

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS AND A POOL
TO AN EXISTING RESIDENCE

47 RAYMOND ROAD, BILGOLA PLATEAU NSW 2107

LOT 72

DP 225582

Prepared By *JJ Drafting*

November 2019

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 733/19, drawing numbers DA.01 to DA.13 dated Aug 2019 to detail the proposed ground floor alterations and additions and a swimming pool to an existing residence at 47 Raymond 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. 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 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 2000

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

The subject allotment is described as 47 Raymond Road, Bilgola Plateau.

- Site area of 697.5sqm.
- It is located in E4 Environmental Living.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- The site is partially located in Geotechnical Hazard H2 – geo tech report attached with this DA
- The property addresses Raymond Avenue to the North and Mountview Place to the South.
- The site is currently developed with a one and two storey rendered dwelling with a hipped tile roof and a basement single garage and store room. There is an existing inground pool located to the rear of the site addressing Mountview Place.
- Driveway access is provided via an existing vehicle access off Raymond Road located to the North (front) boundary and runs along the west side boundary.
- The site falls from South (rear) to North (front) by approx. 5.5m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front and rear yard. Lawn areas are located to the front and rear of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions and an inground swimming pool. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater DCP 21.

The proposal is as follows

Ground floor plan

- # Ground floor addition to extend out to the rear with an area of 32sqm. The addition will provide an updated kitchen and dining area and a greater connection to the rear yard and pool area.
- # existing kitchen to be relocated and area to form part of the living, dining and a study nook.
- # Existing entry door and sidelights removed, door repositioned and replaced with a new pivot door to allow for bench seat
- # Existing kitchen and walls removed.
- # A new window (#02) provided to enhance visual connection to rear yard.
- # Portion of rear wall removed to allow for the proposed new addition floor level to match existing
- # Large glazed openings to the East and South enhance visual connection to rear yard.
- # New, larger kitchen to better suit the occupant's lifestyle.
- # New skylight above kitchen/dining area to allow for additional light within.

Pool and Site

- # A new pool of 24kl is proposed, which is to be located within portion of the existing pool cavity. Currently the existing pool is empty as it requires re-waterproofing in order to be utilised.
- # A new enclosed pool pump and new rain water tank is to be located with the existing pool cavity. # A new tiled deck is proposed that connects the new extension to the new pool area and provides a space for outdoor entertaining. A privacy screen to the West of the new deck in conjunction with a row of new Lilli Pilli hedging to the West and to the South of the swimming pool will provide added privacy from adjoining neighbours and from the secondary street frontage.
- # Existing concrete paving to the rear of the dwelling to be removed and reinstated to new lawn.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the Pittwater LEP 2014. The proposed alterations and additions and a swimming pool 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.

Clause 7.1 – Acid Sulphate soils

The site is identified as being within Class 5 Acid Sulphate Soils Area. The proposal will not see any substantial excavations of the site, and it is therefore not anticipated that the acid sulphate soils will be encountered.

Clause 7.2 – Earthworks

The proposal will not require any significant excavation of the site.

Clause 4.3 - Height of Building - refer to DA.05, DA.06

Maximum building control is 8.5.

The proposed additions and alterations **comply** with this control.

The highest proposed roof/parapet is 5.096m as shown on **DA.05**

4.3) Bilgola Locality (A4.3)**Desired future Character**

It is proposed that the new inground pool to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed alterations and additions to the existing dwelling respect the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding properties.

4.4) View Sharing (C1.3)

The proposed additions and alterations will not negatively affect adjoining dwellings.

4.5) Solar Access (C1.4)

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

4.6) Visual Privacy (C1.5)

The proposed additions and alterations will not negatively affect adjoining dwellings. Vegetation and privacy screens are proposed to further increase visual privacy.

4.7) Swimming Pool Safety (C1.17)

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the *Swimming Pools Act 1992* and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.

4.7) Biodiversity Protection (PLEP 7.6)

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and additions.

All of the existing vegetation will be maintained. There will be no removal of any significant trees. 18 new Lilli Pilli plants are proposed.

4.8) Character as view from a public place (D3.1)

It is proposed that the alterations and additions and an inground swimming pool are 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 proposed alterations and additions as viewed from Raymond Road will be almost entirely behind the bulk of the existing dwelling as shown on **DA.05 North Elevation**.

The proposal as viewed from Mountview Place is sympathetic to the existing streetscape and will not impact it negatively.

New Lilli Pilli hedging will soften the visual impact of the proposal.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings or views from the street.

4.9) Setback requirements (D3.7 side and rear) – refer DA.01, DA.05, DA.06

Side Setback

The required side setback control is 1.0m to one side and 2.5m to the other.

Existing West side setback to dwelling -----1.40m - **Complies**

Proposed West side setback to addition -----1.55m - **Complies**

Proposed East side setback to addition -----12.80m – **Complies**

Rear Setback

The rear setback control for this parcel of land is a minimum of 6.5 m

Proposed rear setback to the ground floor addition-----7.30m - **Complies**

The proposed inground pool which replaces an existing pool however half the size will remain to have the same rear setback of 1.0m.

This satisfies this control under the variations, given that there is sufficient landscaping and it will not adversely affect adjoining neighbours.

The proposed pool has been provided with screen hedging and replaces an existing swimming pool. Views will not affect adjoining properties nor will they affect adjoining dwellings in privacy and solar loss.

4.10) Front Building line (D3.6)

Front setback control is a minimum of 6.5 m

There will be no change to the front setback

4.11) Building envelope (D3.9) – refer DA.05, DA.06

The control is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed Western corner of the eave will slightly project outside this control. A variation is sought as this eave provides shading for high windows to the kitchen. The proposed eave also projects less than the existing eave. Majority of the western side eave will comply with this control.

The area of non-compliance is due to the topography of the land as it steps down.

There will be no affect upon adjoining property due to this slight non compliance.

4.12) Landscaped area – Environmentally Sensitive Land (D3.11) – refer DA.09

Site area is 697.5sqm

Minimum Landscape area requirement	60%	418.50sqm
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Existing Landscape area	53.62%	374.03sqm
Proposed total landscape area	60.12%	419.36sqm - COMPLIES

(including 6% of impervious site area to outdoor recreational use)

Existing hard surface area -----323.47sqm

Hard surface area to remain-----278.14sqm

There will be an increase in hard surface area 25.75sqm ----no OSD will be required

There will be a decrease in hard surface by 45.33sqm – no OSD will be required

The proposed additions and alterations **comply** with this control.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979

5.1) 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.

5.2) 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.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Bilgola locality and the general principles of Development Control 21

It is considered that the proposed design respects 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.

5.4) 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.

5.5) 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 and an inground swimming pool 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 considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is zoned E4 Environmental Living and the proposed development is permissible as category 1 and 10 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.

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

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

5.8) 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.

6) Conclusion

The proposed ground floor alterations and additions and inground swimming pool will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and 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 proposal 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.

**Photo 1**

Existing kitchen. Aging cupboards and minimal bench space

**Photo 2**

View looking south towards Mountview Place. Existing pool waterproofing torn and in disrepair

**Photo 3**

Looking North West from corner of rear yard showing location of proposed addition, portion of existing concrete paving to be reinstated to new lawn.

SCHEDULE OF EXTERIOR FINISHES

47 Raymond Road, Bilgola Plateau

WALLS	
Sub floor	Rendered to match existing (medium grey)
Ground floor	Rendered to match existing (medium grey)
ROOF	Selected colourbond sheeting (medium to dark grey)
WINDOW & DOOR FRAMES	Powder-coated aluminium (white to match existing)
DECK	Selected tile (light/medium)