

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED CONSTRUCTION OF A SECONDARY DWELLING

PROPERTY
282 LOWER PLATEAU ROAD BILGOLA PLATEAU

CLIENT
RHYS HOUNSLOW

JOB NO 24-69

DATED 4 April 2025

Suite 6, 7 Parkes Street,
Parramatta 2150 NSW
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797

The logo for RK DESIGNS, featuring the letters 'RK' in a large, bold, white sans-serif font, with the word 'DESIGNS' in a smaller, white sans-serif font directly below it. The logo is set against a solid yellow square background.

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1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed secondary dwelling the proprietors wish to construct on the property at 282 Lower Plateau Road 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.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

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 the support of Council.

2.0 THE SITE AND EXISTING BUILDING

The property is located at 282 Lower Plateau Road Bilgola Plateau Lot 217 DP 16902. The block of land is approximately 929sqm in site area, faces north west on Lower Plateau Road. The site slopes down towards the front boundary and is zoned C4 Environmental Living under the Pittwater Local Environmental Plan 2014.

A double dwelling exists on the property. There is a vehicle crossing on Lower Plateau Road and a driveway that leads to a double garage,



Image 1: 282 Lower Plateau Road, Bilgola Plateau

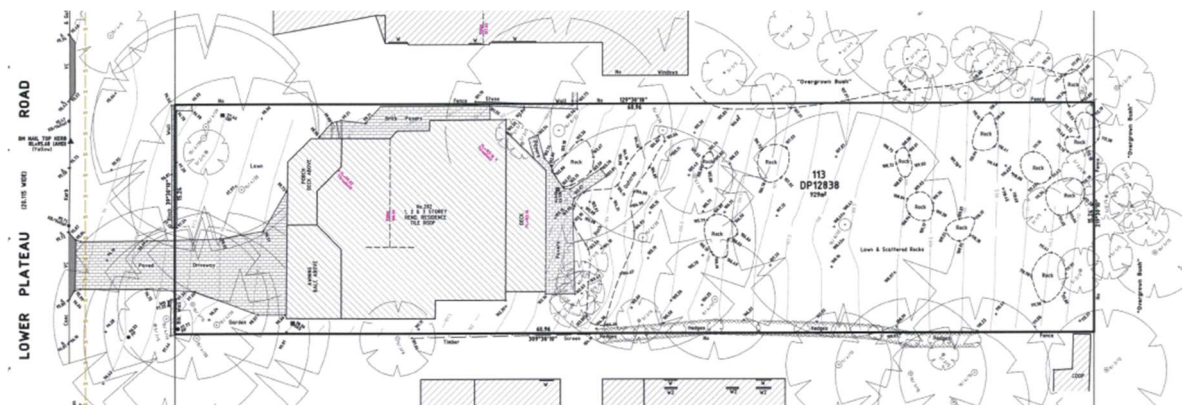


Image 2: Survey Plan

3.0 EXISTING STREETScape

To the immediate north east of the subject property at 284 Lower Plateau Road, a double storey brick and timber with tile roof dwelling exists.



Image 3: 284 Lower Plateau Road, Bilgola Plateau

To the south west of the subject property, at 280 Lower Plateau Road, double storey rendered with metal roof dwelling exists.



Image 4: 280 Lower Plateau Road, Bilgola Plateau

To the north east/ to the rear of the subject site, there is Newport Heights/Lower Plateau Reserve.

Across the road of subject property at 315 and 317 Lower Plateau Road, two-storey dwellings exist.



Image 5: 315 and 317 Lower Plateau Road, Bilgola Plateau

The remainder of Lower Plateau Road is an amalgamation of one, two storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.



Image 6: Streetscape of Lower Plateau Road



Image 7: Streetscape of Lower Plateau Road



Image 8: Streetscape of Lower Plateau Road



Image 9: Streetscape of Lower Plateau Road

4.0 THE PROPOSAL

The proprietors of 282 Lower Plateau Road instructed us to design a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

Privacy:

There is a separated open space between the primary and secondary dwelling where the family can enjoy outdoor activities individually as the secondary dwelling sits far away from the primary dwelling. The site is concealed by natural vegetation which will be maintained providing a significant natural screening between dwellings. The living area and the terrace are designed and positioned well away from the living spaces of neighbouring properties, creating the private, light and open space for the family. As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Amenity

To increase the amenity, habitable areas including living, kitchen and dining areas placed towards North East. The openings allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for all uses. This coupled with the high raked ceiling in the living area creates a very spacious and healthy space. Also, openings from the kitchen and the living area will open out onto the decking area. This will enable both visual and physical interaction between indoor and outdoor living and entertaining.

Context consideration

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a single skillion roof with a similar colour tone of the surroundings. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

5.0 Compliance with State Environmental Planning Controls

5.1 Compliance with SEPP (Transport and Infrastructure) 2021

The Infrastructure SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process.

The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.

The application is not subject to clause 2.45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.

The proposal is not adjacent to a rail corridor and therefore Clause 2.101 of the SEPP does not apply.

The application is not subject to clause 2.119 of the SEPP as the site does not have frontage to a state classified road nominated as a Main Road.

The application is not subject to clause 2.120 of the SEPP as the proposed uses are non-sensitive and are not likely to be adversely affected by road noise or vibration.

5.2 Compliance with SEPP (Resilience and Hazards) 2021

Remediation of Land and in particular 4.6 suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The site does not have a history of a previous land use that may have caused contamination and there is no evidence that indicates the site is contaminated.

Accordingly, the development application is satisfactory having regard to the relevant matters for consideration under this SEPP

5.3 Compliance with SEPP (Sustainable Buildings) 2022

The proposal meets water, thermal and energy standards required by BASIX. A BASIX Certificate accompanies this submission.

6.0 COMPLIANCE WITH PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

6.1 ZONING AND PERMISSIBILITY

Zone E4 Environmental Living

1. Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

2. Permitted without consent

Home businesses; Home occupations

3. Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite Day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Water recreation structures

4. Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Therefore, the development is permissible with consent.

6.2 BUILDING HEIGHT

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

part 4 clause 4.3 (2FA) and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 5.5 metres to the highest point of the roof.

Proposed height - 5.1 metres maximum to the highest point of the roof.

The proposed building is one storey in height with 4.2 degrees pitched single skillion roof.

Therefore, the proposal complies with the requirements. Refer to the Architectural Drawings.

6.3 FLOOR AREA

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

Part 5 clause 5.4 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

Comment:

SITE AREA = 929sqm

Total floor area of the principal dwelling = 233 sqm

25% of total floor area of the principal dwelling = 58.25

Total floor area of the secondary dwelling = 56.6sqm

Therefore, the proposal complies with the controls. Refer to the Area Calculations Sheet.

6.4 ACID SULFATE SOILS

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.1** and the subject proposal's compliance with the Local Control Plan are outlined as follows:

The site has been identified on the Acid Sulfate Soils Map as being with the Class 5 Acid Sulfate Soils Area. The proposal will not see any substantial disturbance of the site to accommodate the secondary dwelling and accordingly no further investigation is deemed necessary in this instance

7.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN GENERAL CONTROLS

7.1 OFF-STREET VEHICLE PARKING

B6.3 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

Comment:

The proposal presently before Council has addressed the requirements for the vehicle access and parking. The existing garage can accommodate 2 car spaces with a minimum dimension of 3X6m.



Since there are 2 spaces on the allotment, the proposal complies with the requirements of the Development Control Plan.

7.2 SECONDARY DWELLINGS AND RURAL WORKER'S DWELLINGS:

C1:11 The requirements of Northern Beaches Council, Pittwater Development Control Plan 2014, compliance with the Development Control Plan are as follows.

Controls:

The development of a secondary dwelling or rural worker's dwelling will result in not more than two dwellings being erected on an allotment of land.

Comment/ there are only two dwellings on the land. (Refer to the site plan)

A secondary dwelling or rural worker's dwelling contains not more than two bedrooms and not more than one bathroom.

Comment/ there are only two bedrooms and one bathroom for the proposed secondary dwelling. (Refer to the architectural drawings)

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

Comment/ N/A

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

Comment/ the secondary dwelling is a single- storey structure.

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling, the maximum building is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

Comment/ the height complies with controls. (Refer to the architectural drawings)

A secondary dwelling above a detached garage is not supported.

Comment/ N/A

8.0 COMPLIANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN

8.1 CHARACTER AS VIEWED FROM A PUBLIC PLACE (BILGOLA LOCALITY)

- To achieve the desired future character of the Locality.
- To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.
- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.
- The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.
- High quality buildings designed and built for the natural context and any natural hazards.
- Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.
- To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.
- To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.
- To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

The required controls are designed to ensure that the building form remains compatible with the surrounding locality.

The proposed development has been carefully designed to integrate harmoniously with its surroundings, minimising any potential adverse impacts. Given its positioning further from the street, the development will not disrupt the established character of the area.

In terms of bulk and scale, the proposal remains respectful of neighboring properties, ensuring that any potential effects are negligible,

8.2 BUILDING COLOURS AND MATERIALS

D3.3 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

- Achieve the desired future character of the Locality.
- The development enhances the visual quality and identity of the streetscape.
- To provide attractive building facades which establish identity and contribute to the streetscape.
- To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
- The colours and materials of the development harmonise with the natural environment.
- The visual prominence of the development is minimised.
- Damage to existing native vegetation and habitat is minimised.
- The use of materials with low embodied energy is encouraged.
- New buildings are robust and durable with low maintenance requirements.

Controls

External colours and materials shall be dark and earthy tones as shown below:



The proposed colours and finishes have been selected to complement existing works and the characteristics of the neighbourhoods.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

8.3 BUILDING SETBACKS

D3.6 AND D3.7 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

Required setbacks

| | | |
|----------------|---|--|
| Front | - | 6.5 metres or established building line. |
| Primary Side | - | 1 metres |
| Secondary Side | - | 2.5 metres |
| Rear | - | 6.5 metres |

Proposed setbacks

| | | |
|----------------|---|-------------|
| Front | - | 49.5 metres |
| Primary Side | - | 2.37 metres |
| Secondary Side | - | 3.3 metres |
| Rear | - | 3.06 metres |

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to Section 8.3.1 for the Rear Setback Variation.

8.3.1 REAR SETBACK VARIATION

Objectives:

- To achieve the desired future character of the Locality.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Substantial landscaping, a mature tree canopy and an attractive streetscape.
- Flexibility in the siting of buildings and access.
- Vegetation is retained and enhanced to visually reduce the built form.
- To preserve and enhance the rural and bushland character of the locality.
- To ensure a landscaped buffer between commercial and residential zones is established.

The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we request that Council take into consideration the existing site surroundings and the following justifications:

- Retaining the large mature tree on-site restricts the ability to achieve the required 6.5m rear setback, resulting in a non-compliance with the setback objectives. Therefore, establishing a fully compliant rear setback in this situation appears unreasonable, as it would necessitate positioning the secondary dwelling too close to the mature tree, potentially affecting its health and structural stability. This means, the design ensures the built form blends harmoniously with the natural environment. This approach helps maintain the aesthetic quality of the site while supporting sustainability.
- The design effectively maintains the amenity of the residential development adjoining the site. The inclusion of landscaping and appropriate building setbacks enhances the amenity, maintaining a pleasant residential atmosphere.
- There are no overlooking concerns as the site directly adjoins a public reserve at the rear rather than a residential land.



Image 10: View towards the rear of the subject site.

- The design ensures sufficient separation between buildings, promoting privacy, solar access, and natural ventilation. Therefore, the proposed variation will still preserve an adequate level of privacy for both the primary dwelling and the secondary dwelling.

In conclusion, the proposed setback variation is designed to uphold the residential amenity of the property while being consistent with and complementary to the existing built form in the street.

The overall scale of the building has been carefully considered to ensure that it will not result in adverse effects such as shadowing, bulk, or an overwhelming scale relative to the surrounding environment.

We believe these considerations justify the variation to the front setback controls, and therefore, we respectfully request Council's support for the proposed variation based on these sufficient environmental planning grounds.

8.4 BUILDING ENVELOPE

D3.9: The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

Objectives:

- To achieve the desired future character of the locality.
- To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
- To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Vegetation is retained and enhanced to visually reduce the built form.

Comment:

The proposed building is one- storey in height with 4.2 pitched single skillion roof.

The proposal is located well below the height of trees in the natural environment, minimises bulk and scale through a well-articulated built form and provides generous amounts of landscaping throughout to visually reduce the built form when viewed from the public and private domain.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

8.5 LANDSCAPED AREA

D3.10: The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

SITE AREA = 929sqm

LANDSCAPED AREA

Required Landscaping = 60 % of Site Area = 557.4sqm

Proposed Landscaped area = 578.6

Proposed Landscaped area as % of Site Area = 62%.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

9.0 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as energy efficiency, sustainability, site/waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in detail in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

10.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

RK Designs

Email: admin@rkdesigns.com.au

Ph: (02) 9633 4797