dwelling.

It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

Site – refer to DA.1

- # Relocate existing (Northern) boundary fence to the actual boundary line.
- # Remove garden shed.
- # Provide a new, low retaining wall to the West of the dwelling to form a levelled lawn area.
- # Provide new vegetation to the North and East to assist with maximising privacy.
- # existing pavers to be taken up and paving to be provided.

Pool Plan – refer to DA.02

- # Location of the proposed enclosed pool pump to be to the West of the pool on the lower part of the lawn to minimize its visual presence.
- # Proposed concrete, inground pool and spa of approx. 55 kilolitres.
- # Proposed appropriate pool coping and pavers to all sides of pool and alfresco area.
- # Proposed pool barrier to all sides of pool. Barrier and gate to comply with AS1926.1-2012 and the swimming pools act 1992.
- # Excavated soil from pool to be used for to form a new levelled lawn area.
- # Proposed alfresco area to be provided with a flat roof. Privacy screen has been provided to the Northern side of the alfresco area. Materials and colours to match existing dwelling.
- # Proposed external timber stairs linking the alfresco area to the existing first floor deck to be located off the Eastern side of the dwelling.
- # Vegetation and privacy screens provided shall reduce the visual impact of the built form and from that of adjoining properties.

Ground Floor Plan – refer to DA.03

No change.

First Floor Plan - refer to DA.04

- # Proposed external timber stairs linking new alfresco area to the existing first floor deck to be located off the Eastern side of the dwelling. New privacy screen on first floor deck to match existing.

4) Zoning & Development Controls

4.1) Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental living under the provisions of the PLEP 2014. The proposed alterations and additions and an inground pool to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal requires a BASIX certificate with this application

4.3) Height of Building (LEP 4.3) - refer to DA.08

The control for this parcel of land is a maximum of 8.5m.

The proposed additions and alterations **comply** with this control.

The highest proposed roof to the new alfresco area is 2730 mm

4.4) Bilgola Locality (A4.3)

Desired future Character

It is proposed that the new inground pool, and the covered outdoor alfresco area to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed alterations and additions respect the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding properties.

4.5) Development Standards and The Effects of the Proposal

a) Landscaping (DCP D3.11) – refer to DA.11

Site area is 690.30m²

Minimum Landscaped are requirement -----60% -----414.18sqm

Existing Landscaping area -----414.64sqm -----60%

Proposed new landscaping area-----426.38sqm-----61.75% - COMPLIES

(including 6% of impervious site area to outdoor recreational use)

Existing hard surface area -----275.75sqm

Hard surface area to remain-----301.5sqm

There will be an increase in hard surface area 25.75sqm ----no OSD will be required

b) Setback requirements (DCP D3.6 front and D3.7 side and rear) – refer DA.01 & DA.02

FRONT SETBACK

The front setback control for this parcel of land is a minimum of 6.5 m.

This is a corner block with 2 street frontages.

Front setback to Raymond Road -----7.5m –COMPLIES

Front setback to Terama Street -----existing building varies between –3.1m – 3.6m.

The proposed covered alfresco area will have a varied front setback between 3.25m – 3.6m
It is requested that this slight non compliance be supported as it follows the existing established dwelling.

A variation to halve the front setback from 6.5 m to 3.25 m is requested.

Please consider that Terama St is the secondary street to this parcel of land and that the proposed development does not exceed the existing building line as shown on the plans.

The new stair linking the existing first floor balcony to the new covered outdoor alfresco area however contravene this control slightly. Given that this is a corner site and it is difficult to adhere to this control due to pre existing structures, it is therefore requested that this slight non compliance be supported as it will not affect adjoining properties through view loss, privacy and solar access.

SIDE SETBACK

The side setback control for this parcel of land is a minimum of 2.5 m to one side and 1.0 m for the other

- The North side setback to new alfresco area varies between – 1.0m – 1.3m - COMPLIES

REAR SETBACK

Rear setback control is 6.5m

Existing rear setback to residence varies between ----- 6.5m – 7.0m

Rear setback to new inground pool varies between -----9.8m – 10m ----COMPLIES

c) Building envelope (D3.9) – refer DA.05, DA.06 & DA.07

The required is to maintain the development within a height envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposal **complies** with this control.

D) Visual Privacy (C1.5)

The proposed additions and alterations will not negatively affect adjoining dwellings.

Vegetation and privacy screens are proposed to further increase visual privacy.

e) View Sharing (C1.3)

The proposed additions and alterations will not negatively affect adjoining dwellings.

f) Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

g) Swimming Pool Safety (C1.17)

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the *Swimming Pools Act 1992* and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.

h) Character as view from a public place

Clause D3.1 of the DCP *encourages development to achieve the desired future character of the locality, ensuring that new development responds to and reinforces the spacial characteristics of the existing built and natural environment, enhances the existing streetscapes and promotes a scale and density that is keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. high quality buildings are desired which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale.*

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

The proposal satisfies the relevant objectives and it is considered that the proposed double carport to the existing residence is consistent with the desired future character of the Bilgola Locality for the following reasons:

The proposed new inground pool and outdoor covered alfresco area will be below the tree line and will have a bulk, scale and visual prominence consistent with other developments in the locality.

the proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings or views from the street.

The proposed addition will not affect the streetscape and is in keeping with the spacial characteristics and the character of the area.

The development will be consistent with the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding developments.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Bilgola locality and the general principles of Development Control 21

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions and an inground pool to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions and an inground pool to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

**Photo 1**

Looking West across rear yard showing the location of the proposed pool.

**Photo 2**

Looking East across rear yard showing location of proposed covered alfresco area. Existing pavers to be taken up. Vegetation along fence to be increased.

**Photo 3**

Looking south to the side of the dwelling showing the location of proposed stairs.

**Photo 4**

Looking Southeast across portion of yard to be levelled (foreground).

**Photo 5**

Looking South across the same portion of yard to be levelled.

**Photo 6**

Looking West from Terama St showing existing fence that is to be relocated to actual boundary. Existing timber retaining wall to remain



North side boundary.
Existing boundary fence to
be relocated to correct
boundary line.



View looking south west.
Existing retaining wall to
remain.



View looking east. Existing
concrete block retaining
wall to remain. New
inground pool beyond.

SCHEDULE OF EXTERIOR FINISHES

1 TAIYUL ROAD, NORTH NARRABEEN

Alfresco area	Timber posts and beams paint finish to match existing (Light)
ROOF	Selected colourbond sheeting (medium)
TRIMS	To match existing (Light)