

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

AT 37 TERAMA STREET, BILGOLA PLATEAU

LOT 19 DP 222082

Prepared by *JJDrafting Aust P/L*

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting Aust P/L, Job Number 1076/22, Drawing numbers DA 01 – DA 16 dated SEP/22 to detail proposed Alterations and Additions to an existing dwelling at 37 Terama Street, Bilgola Plateau.

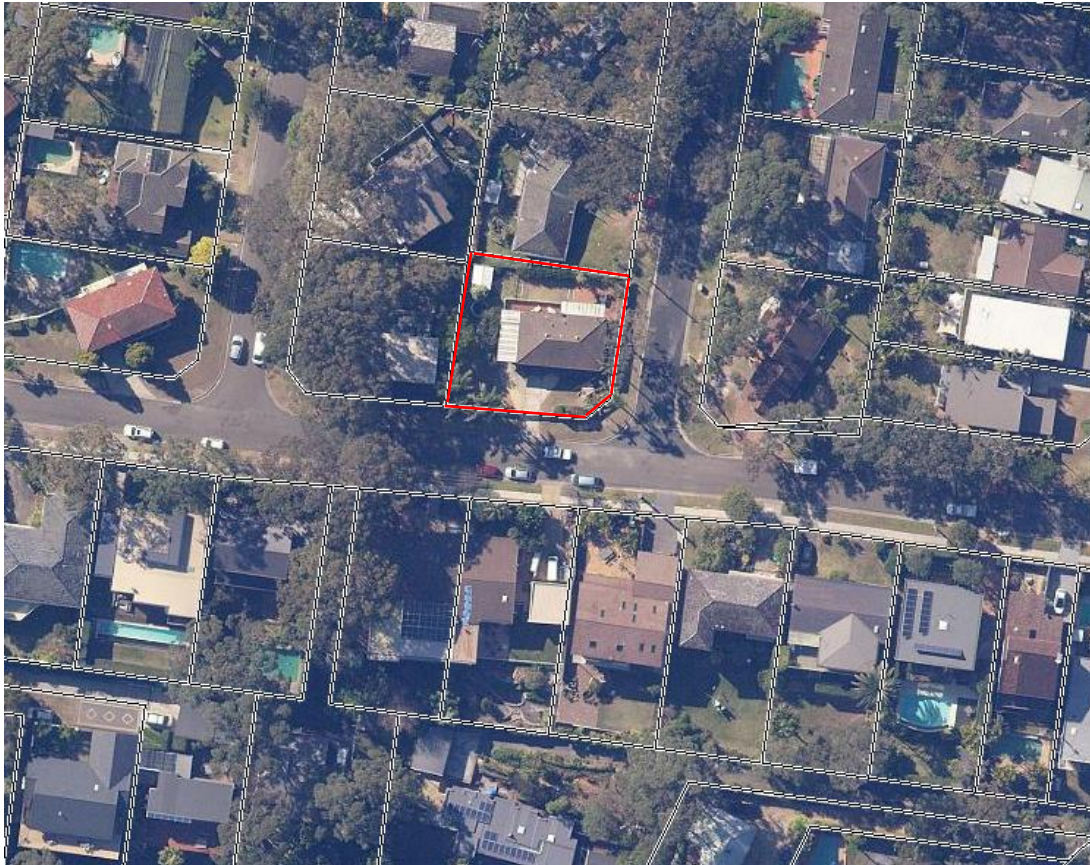
This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable 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*
- # *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

- This allotment has an area of 690.30sqm and is found in a locality typically characterised by both timber and masonry dwellings, one and two storeys high.
- Within the Development Control Plan, this allotment is in the Bilgola Locality.
- The site addresses Terama Street to the East and Raymond Road to the South.
- On this allotment sits a two storey weatherboard and render dwelling.
- Driveway access is via an existing driveway from Raymond Road to existing 2 single garages located within the residence.
- Existing natural vegetation and introduced species of trees and shrubs surrounds the property with lawn areas located to the front and sides of the dwelling.
- To the rear of the site is a swimming pool and entertaining area, with a large grass area to the west of the house.
- The site falls from east to south approximately 1.5m but features many levelled tiled and grass areas.
- The site is zoned C4 Environmental Living.
- The site is not listed as being in a slip zone.
- The subject site is located in Class 5 on Pittwater Acid Sulphate Soils. There will be no excavation required with the proposal.
- The subject site is not in a flood zone.
- The site is not listed as being in a bushfire prone area



PROPOSED SITE FROM GOOGLE MAPS OUTLINED IN RED (Satellite image out of date – does not represent drawings)

3) The Proposal

Description

As detailed in the accompanying plans, this proposal seeks approval for alterations and additions to an existing dwelling.

The new works will comprise the following:

GROUND FLOOR LEVEL

- Removal of existing tiled roof over entrance way.

FIRST FLOOR LEVEL

- An extension to the west side of the house, enclosing portion of the existing deck to form a new bedroom and a walk in robe.
- Bedroom 3 to form a new master ensuite and a hallway to main bedroom
- New timber balcony over the demolished tiled roof. New entry to deck from living room
- New window in the stairwell
- Existing north opening to new ensuite to be framed up and a new north facing window provided in a new location
- Portion of the existing flat roof to the west of the deck to be removed and replace with a new pitched roof to match the existing dwelling

The proposed additions have been designed to blend in with the existing dwelling and the surrounding built forms in the streetscape. Considerations has been given to bulk and form.

4) ZONING AND DEVELOPMENT CONTROLS

4.1) Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

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

The proposal will require a BASIX certificate with this application.

4.3) Height of Building (LEP 4.3)

The maximum building height control - 8.5m

The proposal will have a height of 7.1m ---COMPLIES

5.0) DEVELOPMENT STANDARDS AND THE EFFECTS OF THE PROPOSAL

Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

Internal Driveways (B6.2) and Off-Street Parking (B6.3) – Access driveways (B6.1)

Existing driveway to remain the same – no change.

View Sharing (C1.3)

The proposed additions and alterations will not affect adjoining dwellings.

Solar Access (C1.4)

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

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

Visual Privacy (C1.5)

The proposed first floor addition within the existing first floor building footprint will not affect adjoining dwellings.

Bilgola Locality (A4.3)

Desired future character

It is proposed that the development is consistent with the desired future character, 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 existing vegetation has not changed. The proposal will not affect the streetscape.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

Character as Viewed from a Public Space (DCP D3.1)

Clause D1.1 of the DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes 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. High quality buildings are designed 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. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

- Existing vegetation to the front and around the property will remain the same. COMPLIES.
- The proposal, even though 2 storeys in height, will be at height that will not dominate the streetscape. The proposal is located within the existing building footprint and the new roof is to be an extension of the existing roof to unify the built form
- The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.
- The setbacks are compatible with the existing surrounding developments

Scenic Protection – General (D3.2)

The proposal will not visually affect the natural environment when viewed from a public reserve, road or any waterways.

Existing vegetation has remained, and the landscaping is the predominant feature, the built form is secondary component of the visual catchment

Building Colours & Materials (DCP D3.3)

The colours and materials to the proposal will complement and enhance the visual character within the streetscape. The development will harmonize with the natural environment and match the existing dwelling using light to medium earthy tones. COMPLIES.

Front building Line (D3.6)

The control for this site is 6.5m

- Existing front (south) setback on Raymond Rd 6.9m – **NO CHANGE**

Secondary setback control is 3.25m

- Existing secondary setback on Terama St 2.9m

Small portion of the proposed balcony (0.5m²) sits within this setback control. It is requested that this noncompliance be supported as it will not affect adjoining properties and the proposal is replacing an existing structure in the same location.

Side and rear Setback requirements (D3.7)**SIDE SETBACK**

The required side setback control is a minimum of 2.5 m to one side and 1.0 m for the other.

- Existing north side setback varies between 5.5m – 6.5m ---**NO CHANGE**

REAR SETBACK

The required rear setback control is a minimum of 6.5 m

- Existing rear (north) setback 6.5m – **NO CHANGE**

Landscaped Area – Environmentally Sensitive land (D3.11)

Site area is 690.30m²

Minimum landscape area requirement is	60% – 414.18sqm	
Existing Landscape area	48.67% – 339.33sqm	NO CHANGE
Existing hard surface area	337.25sqm	NO CHANGE

6) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**6.1) 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.

6.2) 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.

6.3) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21. It is considered that the proposed design respects the aims and objectives and 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.

6.4) 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.

6.5) 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 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 well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21.

6.6) The suitability of the site for the development

The subject land is in the C4 Environmental Living 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 to an existing dwelling, without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

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

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

6.8) 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.

Conclusion

The proposal which provides for alterations and additions to an existing residence will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect upon neighbouring residences, local fauna or 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 proposed development 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.

APPENDIX 1: EXISTING SITE PHOTOS



STREET VIEW FROM RAYMOND ROAD



STREET VIEW LOOKING NORTH– SUBJECT SITE INFRONT – TAKEN FROM RAYMOND ROAD



STREET VIEW LOOKING SOUTH SUBJECT INFRONT – TAKEN FROM TERAMA ST



PHOTO 1 – VIEW LOOKING WEST AT THE AREA WHERE THE ALTERATION IS PROPOSED. AREA TO THE LEFT OF THE IMAGE. WINDOW IN FRAME TO BE FILLED IN.



PHOTO 2 - VIEW LOOKING SOUTH, PROPOSED ALTERATIONS TO FILL IN THIS AREA WITH NEW WALLS TO CREATE NEW MASTER BED AND WARDROBE. EXISTING FLAT ROOF TO BE REMOVED, AND REPLACED WITH A NEW PITCHED ROOF TO MATCH EXISTING DWELLING

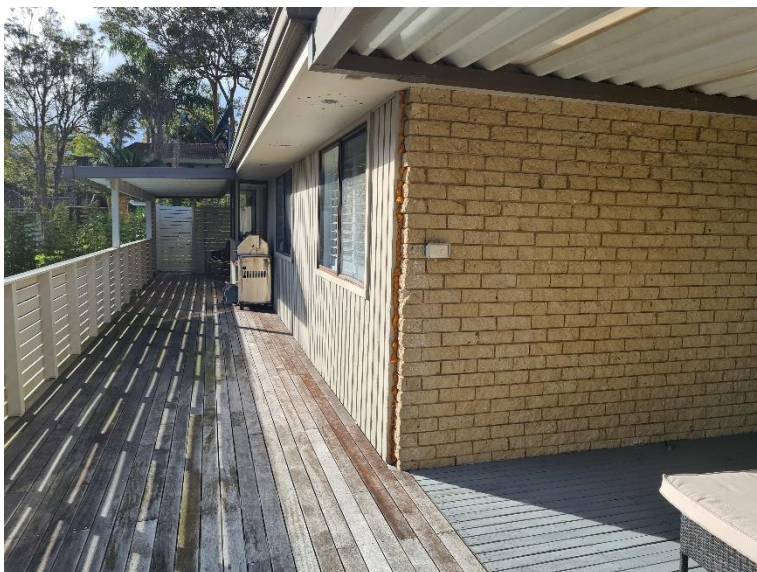


PHOTO 3 – VIEW LOOKING EAST. PORTION OF BRICK WALL TO BE REMOVED TO ALLOW ENTRY TO THE EXTENSION. ROOF ABOVE TO BE REMOVED AND NEW COLORBOND ROOF ABOVE THIS AREA, TO MATCH EXISTING.



PHOTO 4 - FRONT OF HOUSE. SHOWING EXISTING ROOF TO BE REMOVED. AREA A NEW TIMBER DECK IS PROPOSED. EXISTING POSTS TO REMAIN



PHOTO 5 - FRONT OF HOUSE. ROOF TO BE REMOVED, TIMBER DECK PROPOSED IN POSITION OF ROOF. NEW WINDOW AND DOOR TO BE PLACED ON FIRST FLOOR BETWEEN THE TWO WINDOWS. EXISTING POSTS TO REMAIN AND SUPPORT BALCONY.

SCHEDULE OF EXTERIOR FINISHES

37 TERAMA STREET, BILGOLA PLATEAU

WALLS – TO MATCH EXISTING

LIGHT GREY CLADDING

ROOF - TO MATCH EXISTING

MID TO DARK GREY COLORBOND

OPENING FRAMES

WHITE