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**Re Statement of Environmental Effects (SEE)  
Modification to DA DA-2021-0148  
1A The Serpentine, Bilgola Beach**

This statement is in support of an application to modify an approved DA.

It includes:

- 1 Description of Site & Context
- 2 Description of Changes & Reason for modification
- 3 Relevant Background
- 4 Assessment of Statutory and Numerical Controls
- 5 Assessment of Changes

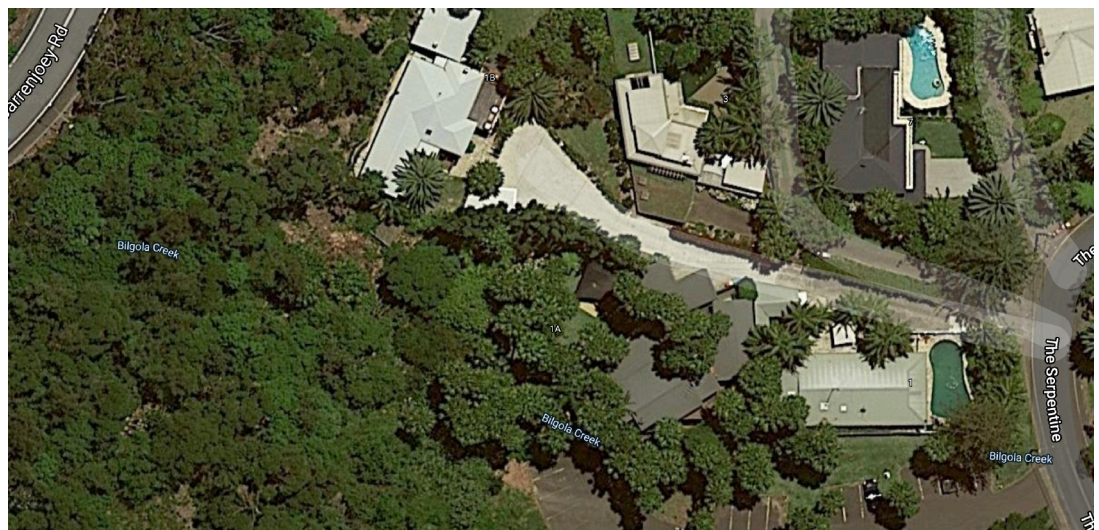
Refer also:

- . **Heritage Impact Statement (HIS)** is a separate document.
- . **Arborist report**, prepared by Growing My Way.
- . **Structural opinion**, prepared by Edge Consulting Engineers

**1 Existing Site & Context**

- . Site: 1A The Serpentine, Bilgola Beach
- . Property: Lot 3, DP 511677.
- . LGA: Northern Beaches Council.
- . Site Area: 1328 sqm
- . Lot size: about 40m x 30m, battle-axe.
- . DA approval: DA-2021-0148, determined 24/06/21.
- . CC approval: CC-21-145, issued 07/04/22

The existing building is a two storey weatherboard house in a garden setting, with garage and carport. The house opens directly on to a lawn and decks, with numerous palms which dominate the site.



Air view. Source: Google Maps.

## Description of Changes & Reason for Modification

Construction work has commenced on site as part of the approved CC. The building work has revealed deficiencies in the existing construction, extensive water damage and damage caused by nearby trees.

The required remedial work leads directly to most of the item list below. Other items are changes to the design which are now feasible because of the extent of repair work involved.

Proposed changes to the approved plans are highlighted on drawings and numbered in red, including:

### **02 Create eave overhang at entry door**

Extend the existing roof to create the overhang, same pitch and material.

This is in lieu of the proposed canopy noted on original DA.

. Reason for change:

The roof needs patching and repair anyway.

Extending the existing roof will provide a reliable solution for drainage and support.

### **07 Enclose small triangular area of space**

Extend the corner of the ensuite to make a square walls inside.

Floor is simply extended off existing joists and similarly overhangs the ground below; no new footings; no disruption to trees.

The existing roof does not change; the change is within the existing eave line; shadowing does not change.

. Reason for change:

Part of the house is built at strange angles.

The internal space is made usable.

The affected wall is water damaged and will be re-clad anyway.

. Effects of change

The floor is above ground level so there is no change to footings and no impact to trees.

The alignment is within the existing eave line so there is no impact to visual bulk or shadowing.

The change improves the internal amenity.

1 SQM new GFA.

### **14 Adjust roof, new clerestory windows**

Rebuild and re-pitch the top portion of the roof for full width of house, including over the upstairs bathroom.

Match to existing upper ridge line.

New north-facing clerestory windows full width of house, with 450mm eave for BASIX.

. Reason for change:

The existing upstairs bathroom has low ceiling height, inadequate ventilation and poor natural daylight.

Construction work has revealed that the building fabric has been damaged by water & damp issues.

The change will provide BCA compliant ceiling heights, and adequate ventilation and natural daylight.

The remainder width of house is also changed for consistency, to improve light and ventilation, and improve thermal performance of windows.

. Effects of change

A work is below the existing main ridge level.

Minimal visual impact; minimal shadow impact; no impact to trees; no additional roof area.

The change improves the internal amenity and makes parts BCA complaint.

**16 Study mezzanine**

Extend the floor on upper level in line with adjacent wall to create new study.

. Reason for change:

The extent of remedial work to construction makes this change feasible.  
New knowledge of the existing structure makes this change feasible.

. Effects of change

9 SQM new GFA; no change to footprint.

**17 Replace cladding**

Remove and replace existing cladding in most locations.

. Reason for change:

Construction work has revealed that the existing cladding is damaged, degraded and inadequate.

**18 Create eave overhang at east edge of main roof**

Extend roof at side to create an eave overhang along the east edge of the main roof.

. Reason for change:

There is currently no eave above the east facing wall.  
Construction work has revealed failed and water damage construction on that side.  
The eave overhang will provide some weather protection and some shading.

**19 Demolish balcony**

Remove balcony on south side of house off upper level bedroom overlooking carpark.  
Replace window with higher sill height and cladding.

. Reason for change:

Construction work has revealed the existing balcony structure and window is degraded.  
Higher sill height will improve privacy to that bedroom.

**20 Remove two cabbage tree palms.**

Remove two palms located very close to the western edge of the existing house.  
Rebuild damaged wall frame and footing.  
Plant two new trees of same species in a location away from the house.

This change requires amendment to DA Condition 3(j):

***Condition 3 – General Requirements***

*(j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.*

Other palms are also to be removed; they are exempt species and mentioned here for clarity but are not part of this application.

. Reason for change:

Construction work has revealed substantial damage to the existing structure caused by trees, and related water and damp issues. The trees are growing very close to the house, located about 300mm from the existing wall. Tree trunk and roots have damaged the footings and allowed water to penetrate. Roots have grown into the wall framing. Damage will continue to occur if trees remain in place.

Removal of the trees is supported by the structural engineer and arborist; their statements are attached to this application.

Note that tree removal is proposed because they present an observable threat to the existing structure.

3

**Relevant Background**

Previous approvals include:

- . **2002**  
DA362/02  
Alterations & additions, new bedrooms and garage.
- . **2010**  
BC 0117/10  
Building certificate.
- . **2021**  
DA-2021-0148, determined 24/06/21.  
Alterations & minor additions.  
Subsequent CC approval with building work currently underway.

4

**Statutory & Numerical Controls**

Local planning documents that relate to the assessment of this DA include:

- . Pittwater Local Environment Plan 2014 (PLEP)
- . Pittwater Development Control Plan 21 (PDCP)

- . **Land Use (LEP 2.1)**

No change.

- . **Height of Building (LEP 4.3)**

No change.

The proposed change to roof (Item #14) is below the existing main ridge. The ridge is below the 8m HOB height limit.

- . **Floor Space (LEP 4.4)**

There is no floor space control for this site.

For information, a summary of floor areas:

	<b>Floor Area</b>	<b>FSR</b>
Site area	1328 sqm	
Existing GFA	224 sqm	0.17:1 FSR
Change (original DA)	+6.5 sqm	
Change (this 24.55)	+9.5 sqm	
<b>Proposed GFA</b>	<b>240 sqm</b>	<b>0.18:1 FSR</b>

Two additional areas of floor space will be enclosed:

- . Item #07: a triangular corner of the ensuite. approx 1 sqm. This area is within the existing eaves line.
- . Item #16: study mezzanine; approx 9 sqm. This area is within the roof profile.

- . **Heritage Conservation (LEP 5.10)**

The site is identified as having a heritage item on the land (LEP Map HER-016 & 017).

The trees to be removed are identified as part of the heritage item, ie Cabbage Tree Palms.

Refer Heritage Impact Statement (HIS).

. **Bushfire Risk**

No change.

The existing cladding will be replaced with new cladding with bushfire resistance to meet the BAL requirements. The change is probably an improvement.  
The clerestory windows replace existing clerestory windows with new BAL rated windows.

5

**Assessment of Main Changes**

- . removal of two trees.
- . new cladding.
- . changes to roof pitch and eaves.

. **C.1.1 Landscaping**

Two Cabbage Tree Palms are proposed to be removed because of their threat to the existing structure.

The trees form part of a grove of palms, which are collectively identified as a heritage item. The effect of the change is discussed in the HIS.

The two trees will be replaced by with the same species trees in locations not near the house. (The two trees might be relocated, if viable, although this options seems unlikely to be successful.)

. **Built form controls**

The proposed change to roof will marginally alter the existing envelope. The changes will be barely noticeable from the adjacent carpark, and not visible from the street.

The overall height will not change.

The dwelling will remain generally consistent with the bulk and scale of nearby dwellings.

There is no change to adjacent amenity.

The change to design will improve the internal amenity of the dwelling and resilience to weathering.

. **C1.23 Eaves**

Where proposed, the new eaves shall be minimum 450mm.

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Prepared on behalf of owner by:  
Rob Harper, Director RDO, Architect #8866