



GARTNERTROVATO Architects
Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Suite 13, Level 1
10 Park Street
(PO Box 1122)
Mona Vale
NSW, 2103

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au

Nominated Architects
Sean Gartner # 6072
Luke Trovato # 7094

S4.55 amendment to DA2023/0374

Construction of a Car Parking structure @

18-20 The Serpentine, Bilgola Beach

Prepared For R & C Miller

project no 2236

date March 2024

issue B

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for a s4.55 (2) amendment to the following approval on the site at 18-20 The Serpentine, Bilgola Beach.

- DA2023/0374 – 27 November 2023

This application seeks a reduction in scale to the approved carport through modifications that include:

- Relocation of the carport further to the north on the site
- Reduction of the carport structure to accommodate only 2 vehicles and no turning area
- Reduction in the building footprint,

The proposed reduction and relocation require amended assessments to the key technical and environmental reports that accompanied the original application, and as such the application is accompanied by updated reports as follows:

- Arborist
- Bushfire
- Geotechnical
- Traffic
- Stormwater

Figure 1. Aerial view of the location of the site (site outline in red).



2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The original application DA2023/0374 was approved by the Northern Beaches Council on 27 November 2023.

This s4.55(2) modification application is the result of rationalisation of project budgets due to the current building industry climate of increased costs. The application represents a reduction in the scale of the approved development to minimise and create efficiencies in the design.

This application also includes relocation to minimise bulk and scale internally to the pool area. Profiles were erected of the approved structure indicating a visual impact to the pool area. The relocation will position the carport screened behind existing established landscape and combined with the reduction in scale, will minimise visual impact internally to maintain amenity to the pool area..

This report relies on the original Statement of Environmental Effects by Sutherland & Associates Planning and further refers to the following accompanying documents in terms of comparison to the approved development: -

- Architectural Drawings **DA01-DA06, Issue D**, Project No.2236

The specific changes sought to the approval are clouded in red on plans as follows:

A01 (D) – Site Plan

1. **Reduction in Footprint.**

Reason: To minimise the cost of the works.

Impacts: Reduced impact to the site internally and to the streetscape, reduced bulk and scale.

2. **Relocation of the Carport.**

Reason: To improve landscape screening of the structure from the existing dwelling and pool area below the carport.

Impacts: No measurable impact from this change. Tree removal in the road reserve is similar.

3. **Landscape.** Increased landscape area due to reduced footprint.

Reason: To minimise the cost of the works.

Impacts: Retention of landscape within the site, reduced impervious area for stormwater improvements.

A02 (D) – Floor Plans + Section

A03 (D) – NW + SW Elevations

A04 (D) – NE + SE Elevations

A05 (D) – Site Calculations

4. **As above to A01.**

The primary consideration for the application is the removal of on-site turning areas. A new updated and detailed traffic assessment supports the proposed amended configuration for either reversing into or out of the site. This method is consistent with over 90% of properties on the Serpentine including the adjoining properties at 16, 14, 12 and 10 The Serpentine and is therefore considered both safe and appropriate.

3.0 CONCLUSION

The proposal to amend the approvals for a carport at 18-20 The Serpentine, Bilgola Beach as submitted is permissible with the consent of Council. The development is consistent with the provisions of the Pittwater LEP 2014 and responds to the relevant DCP controls and outcomes.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the locality. The proposal will not have any unacceptable adverse environmental effects and conforms to the relevant statutory planning requirements.

The application is therefore suitable for approval.



Figure 2. Aerial view of the location indicating driveways to the lower properties

Figure 3. Streetview of driveways to lower properties, with either reverse in or out of the property.

