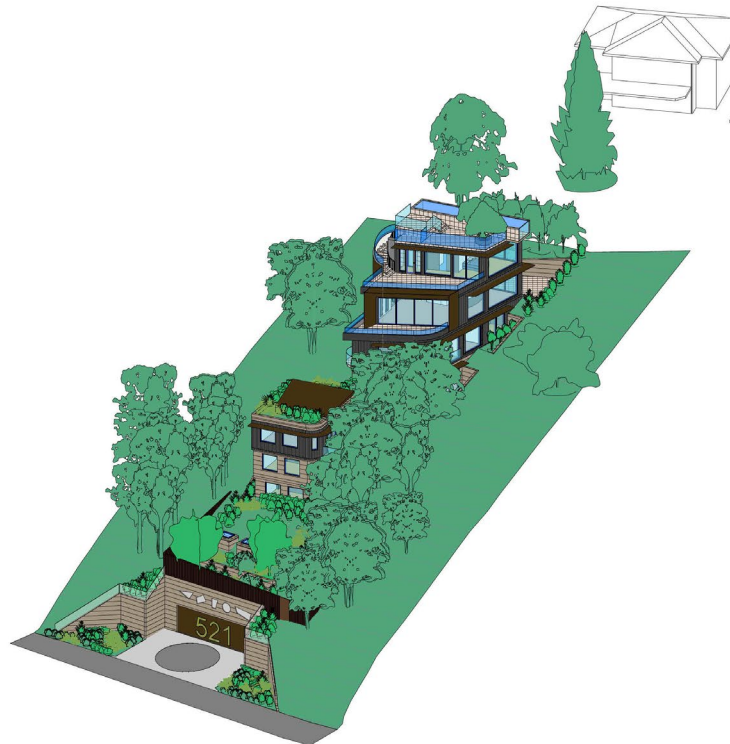


0488 662 445

STATEMENT OF ENVIRONMENTAL EFFECTS

521 BARRENJOEY RD BILGOLA BEACH

Lot 129 in DP 16902



PROPOSED DEVELOPMENT

This Development Application seeks approval for the construction of a new dwelling, pool.

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings 2004 – 00 to 17 by Peter Downes Designs including shadow diagrams

Topographical Survey by Richards and Loftus

Boundary Identification Survey Plan by C & A Surveyors

Landscaping Plan by Aspect Designs

BASIX Certificate by Victor Ling and Assoc

Stormwater Management Plan by Taylor Consultants

Geotech report by Douglas Partners

Arborist report by Joanna Willis

Biodiversity Impact Statement by ACS Environmental

Bushfire report by Bushfire Planning Services

Traffic report by Solution1 Traffic report

Construction Management plan by Peter Madew

Waste Management Plan by Peter Downes Designs

External Finishes schedule

Pre-lodgement meeting minutes

PROPERTY DESCRIPTION

Title Description

Lot 129 in DP 16902

Street Address

521 Barrenjoey rd Bilgola Beach

Dimensions and Description

The subject property is roughly rectangular in shape with the following boundary dimensions.

North 13.715 m

East 47.005 m

South 16.765 m

West 44.095

Total Site Area 689.2 25

Access

Access to the site is from Barrenjoey rd

Slope

The site falls approx. 25 m from E to W with little crossfall

Easements

The site is not burdened with any easements

Covenants

There are no covenants affecting this property.

ZONING AND CONTROLS

Pittwater 21 Development Control Plan

Pittwater LEP 2014

Residential E4 – Environmental Living

SP2 – Classified road

From the LEP:

Development for the purposes of enabling access to a dwelling house is permitted with development consent.

SITE ANALYSIS

Refer to site plan.

SITE DATA

Total site area	= 689.2 m ²
Total floor area excl garage	= 698.0 m ²
Soft landscaped area	= 373.3 m ² = 54.2 %
Recreational landscaped area	= 51.0m ² = 7.4 %
Total landscaped area	= 424.3 m ² = 61.5 %

HEIGHT CONTROLS

The majority of the proposed dwelling complies with Council's height limit of 8.5 m. There are some parts that exceed the 8.5 m limit but comply with the Council's variation allowance of 10.0 m.

From the LEP:

(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the [Height of Buildings Map](#) may exceed a height of 8.5 metres, but not be more than 10.0 metres if—

- (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the [Height of Buildings Map](#) is minor, and
- (b) the objectives of this clause are achieved, and
- (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and
- (d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.

The author submits that the proposed development satisfies all of these requirements, and that there will be no overshadowing, privacy, streetscape or view loss issues resulting from the variation.

The Bilgola Locality Statement notes: the maximum height of new dwellings not exceed 2 storeys in any one place and the development to be located in a landscaped setting, integrated with the landform and landscape.

The author submits that although the proposed development does not comply with the 2 storey limit, it meets the objectives of the statement, and that the variation is a result of the steep slope.

It is also noted that the lower stories are substantially below ground level.

BUILDING ENVELOPE CONTROL

The proposed does not comply with the building envelope control.

From the DCP:

Outcomes

To achieve the desired future character of the Locality. (S)

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

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

The bulk and scale of the built form is minimised. (En, S)

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

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

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

Variations

Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.

The site slopes more than 30% and therefore qualifies for consideration of a variation, and the author also proposes that proposed development achieves all of the nominated outcomes.

BULK AND SCALE

The proposed design is articulated in plan view and all elevations, and will be substantially hidden by existing and proposed vegetation. The combined effects result in a building which admirably disguises its' bulk

and scale, and is in character with the adjoining dwellings and others in the immediate vicinity.

SETBACK CONTROLS

side setbacks – the proposed dwelling complies with the 2.5m setback, but the private open space does not. A variation is sought as there are no structures above ground level, and the non-compliance does not result in any view loss, privacy, or overshadowing issues.

The proposed development fully complies with the 1.0m setback.

front setback – the proposed dwelling complies with the 10 m front setback, but the garage does not. This proposed variation was supported by the Council during the pre-lodgment meeting.

rear setback – the proposed dwelling complies with the rear setback, but the private open space does not. A variation is sought as there are no structures above ground level, and the non-compliance does not result in any view loss, privacy, or overshadowing issues.

COASTAL MANAGEMENT

The site is within the areas covered by the Coastal Management act 2016 and the State Environmental Planning Policy Coastal Management, and is also included in the Coastal Environment and Coastal Use Management Areas of the LEP.

The writer submits that the proposed development will have no impact on the coastal processes, or public use, or access to a beach or adjoining coastal headland.

BIODIVERSITY

Refer to the Biodiversity Impact assessment.

DRAINAGE

Refer to Stormwater Management plan.

CAR PARKING AND ACCESS

Car parking for 4 cars is provided in the proposed carport and garage.

LANDSCAPING

The site will be landscaped in accordance with Council's guidelines – refer to the Landscaping Plan.

PRIVACY

There are no privacy issues created by the proposed new dwelling on the east, south and west side as these are all vacant sites. On the northern side, the existing and proposed vegetation, and the significant spatial separation will ensure no privacy issues on this side.

OVERSHADOWING

The proposed development fully complies with Council's solar access policy as the winter shadows all fall on vacant sites owned by the RMS and unlikely to be developed. These lots are also heavily overshadowed by the ridge to the north, houses on that ridge and existing vegetation.

ENERGY AND WATER EFFICIENCY

Refer to the BASIX certificate.

STREETSCAPE

The proposed development will blend admirably with the immediate vicinity as the garage and its' associated retaining walls will be clad in stone, and the retaining walls will be softened by proposed vegetation.

The house will also feature stone highlights, and will be substantially hidden by proposed and existing vegetation.

SITE MANAGEMENT

An approved sedimentation barrier will be installed and maintained throughout the construction period.

VIEW SHARING

The proposed development will not result in any view loss issues. The adjoining northern dwellings are all elevated in relation to the proposed new dwelling, and their views of Bilgola pool and the headland are angled towards to south east.

GEOTECH

Refer to the Geotech report.

CONCLUSION

The proposed development complies with the intent of all Council's policies, enhances the natural and built environments and should receive favourable consideration during the approval process.

PETER DOWNES

Peter Downes – Accredited Building Designer
Dip of Arch Tech – Distinction
Dip of Building Design – Distinction