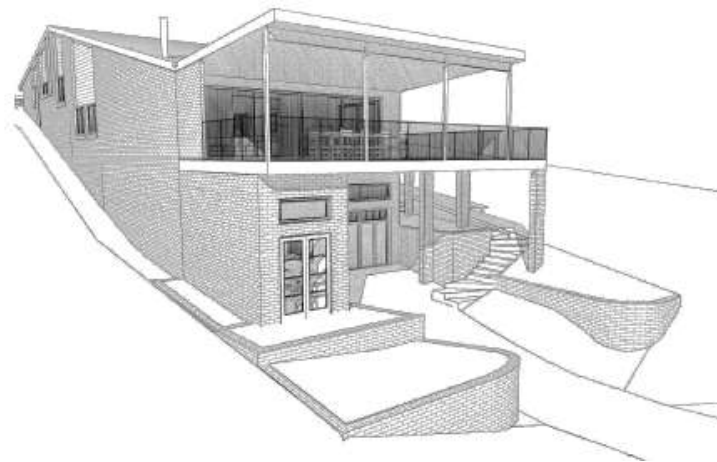


STATEMENT OF ENVIRONMENTAL EFFECTS

29 DALY STREET, BIGOLA PLATEAU

CONSTRUCTION OF ALTERATIONS/ADDITIONS TO AN EXISTING DWELLING

**PREPARED ON BEHALF OF
Plan A**



September 2021

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1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions upon land at Lot 311 in DP 16327 which is known as **No. 29 Daly Street, Bilgola Plateau**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by H & S Land Surveyors Pty Ltd, Job Ref No. 21002 and dated 09/10/2021.
- Architectural Plans prepared by Plan A, Project No. 2104 and dated 27/08/2021.
- BASIX Certificate #A429479 and issued 27 August 2021.
- Stormwater Management Plan prepared by Taylor Consulting Civil & Structural Engineers and dated 17 August 2021.
- Geotechnical Investigation prepared by white Geotechnical Group, Job No. J3699 and dated 13 September 2021.
- Waste Management Plan.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that 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 the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 311 in DP 16327 which is known as 29 Daly Street, Bilgola Plateau. The site has an area of 499.5m² and is located on the western side of Daly Street. The site has a street frontage of 12.45m to Daly Street with a depth of 40.235m. The locality is depicted in the following map:



Site Location Map

The site falls towards the street with levels of RL127.7 towards the rear boundary and RL 119.94 towards the front east corner of the site. The site is currently occupied by a single storey brick dwelling with garage under. Vehicular access to the site is via a concrete driveway accessed towards the northeast corner and provides access to an existing double garage.

The site is depicted in the following photographs:



View of Site from Daly Street



View of Front of Existing Dwelling

The existing surrounding development comprises predominantly single detached dwellings on varied allotment sizes. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



Aerial Photograph of the Subject Site

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations/additions to an existing dwelling. The proposal also provides for stormwater management works.

The proposal proposes to extend the existing office at the lower garage level. This garage is provided with a setback of 0.971, to the southwest boundary and a setback of 3.96m to the street frontage. This element is to be constructed of brickwork to match the existing dwelling.

At ground level it is proposed to replace the existing front deck with a new deck. This deck is to be setback 3.956m to the street frontage, 1.2m to the northeast boundary and 0.971m to the southeast boundary.

All collected stormwater will discharge to the street gutter in accordance with the Stormwater Management Plan prepared by Taylor Consulting.

The proposal will result in the following numerical indices:

Site Area: **499.5m²**

Existing Landscaped Area: **138.58m² or 27.7%**

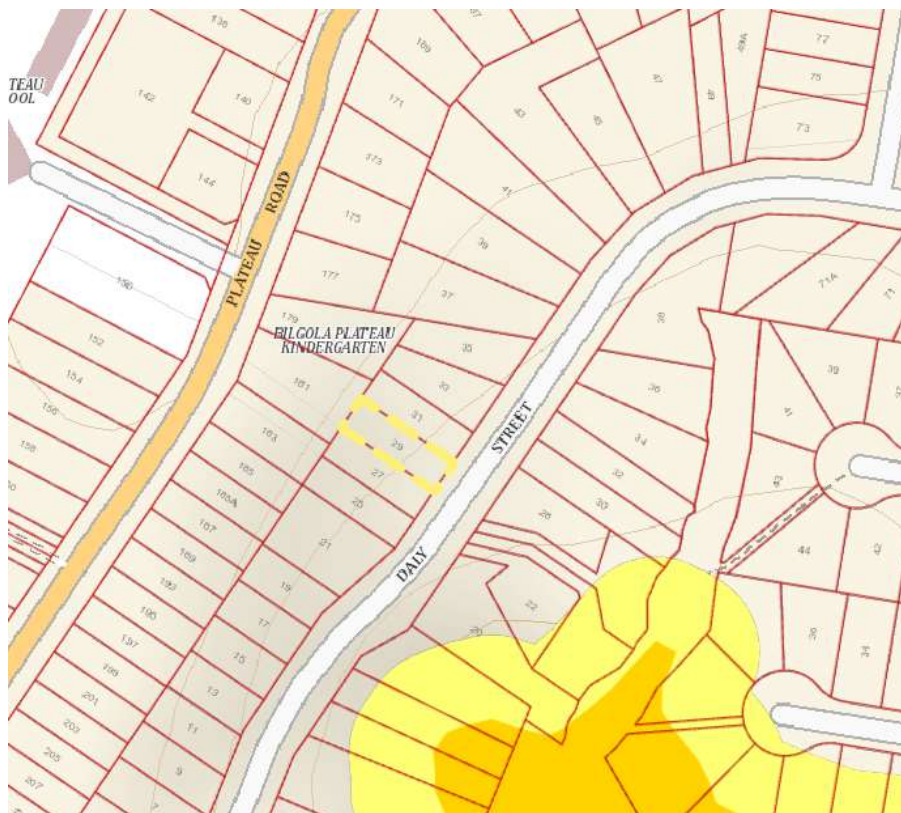
Proposed Landscaped Area: **131m² or 26.2%**
138.58m² of 27.7% (including permitted variation)

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Building Code for Bushfire Protection

The subject site is not identified as bushfire prone land on Council's Bushfire Map. There is no further information required in this regard.



Extract of Bushfire Map

4.2 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. Development for the purposes of construction of alterations/additions to an existing dwelling are permissible with the consent of Council within the E4 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	Refer to plans – 7.33m.	Yes

The following controls are also relevant:

Clause 7.1 Acid Sulfate Soils

The site is identified as Class 5 on Council's Acid Sulfate Soils map. The proposal does not require any excessive excavation and therefore no further information is required in this regard.

Clause 7.6 Terrestrial Biodiversity

The subject site is identified on Council's Biodiversity Map. The proposed works are relatively minor and do not require the removal of any trees or protected species. The site is well screened from the street and public domain and retains the existing large trees on site.



Extract of Biodiversity Map

Clause 7.7 Geotechnical Hazards

The subject site is identified on Council's Landslip Map. A Geotechnical Investigation has been prepared by White Geotechnical Group which in summary provides:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

There are no other specific provisions of the LEP that apply to the proposed development.

4.2 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D3 Bilgola Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

4.2.1 Section A Introduction

A4.3 Bilgola Locality

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.

It is considered that the proposal is consistent with the desired character of the locality. The proposed additions provide for a minor addition/alteration to the front façade, which is predominantly screened from the street and public domain by the existing vegetation. The proposal does not require the removal of any significant vegetation. The development is considered to be compatible with the existing surrounding development, in terms of bulk and scale. It is considered that the proposal will sit comfortably within the site and achieves the desired future character of the locality.

The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

4.2.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B4.6 Wildlife Corridors

This clause aims to achieve the following outcome:

Retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats.

The proposal does not require the removal of any significant vegetation, with the proposal providing for a minor addition to the front facade. The rear yard is retained with a large landscaped area extending from the rear of the dwelling to the rear boundary. The proposal does not require the removal of any significant or protected vegetation. No further information is required in this regard.

B5 Water Management

The proposal will provide for all collected stormwater to continue to discharge to the street gutter. The proposal results in additional site coverage of less than 50m² and therefore OSD is not required. A Stormwater Management Plan has been prepared by Taylor Consulting.

B6.3 Off-street Car Parking Requirements

This clause requires 2 off street parking spaces for large dwellings (2 bedrooms or more).

The subject site currently provides for two car parking spaces within an attached garage. This application seeks to retain the existing on site parking and complies with this clause.

B8.1 Construction & demolition – excavation and landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised.

Excavation and construction not to have an adverse impact.

Excavation operations not to cause damage on the development or adjoining property.

The proposal does not require any excessive excavation. The proposal complies with this clause.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)
Reduction of waste throughout all phases of development. (En)
Public safety is ensured. (S)
Protection of the public domain. (S, En)

An Erosion and Sediment Management Plan will be implemented prior to works commencing on site.

4.2.3 Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarised over as:

C1.1 Landscaping

The proposed works are relatively minor, with a reduction in landscaping of only 7.58m². The proposal does not require the removal of any significant vegetation and retains a large area in the rear yard for landscaping. The proposal complies with the intention of this clause.

C1.2 Safety and Security

The controls seek to achieve the outcomes:

On-going safety and security of the Pittwater community.
Opportunities for vandalism are minimised.
Inform applicant's of Council's requirements for crime and safety management for new development.
Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements
Identify crime and safety priority areas in Pittwater LGA
Improve community safety and reduce the fear of crime in the Pittwater LGA
Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

The proposal will provide for a new covered deck on the front elevation to replace the existing deck. This deck provides good views of the street and dwelling approach and will provide for an easily identifiable access point. The proposed additions will continue to ensure the safety and security of the occupants by providing a retaining the direct view of the street and dwelling approach.

C1.3 View Sharing

The controls seek to achieve the outcomes:

*A reasonable sharing of views amongst dwellings.
Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.
Canopy trees take priority over views.*

The site and surrounding properties enjoy some distant water views/glimpses towards the east. The proposed additions which are relatively minor, sit well below the maximum building height. Further due to the orientation of the site, the adjoining properties will retain existing views. The proposal complies with this clause.

C1.4 Solar Access

The controls seek to achieve the outcomes:

*Residential development is sited and designed to maximise solar access during mid-winter.
A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.
Reduce usage and/dependence for artificial lighting.*

The proposal provides for an addition to the front elevation. Shadow diagrams have been provided which depict only minimal additional shadowing to a small portion of the front yard of the adjoining southern property at 9am only. The proposal complies with this clause.

C1.5 Visual Privacy

The controls seek to achieve the outcomes:

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.
A sense of territory and safety is provided for residents.*

The proposed additions have been designed to ensure the continued privacy of the adjoining properties. These proposed additions are to the front elevation and provide for an office extension at ground level and an extension to the existing upper level deck. These elements are on the front elevation and do not provide views into private open space or habitable areas of the adjoining properties. The proposal will ensure privacy to the adjoining properties is maintained.

C1.6 Acoustic Privacy

The proposal provides for additions to a single detached dwelling in a residential area. It is not considered that there will be any acoustic impacts to the adjoining properties.

C1.7 Private Open Space

The proposal does not reduce the area of private open space currently provided on site. The new replacement deck will improve the private open space with the existing deck limited in size and no direct connection between the internal living areas and the rear yard. The new deck is of a size that will provide for an outdoor area immediately adjacent to the internal living areas. There is no further information required in this regard.

C1.9 Adaptable Housing and Accessibility

The controls seek to achieve the outcomes:

The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.

All members of the community enjoy equitable access to buildings to which the general public have access.

Housing for older people and people with a disability are accessible, adaptable and safe.
(S)

Equitable access in the public domain.

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

C1.12 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

There is sufficient area on site for the storage of waste and recycling receptacles so that they are not visible from the public domain. The proposal complies with the requirements of this clause.

C1.23 Eaves

The controls seek to achieve the outcomes:

Housing that reflects the coastal heritage and character of Pittwater.

Optimise roof forms.

Appropriate solar access and shading is achieved.

This clause requires dwellings to be provided with eaves having a minimum width of 450mm. The proposal complies with this clause.

4.2.4 Part D Design Criteria

A summary of the DCP controls for the **D3 Bilgola Locality** is provided below:

D3.1 Character as Viewed from a Public Place

It is considered that the proposed dwelling alterations are compatible with the requirements and objectives of this clause for the following reasons:

- The proposed additions are relatively minor and are not dominant in the streetscape.
- The existing site and its dwelling are predominantly obscured from the street and public domain via the existing vegetation which is to be retained.
- The proposed additions provide for a low roof profile.
- The proposal provides for materials that are compatible with the existing surrounding development and the natural environment.
- The proposal does not require the removal of any protected vegetation.

D3.2 Scenic Protection

As discussed above the proposal presents for an appropriate presentation to the public domain through use of a considered design, varied setbacks and appropriate external finishes.

D3.3 Building Colours and Materials

The proposed dwelling additions are designed to complement the existing dwelling and will harmonise with the natural environment and complement the existing surrounding dwelling.

D3.6 Front Building Line

The stated objectives of this clause are:

Achieve the desired future character of the Locality.

Equitable preservation of views and vistas to and/or from public/private places.

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Vehicle manoeuvring in a forward direction is facilitated.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

This clause requires a setback of 6.5m to the street frontage. The proposed office and deck are provided with a setback of 3.956m to the street frontage. Whilst the proposal does not meet the numerical requirements of this clause it is considered to achieve the objectives and be justified in this instance for the following reasons:

- The proposal seeks to upgrade the existing deck. The existing deck is of insufficient length to accommodate outdoor dining and there is currently no direct connection between the internal living areas and the private open space. This deck will provide for a usable outdoor area immediately adjacent to the internal living area improving amenity of connectivity.
- The deck is a lightweight structure that does not result in unreasonable bulk or scale.
- The site and the dwelling are predominantly obscured from the public domain by the existing vegetation and the proposed additions will not be prominent in the streetscape.
- The proposed works do not require the removal of any vegetation.
- The proposal provides for a low profile roof form which is not dominant in the streetscape.
- Setbacks in this portion of Daly Street vary with a number of properties with structures within the front setback.

D3.7 Side and Rear Building Line

This clause requires a setback of 2.5m to one side boundary and 1.0m setback to the other side boundary. A rear setback of 6.5m is required to the rear boundary. The additions to the dwelling comply with the rear boundary setback.

The proposal provides for setbacks of 0.971m and 1.2m to the sites southern and norther boundaries, respectively and which is consistent with the existing deck on site. However, it is considered appropriate in this instance for the following reasons:

- The proposal replaces an existing deck with the side boundary setbacks being retained.
- The additions not result in any significant overshadowing or private open space or habitable areas.
- As the proposal retains setbacks of the existing dwelling on site, the proposal will not detract from the streetscape.

D3.9 Building Envelope

This clause stipulates a building envelope measured at 3.5m on the boundary and a 45 degree. The proposal does not encroach the existing building envelope.

A portion of the roof form encroaches this envelope. However, it is considered that the

D3.11 Landscaped Area – Environmentally Sensitive Land

This clause requires a minimum landscaped area of 60% of the site area. The proposal provides for a landscaped area of 131m² or 26.2% (or 138.58m² or 26.3% including the permitted variation). Whilst this does not achieve the numerical requirements of this clause it is considered appropriate in this instance for the following reasons:

- The reduction in landscaped area, being only 7.58m² is a result of the small addition to increase the existing office. This addition does not require the removal of any significant vegetation, being only a small garden bed.
- This element of the proposal will be obscured from the streetscape by the existing vegetation and retention of the small garden bed would not serve any purpose.
- The dwelling is a modest single level building with garage below and the proposed office addition provides for much needed space.
- The proposal is compatible with the existing surrounding development within the immediate locality as discussed previously in this report.
- The proposal does not result in any loss of privacy nor unreasonably impact on solar access.
- The site falls towards the street with all collected stormwater being directed to the street gutter in accordance with the Stormwater Management Plan.
- The proposal results in only a minimal loss of existing landscaped area and there is no detrimental impact as a result of the reduction.

There are no other provisions of the DCP that apply to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development provides for alterations/additions to an existing dwelling without detrimentally impacting on the character of the area. In this respect the development is considered to be consistent with the existing dwelling houses and the desired future character in this locality in terms of bulk and scale.

The Suitability of the Site for the Development

The subject site is zoned E4 Environmental Living and the construction of alterations/additions to an existing dwelling house this zone is permissible with the consent of Council. The resultant dwelling is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide alterations/additions to an existing dwelling that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations/additions to an existing dwelling. As demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater 21 DCP 2014. The proposed dwelling additions do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed alterations and additions to an existing dwelling upon land at **No. 29 Daly Street, Bilgola** is worthy of the consent of Council.

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