

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO EXISTING HOUSE

Lot 75, DP 12838, 204 Lower Plateau Road, BILGOLA PLATEAU NSW

For S. & D. THOMAS

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations and additions to an existing dwelling at 204 Lower Plateau Road Bilgola Plateau. A Development Application is submitted pursuant to the provision of Pittwater Local Environmental Plan 2014.

Existing Use:

Single residential dwelling

Site Analysis:

204 Lower Plateau Road, Bilgola Plateau, Lot 75, DP 12838

Site Area : 1183 sq.m.

Locality: Bilgola Locality

Zoned: E4 Environmental Living

Hazards effecting site: Nil known

204 Lower Plateau Road is situated on the high side of Lower Plateau Road. The property has a frontage of 15.24m and a varying depth of between 52.32m and 56.005m. The site falls from the rear eastern boundary to the front western boundary by approximately 10 metres. An existing two storey rendered brick house is positioned towards the rear of the site with a carport and entry below the existing front ground floor deck. Soft landscaped areas occur to both the front and rear yards with a number of large canopy trees and boundary screen planting dispersed around the site. The houses in the immediate area range in size and style with a number of older homes being enlarged and modernised.

Design / Streetscape Statement:

An existing approval is current, DA NO204/15/S961, for alterations to the existing front deck and roof over. We are proposing to construct a new rumpus room and bathroom below this approved increased deck, enclose the existing carport for a new garage and increase the size of the existing front entry. We are also proposing to modify the roof over the existing top floor deck to provide all weather protection.

The new rumpus room is to be built entirely under part of the approved front western ground floor deck however its western wall will be set back from the face of the approved deck so as to reduce any increased bulk and scale and to limit the impact the proposed slab will have on an existing angophora tree. The slab and its footings will be designed to straddle any major root system. An arborist report forms part of this application. The bathroom associated with the new rumpus room will utilise part of the existing store room below the house.

As the proposed works will be below existing or approved decks there will be no change in site coverage, setbacks or height from what has been previously approved. The works, excepting for the new low pitch roof to the first floor, is infill development of an existing undercroft area and as such the bulk and scale of dwelling will also remain relatively unchanged. Lightweight cladding will be used for the new walls of the rumpus, garage and entry walls to provide relief from the rendered house and to break up the possibly perceived three storey street elevation with existing and proposed decks also giving articulation to the front facade. No landscaping is to be removed, with existing shrubs and trees screening most of the new works from the street. The existing style and scale of the home will be maintained while providing increased living space in a landscape setting.

Pittwater LEP 2014 Considerations (as relevant)

Zone E4 Environmental Living

The stated objectives of this clause are as follows:

- *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.*

Proposal:

The proposed works will not alter the use from existing residential maintaining low density and scale of the area. With all of the existing canopy trees and landscaping to be retained and no increase in the built upon area from what has been previously approved the existing landscaped character of the site will also be maintained.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

The maximum height above natural ground of the proposed works is approximately 8m which is below the maximum height allowed of 8.5m. The new low pitch roof to the first floor deck is minor in scale with no impact on the existing height of the home. The new rumpus room though it appears as a third floor from the western elevation (similar to other homes in the street) is set below existing decks and forward of the two upper levels of house therefore maintaining a two storey home. Any increased bulk of the home from the rumpus room and enclosure of the carport is minimised by screening from existing trees and planting. The works maintain a home that is compatible with height and scale of neighbouring development and one that responds to the natural topography of the site.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

Proposal:

Minimal earthworks are proposed so as to minimise any disturbance to the site and landscaping. The position and levels of the new rumpus room has been considered carefully so as to limit excavation around and disturbance to existing angophora. The floor level will be slightly higher than the existing ground level removing the requirement for any significant excavation. The only earthworks required will be for small individual piered footings at the advice of engineer and arborist. With minimal earthworks required there will be no detrimental effect on neighbouring properties or soil stability.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.3 - Bilgola Locality

Desired Future Character

The Bilgola locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary Dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

The Plateau Area:

Will provide for some dual occupancies, on land that does not have tree canopy coverage, species and habitat diversity, or other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Proposal:

The proposal is consistent with the desired Character of Bilgola locality. It will not alter the use from existing residential, maintaining the low density and scale of the area. As all proposed works are to existing built upon area there will be no significant environmental impact, the landscape setting maintained, no change to the existing amenity of neighbouring properties and little change to the streetscape.

SECTION B GENERAL CONTROLS

B4 - Controls relating to natural environment

Wildlife Corridors

As all works are below existing or proposed decks there will be no reduction to the landscape area from that approved by DA NO204/15/S961 . The works have been positioned so as there will be no loss of canopy cover and any excavation required for footings to have minimal impact on root systems. As such existing habitat and wildlife corridors for locally native species, threatened species and endangered populations will be retained.

B5 - Water Management

Stormwater

As there is no increase in built upon area from that approved under DA NO204/15/S961 a stormwater detention system is not required. Stormwater lines will be

connected to the existing lines which fall by gravity to council drainage system in the street.

B6 - Access & Parking

Parking Facilities

The existing 2 spaced carport will be enclosed to provide a secure garage maintaining 2 parking spaces on site.

B8 - Site Management

Excavation and landfill

As discussed above no fill is proposed and excavation only required for pier footings. There will be no adverse impact on adjoining land with the site disturbance minimised and the stability of the site maintained.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing carport and paved area so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As stated above there will be little impact on the existing landscaping and no loss of canopy trees. The proposed new rumpus room will be positioned close to an existing tree however the slab has been designed to minimise required excavation for piers. All existing landscaping will be retained continuing to provide a screen of the house from the street. Landscaping will soften the appearance of new works and act as buffer zones between built form and neighbouring homes.

An aborist assessment prepared by Koala Abor forms part of this application.

View sharing

As the majority of proposed works are to the lower level below existing decks and minimal change to the built form of the existing house is proposed there will be no impact on views experienced by neighbouring properties.

Solar Access

Refer to submitted shadow diagrams. As can be seen the only increase in overshadowing during mid winter to any neighbour will be at midday to the roof of 202 Lower Plateau Road. The increase is relatively small and will have no impact on sunlight received to neighbouring dwellings internal or external living spaces.

Visual Privacy

Again as the majority of works are to the lower level and with no windows proposed facing side boundaries neighbours and residents existing level of visual privacy will be maintained.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D3 - Bilgola Beach LOCALITY

DCP Part D3.1 Character as viewed from a public Space

Proposal:

As the majority of works are the infill of an existing undercroft area the proposed works will limited visual impact on the streetscape. With no change to the height or built upon area the existing character and scale of the home will be maintained with new the low pitched roofs to the first floor deck designed so as not to dominate. Modulation of lower floor walls, lightweight cladding and expanse of glassed areas will provide articulation to the front facade. The landscaped areas and all canopy trees are to be retained therefore screening most of the works from the street. The proposed works will enhance the character of the house and maintain a low density dwelling in a landscape setting which compliments the desired future character of the Bilgola locality.

DCP Part D3.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will match the existing house and blend with the natural environment.

DCP Part D3.6 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

No change is proposed to the existing front setback which at a minimum of 26.520m fully complies with the minimum allowed of 6.5m.

DCP Part D3.7 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

Side and rear boundary setbacks will also remain unchanged. The rear setback is 10.28m complying with the minimum allowed of 6.5m.

The setback to the southern boundary is 1m and to the northern boundary 2.45m. Though the northern boundary does not quite comply with the minimum required of 2.5m this is an existing setback and with only a small corner of the proposed new works non compliant there will be no negative impact on either neighbouring properties or landscape setting of the property.

DCP Part D3.9 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen all of the proposed works fit within this projected plane.

DCP Part D3.11 Landscape Area - Environmentally Sensitive

Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Proposal:

There will be no change to the proposed soft landscaped area from that approved by DA NO204/15/S961. The proposed works will result in a landscaped area including 6% variation allowed of 763 square metres or 64.5% of the site therefore complying fully with this regulation.

As stated above the rumpus room will fall within the TPZ of an existing angophora tree but careful placement of footings will mean that there will be minimal impact on the tree. An arborist report has been submitted with this application.

Summary

The proposed works are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. The design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. Apart from a minor non compliance to the northern side boundary setback all proposed works are fully compliant. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

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