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**Re Statement of Environmental Effects (SEE)  
Renovations to existing house  
1A The Serpentine, Bilgola Beach**

This statement is in support of a DA for alterations and additions to an existing house. It includes:

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

Heritage Impact Statement (HIS) is a separate document.

**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.

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.

The house is located in a forested residential neighbourhood, with beach close by. Neighbouring houses are a mixture of a one and two storey dwellings with no dominant forms or materials. Land to the south and west is bushland, with a covered creek along the south boundary. Access is from the public carpark and via a shared driveway.



Air view. Source: Google Maps.

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### Description of Proposal

Main aspects of proposed work:

- . improve arrangement of living spaces; better connect interior to garden, trees and sky.
- . renovate internals, re-locate kitchen, renovate bathrooms, new joinery.
- . new internal walls to create two new bedrooms and a bathroom on ground level.
- . replace, add or delete windows and doors; create main entry door at centre of house.
- . enclose a triangular niche on the south side of house; enclose a sliver along main windows.
- . demolish chimney; install new energy efficient fireplace.
- . create a home-office within existing garage.

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### Relevant Background

Previous approvals include:

- . **2002**  
DA362/02  
alterations & additions, new bedrooms and garage.
- . **2010**  
BC 0117/10  
building certificate.

## 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)

The site is zoned E4 – Environmental Living. (LEP Map LZN-016 & 017)

The existing and current use is a dwelling house, which is a permitted use within the zone.

### . Height of Building (LEP 4.3)

Maximum height of buildings is 8m. (PLEP Map HOB-001)

The existing building is below HOB height limit.

There is no proposed change to the height of the building, and there is no new work above 8m.

### . Floor Space (LEP 4.4)

There is no floor space control for this site.

For information, a summary of floor areas:

	Floor Area	FSR
Site area	1328 sqm	
Existing GFA	224 sqm	0.17:1 FSR
Change	+7 sqm	
<b>Proposed GFA</b>	<b>231 sqm</b>	<b>0.17:1 FSR</b>

Three small areas of floor space will be enclosed:

- . a triangular niche on the south side of the house: a result of previous alterations; this space does not contribute to the garden.
- . a narrow area along the width of the main windows: fully under the existing eave; this will allow new glazing to be installed and retain existing structural system; the objective is to minimise disturbance to existing structure.
- . a small area of floor space on the upper level: a new cupboard effectively creates new floor area.

The garage will be used as a home-office. This will convert non-habitable enclosed space into habitable. The floor area is assumed to be existing GFA for the summary above.

### . Heritage Conservation (LEP 5.10)

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

Refer Heritage Impact Statement (HIS).

### . Bushfire Risk

The land is identified as on bushfire prone land. (Northern Beaches BFPLM 2020)

The western part of the land is Vegetation Category 1 and the eastern part of the land is Vegetation Buffer. The house is within the Vegetation Buffer category.

A bush fire risk assessment report is attached.

## Assessment of Main Changes

- . internal renovations, re-locate kitchen, renovate bathrooms, new joinery.
- . new internal walls to create two bedrooms and bathroom.
- . new windows and doors; create main entry door at centre of house.
- . enclose triangular niche on south side of house; enclose sliver along main windows.
- . demolish chimney; install new energy efficient fireplace.
- . create home-office within garage.
- . improve arrangement of living spaces, connection between inside and garden, trees and sky.

### . C.1.1 Landscaping

The tree canopy will not be changed by the proposed work.

The existing gardens will be retained.

A new deck will be added to the south side of the house so that occupants can access and maintain the garden on that side.

### . C1.3 View Sharing

There will be no change to the overall envelope of the building.

Views across the site will not be affected.

### . C1.4 Solar Access

New work will not result in additional shadow impacts. Accordingly, shadow diagrams are not required.

New work is generally within the existing envelope of the building.

The proposed work will not change the amount of shadow cast onto neighbours.

The private open space is north facing and the main living space has north-facing glazing.

The internal living space and external private space currently receive the min 3 hours of sunlight at mid-winter, not counting shading by palms.

The proposed work will not change the amount of sunlight received.

### . C1.5 Visual Privacy

Some windows will be deleted to improve privacy, and other windows will be replaced with obscure or opaque panels.

For example, some windows facing the public carpark currently have blinds permanently drawn for privacy, so deletion will not reduce amenity.

### . C1.7 Private Open Space

The existing open space easily achieves the minimum required 80sqm area, minimum dimension and adjacency to internal living.

The proposed work will not change the conditions.

### . C1.14 Separately Accessible Structure

The garage will be made suitable for a home-office.

The home office will be ancillary to the dwelling.

It will not be designed for separate habitation and will not contain any cooking facilities.

Bathroom facilities will be located within the main house.

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