

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR
A NEW TWO-BED DWELLING HOUSE
AT
34 PLATEAU ROAD, BILGOLGA PLATEAU**



**Prepared for Mr and Mrs
Lester
September 2021**

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1. Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) is prepared on behalf of Mr and Mrs Lester (the owners) to accompany the Development Application (subject DA) for a new two-bedroom dwelling at 34 Plateau Road, Bilgola Plateau and accompanies plans prepared by AH Design and supporting documentation as listed at Section 1.3 of this SEE.

This SEE provides details of the subject site, surrounding environment, proposed development and compliance with the relevant Environmental Planning Instruments (EPIs) and planning controls.

The proposed development is a sympathetic design, in keeping with the surrounding area and does not create any detrimental harm to neighbouring occupiers. The subject DA is considered acceptable and warrants the support of Council.

The applicants have had informal discussions with their neighbours during the design stage of the proposed development and prior to the submission of this DA.

1.2 Statement of Environmental Effect

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act). In preparing this document, consideration has been given to the following:

- EP&A Act 1979
- Relevant Statement Environmental Planning Policies (SEPPs)
- Pittwater Local Environmental Plan, 2014 (LEP)
- Pittwater 21 Development Control Plan, 2014 (DCP)

1.3 Supporting information

The subject DA is supported by the following:

- Statement of Environmental Effects prepared by Karen Buckingham of Planning Progress
- Master Set Plans prepared by AH Design dated August 2021 including the following:
 - Site & floor plans with stormwater, section– drawing no. A133 Sheet 1 of 2- dated August 2021
 - Elevations, site & roof plans, driveway cross section – drawing no. A-133 Sheet 2 of 2 – dated August 2021

- Notification drawing – drawing no. NOT-133 1/1 – dated August 2021
- Site Analysis Plan
- Waste Management Plan
- Boundary Identification Survey prepared by H & S Land Surveyors Pty Ltd dated 18/02/21 reference number 21015 Rev A
- Basix Certificate – Cert no. 1196518S - dated 24 August 2021
- Bush Fire Report prepared by BPAD Bushfire Planning & Design dated 15 June 21
- Geotechnical report

2. Site Description and analysis

2.1 Property Description

The subject site is located at 34 Plateau Road, Bilgola Plateau. The legal description of the site is Lot 1 DP 1214257.

The site is:

- Located within the proximity to coastal wetlands as specified in the State Environmental Planning Policy (Coastal Management) (CMSEPP) 2018;
- Specified in the zoned E4 Environmental Living in the Pittwater Local Environmental Plan, 2014 (LEP);
- Identified on Council's mapping to be land within Area 1 of the Landscaped Area Map;
- Identified as Medium Risk in the Northern Beaches Council Bush Fire Prone Map – Certified 7 August 2020;
- Identified within the Pittwater Biodiversity Map;
- Identified within the Class 5 Pittwater Acid Sulphate Soils area;
- Adjacent to Heritage Item – Wallis Lodge 2270497

Discussion regarding the above and compliance with the relevant EPIs and planning controls is set out in Sections 5 and 6 of this SEE.

2.2 Site Description and surrounding environment

The subject site is located at 34 Plateau Road, Bilgola Plateau, in a low-density residential environment, on the eastern side of Plateau Road. Surrounding dwellings are predominantly single and two-storey structures. An existing two-storey dwelling (no. 36 Plateau Road) is located to the north of the site and is a locally listed Heritage Item as discussed in Sections 5 and 6 of this report. The southern elevation of no.36 abuts the subject site and this is the only neighbouring dwelling visible from the site.

Betsy Wallis Reserve is located to the south of the site and is zoned RE1 and no. 13 Palmgrove Road is to the east but is below the escarpment and not visible from the site.

The only built form currently on the site is an existing single-storey timber clad building with a metal roof (existing secondary dwelling, 'Gardeners Cottage') and an existing garage/workshop to the front of the site. Both existing structures are proposed to be retained on the site. The existing garage/workshop is proposed to be partially demolished to make way for the proposed entrance to the new dwelling.

The site is served by vehicular access to the west of the site off Plateau Road. The proposed vehicle access is via the existing driveway crossover serving no. 34 and 36 Plateau Road, as shown on the submitted plans and a new concrete suspended driveway.

The site is slightly irregular, as shown in the submitted plans. The front boundary is 18.9m, the southern side boundary is 41.4m and the rear east facing boundary 29.5m. The northern boundary abutting No. 36 Plateau Road (Wallis Lodge) is an unusual boundary treatment in that it clicks in by some 3.5 metres, 7 metres off the front boundary of the site. The planning history provides further details as to the background and purpose of this boundary treatment and the boundary realignment. The total site area is 558.9 sqm (survey 21015 Rev A prepared by H&S Surveyors).

The Boundary Identification Survey prepared by H & S Surveyors referenced 21015, dated 018/02/21 accompanies this subject DA submission.

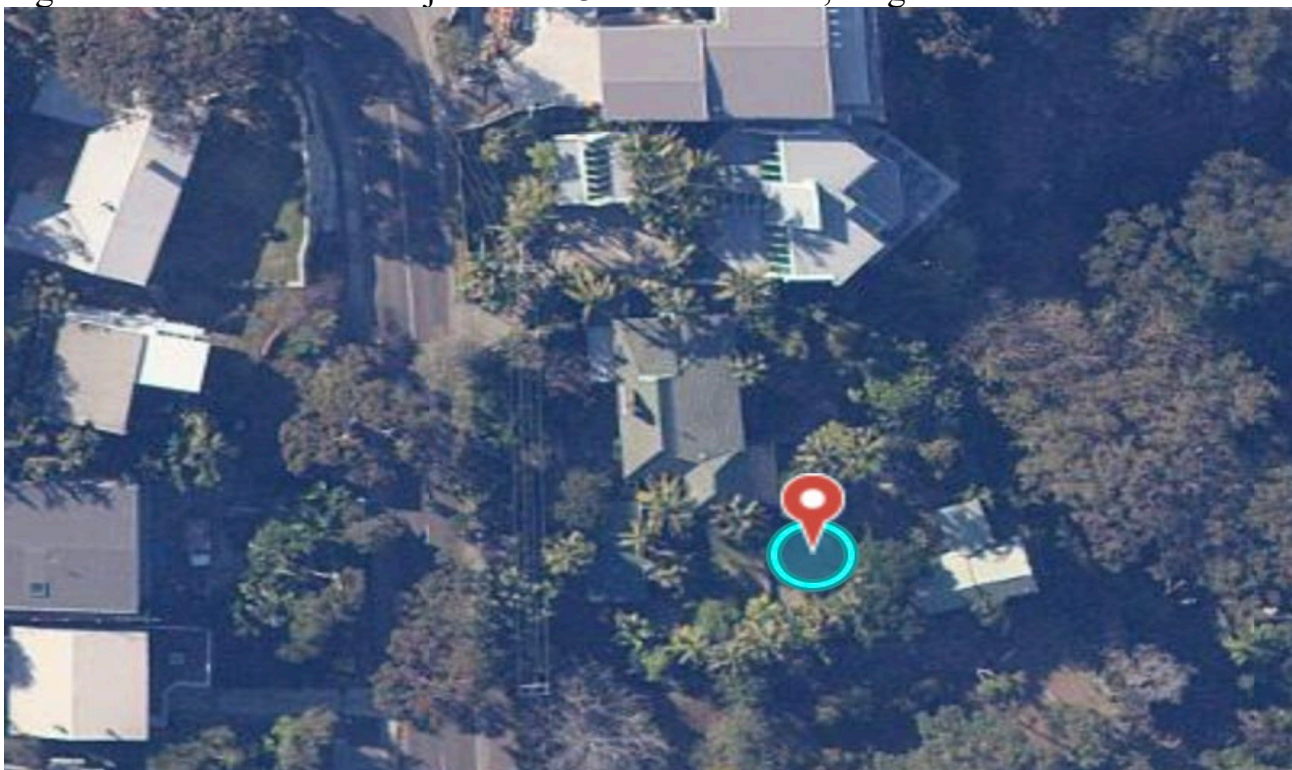
The site slopes from west to east, as shown on the survey plan and detailed in the geotechnical report. The rear section of the site, where the land drops significantly, is set to the east of the existing single-storey secondary dwelling that will remain as existing on-site.

Figure 1: Location of Subject Site – 34 Plateau Road, Bilgola Plateau



Source: Google Earth – note: 32 Plateau Road is Betsy Wallis Reserve zoned RE1, not a dwelling house.

Figure 2: Aerial view of subject site – 34 Plateau Road, Bilgola Plateau



Source: webmap.environment.nsw.gov.au

3. Proposed Development

3.1 Details of Proposal

As shown in the accompanying plans, the proposed development seeks development consent for a new dwelling house as follows:

- 1 new dwelling house to provide for:
 - 2 bedrooms with ensuite (at ground floor)
 - Kitchen/living room (at first floor)
 - Office and powder room (at first floor)
 - Outdoor balcony and deck (at first floor)
- Vehicular access of existing driveway
- Parking bay for 2 cars
- Partial demolition of existing garage to make way for the new entry deck

Materials and colours proposed include the follow:

- Aluminium framed doors and windows
- Colourbond roof
- Weatherboard 'Primeline' on timber structure
- Timber handrail to balcony and deck area

3.2 Rationale for Development Application / Design Rationale

The proposed development seeks Development Application consent for a modest two-storey detached, two bedroom dwelling. The surrounding environment, as already outlined in this statement, is made up of single and two-storey dwellings.

The proposed development is modest in height, bulk and scale and is designed to sit within the site, respect the neighbouring dwelling at no. 36 Plateau Road and have minimal impact on the existing landscaping. No native trees are proposed to be removed. The site coverage is detailed in Sections 5 and 6 of this report.

The proposed materials and finishes comprise of a colour bond roof and weatherboard cladding. The proposed materials are in keeping with surrounding development in the wider vicinity of the site and by design, would create a simple, more contemporary appearance than the stone and rough saw timber on the adjacent dwelling.

4. Planning History

PP0001/15 – Amendment to PLEP 2014 to endorse the recommendations of the community-based heritage study – No. 36 Plateau Road, Bilgola Plateau

A property boundary realignment between the subdivided lots of 34 and 36 Plateau Road was made prior to the local heritage listing 36 Plateau Road so that no. 34 was unencumbered by the listing. Further details are contained in section 5 of this SEE.

DA W30/0004/91 – Sub 2 lots into 2 Auth No: DU Consent No: 91272 PF 3911/34-36 – 14th March 1991

5. Environmental Planning Instruments (EPIs)

5.1 State Environmental Planning Policies

5.1.1 State Environmental Planning Policy (BASIX) 2004

Comment: The proposed development meets BASIX standards required for water, thermal and energy as per the BASIX certificate submitted with the development application issued on 24 August 2021. BASIX certificate 1196518S.

5.1.2 State Environmental Planning Policy Coastal Management (Coastal Management SEPP)

The subject site sites within the proximity area for Coastal Wetlands.

11 Development on land in proximity to coastal wetlands or littoral rainforest

Note—

The Coastal Wetlands and Littoral Rainforests Area Map identifies certain land that is inside the coastal wetlands and littoral rainforests area as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” or both.

- (1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on—*
 - (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
 - (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

Comment: The proposed development new dwelling house would not have any impact on the biophysical, hydrological or ecological integrity of the adjacent wetlands or impact on the quantity or quality of the surface and groundwater flows. A stormwater plan is submitted as per the drawing list at Section 1.3 of this SEE.

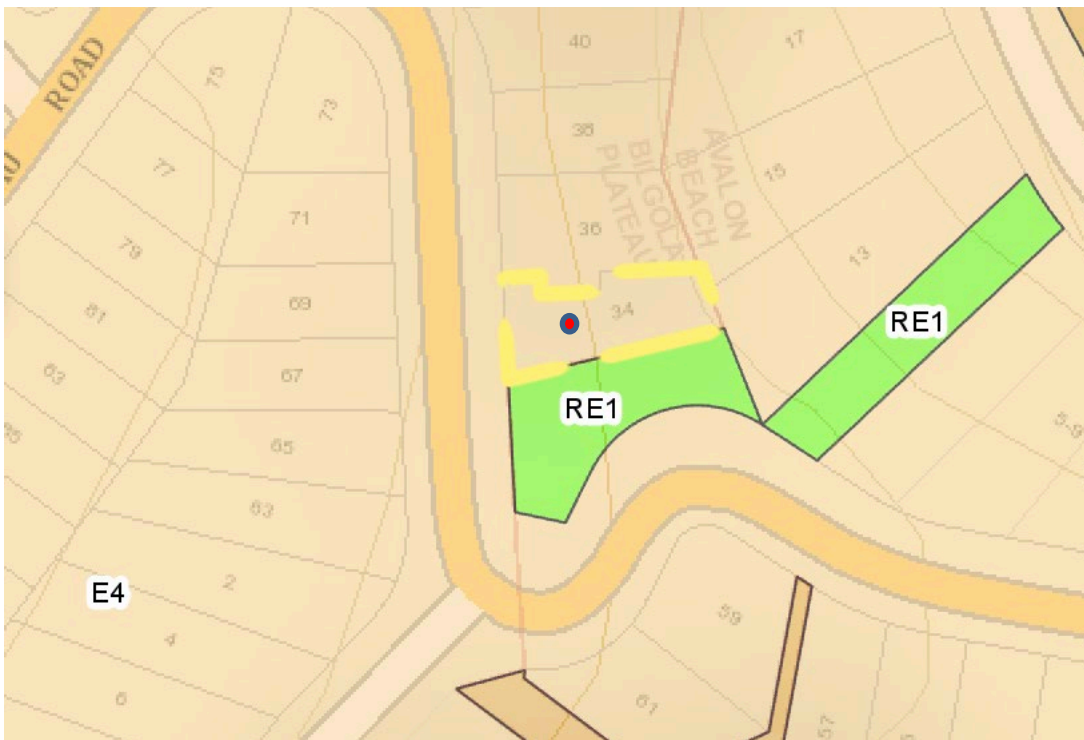
5.1.3 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 sets out that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Comment: Given the historical use of the site and surrounding location, the site is not considered to be subject to contamination. No further studies are required.

5.2 Pittwater Local Environmental Plan 2014 (LEP)

Figure 3: Extract from Pittwater LEP 2014 – Zone E4 – Environmental Living



Source: Planning Portal Pittwater LEP 2014 Land Zoning Map

Zone E4 Environmental Living

1 Objectives of zone

- *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.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Comment: The subject site is located with the E4 – Environmental Living zone. Dwelling Houses are permitted with consent in the zone. The proposed development is for a new dwelling house and therefore is permitted with consent in the zone. The proposed development meets all the objectives of the zone.

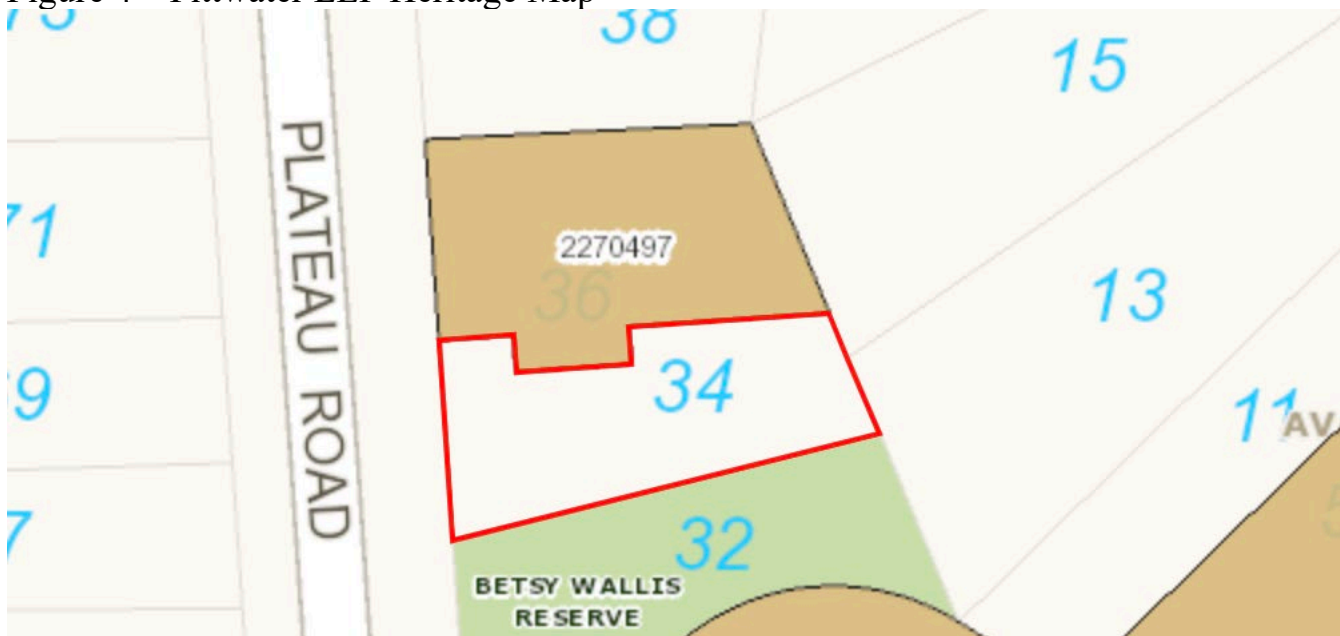
Clause 4.3 Height of buildings

The height of a building at the subject site is not to exceed 8.5 metres.

Comment: The maximum height of the proposed development is 7.53 metres and complies with Clause 4.3 of the LEP

Clause 5.10 Heritage

Figure 4 – Pittwater LEP Heritage Map



Source: Northern Beaches Council Planning Maps

The subject site is located adjacent to a locally listed Heritage Item under Part 1, Schedule 5 of the Pittwater LEP 2014, as shown in the extract from the Heritage Map in Figure 4.

In accordance with Clause 5.10 (5) of the LEP, the consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

As the proposed development is within the vicinity of the heritage item rather than on the land to which a heritage item is located, it is requested that details provided in this SEE address heritage assessment requirements.

House called Trees – Heritage Item ID 2270497

The above property, at 36 Plateau Road, Bilgola Plateau, is a Locally Listed Heritage Item in the Pittwater LEP 2014. The item was listed on 22nd January 2016. The following extracts from the State Heritage Inventory are of relevance:

Statement of Significance

The house called Trees at 36 Plateau Road, Bilgola Plateau, built c1930s for the Handley family, has historic and aesthetic significance as a good example of a vernacular holiday house typical of the early Pittwater subdivisions that evolved into a permanent residence demonstrating the changes in the development of the Northern Beaches from a holiday destination to permanent residential suburbs. The house was designed as a structure subordinate to the landscape. Despite the two extensions made to the rear, the original portion of the house is an increasingly rare example of its type.

This house is a good example of the popularity within Pittwater of cottage retreats built of local natural materials to simple designs and with traditional construction techniques to harmonise with the surroundings and lessen their visual impact. These include simple detailing, timber frame structure, brick-edged stone chimney stack, highly pitched roof and timber joineries.

Alterations to the original cottage have been undertaken throughout the years. These, however, do not reduce its ability in demonstrating the original design intention or presentation of the house that was constructed originally as a holiday house.

The listing includes the original sections of the house, particularly the main upper floor living area with stone fireplace and the main entrance. It is understood that the majority of the existing fabric within the original section of the house have been replaced, however the use of sympathetic detailing and materials did not diminish its ability in demonstrating the original design intent. The continuation of a similar approach, to maintain the heritage significance, is encouraged.

The Gardeners Cottage on Lot 492 is of lesser value due to substantial alterations with no significant contribution to the heritage significance of the main house, therefore it is excluded from the heritage listing.

Management

The Gardeners Cottage on Lot 492 is not included in the heritage listing and its modification and replacement is acceptable.

It is noted that the allotment boundary for the original House crosses over the house and realignment of this boundary line to maintain the main house in one allotment is a preferable option to ensure overall property integrity for the item. If the property boundary alignment occurs prior to the exhibition of the Pittwater LEP 2014 amendment, the listing of the item should be amended to include 36 Plateau Road, Bilgola Plateau only.

Comments: The curtilage of the heritage-listed item or existing structure ('Gardeners Cottage') is not considered significant to the listing of the item.

The management summary confirms any alterations or impacts to Gardeners Cottage (the existing structure located to the rear of the subject site), are not relevant to the heritage-listed item.

Importantly, the management summary also provides details of the rationale for the allotment boundary. In preparing to list the subject heritage item (House called Trees) under PP0001/15, the adjacent lot (subject site) was not intended to be included in the heritage listing, to avoid any unnecessary heritage requirements applying to the subject site. The subject site, in applying the property boundary alignment is very much divorced from the heritage item. A Heritage Impact Statement should not, therefore, be required for assessment as part of this DA.

The proposed development is modest in height, scale and form and would not have an adverse impact on the setting of the heritage-listed item. The proposed new dwelling house, to serve only 2 bedrooms, is tantamount to a beach cottage in scale and bulk. Given the modest scale of the proposed, it would not dominate the site or have any overbearing impact on the adjacent heritage-listed item.

Furthermore, the proposed materials are more contemporary in appearance so not to challenge the unique appearance of the heritage-listed item.

By virtue of the sympathetic design of the proposed new two bedroom dwelling, the proposed development would not have any impact on the setting of the heritage item.

Clause 7.1– Acid sulfate soils

The subject site is shown as Class 5 Pittwater Acid Sulfate Soils Map.

Comment: The proposed development does not require significant levels of excavation. The subject site would not be disturbed or expose acid sulfate soils. The proposed development complies with Cl. 7.1 of the LEP.

Clause 7.6 – Biodiversity

The subject site is identified on the biodiversity map.

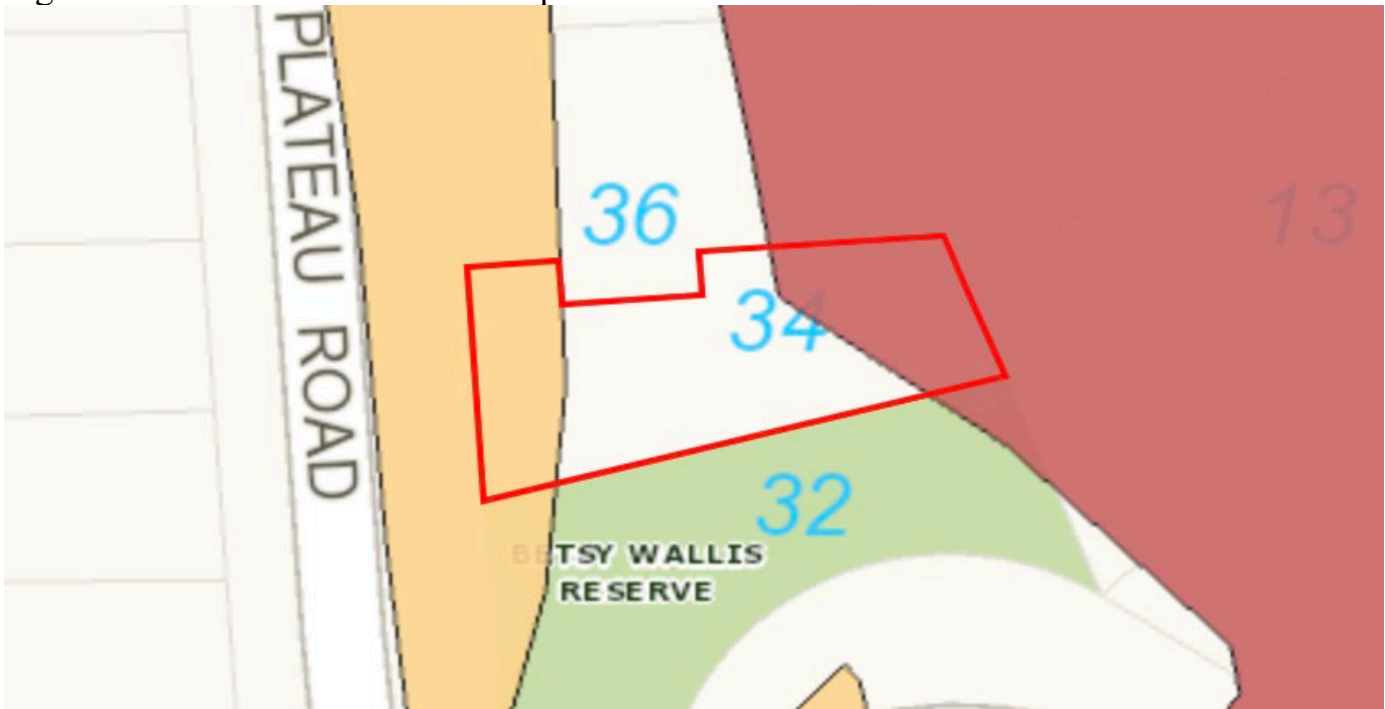
Comment: The proposed development does not include any significant amendments to the existing landscaping or loss of native trees on the subject site. No impact on flora or fauna would result by virtue of the proposal. A biodiversity assessment is not required to accompany the DA. The proposed development complies with Part 7.6 of the LEP.

Clause 7.7 Geotechnical hazards

The subject site is located partially in an area identified as Geotechnical Hazard H1 and partially in H2. The part of the subject site identified as H1 is located to the rear of the site and is unaffected by the proposed development.

The part of the site identified as H2 is at the front of the site by the driveway, as shown in the map below. With the exception of the proposed driveway, the proposed development would have little impact on the part of the site identified as being H2. The new dwelling is located on the part of the site unencumbered by geotechnical risk. Notwithstanding this, a Geotechnical Report accompanies the DA.

Figure 5 – Geotechnical Hazard Map



Source: Northern Beaches Council Planning Maps

Clause 7.10 – Essential services

One new dwelling is proposed on the subject site which would not give rise to a significant increase in additional loads required on existing essential services at the site by virtue of the proposed development.

In the preparation of this SEE, no other clauses of the Pittwater LEP 2014 were considered applicable to the proposed development on the subject site.

6. Development Control Plan (DCP)

6.1 Pittwater 21 Development Control Plan (DCP) sets out a range of outcomes and controls which provide best-practice standards for development in the Pittwater area. The subject site is located within the Avalon Beach Locality as identified on the Bilgola Plateau Locality Map.

6.2 DCP Control A4.1 Bilgola Plateau Locality sets out the context and desired future character of the area. Best practice requires any future development to be in accordance with the desired character of the area.

Desired 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.

Comment: The proposed development is a modest two-storey, two-bedroom dwelling house. The design is sympathetic to the character of the area. Although the dwelling won't easily be seen from the streetscene, given the mature landscaping to the front boundary, the design of the proposed new dwelling would have a positive impact in its setting.

The materials proposed are in keeping with surrounding development and sympathetic to the heritage design qualities of no. 36 Plateau Road. The development is considered compliant with the outcomes of the Pittwater DCP, including the range of locality specific development controls specific to Bilgola Plateau, as shown in Figure 6 below.

The DCP compliance table at Figure 6 addresses the relevant DCP controls applicable to the site and the development proposed.

6.3 Pittwater 21 Development Control Plan

Figure 6: Pittwater 21 DCP compliance table against relevant DCP for proposed development on subject site

DCP CONTROL	COMPLIANCE WITH OBJECTIVE	COMPLIANCE WITH REQUIREMENTS	COMMENTS
A4.1 Bilgola Beach Locality	YES	YES	See Section 6.2
B1.1 Heritage Conservation	YES	YES	The site is not a heritage item, in a heritage conservation area or archaeological site and therefore a HIS is not required. Section 5.2 of this SEE addresses the assessment of the impact of the proposed on the adjacent heritage item.
B3.1 Landslip Hazard	YES	YES	A Geotechnical report accompanies the DA as detailed in Section 1.3 of this SEE.
B3.2 Bushfire Hazard			Bush Fire Report prepared by BPAD Bushfire Planning & Design dated 15 June 21 as detailed in Section 1.3 of this SEE.
B4 Controls relating to the Natural Environment	YES	YES	The site is identified on the Biodiversity map. All trees are to be retained on the site. Additional landscaping is not proposed. An ecology report or arborist report is not required.
B5.15 Stormwater	YES	YES	A stormwater plan prepared by AH Design has been submitted with this DA compliant with DCP Control B5.15.
B6 Access and parking – B1-3	YES	YES	<p>Parking requirements - Two off-street car parking spaces are proposed to be located in the parking bay as shown on the submitted plans. The proposed dwelling serves 2 bedrooms.</p> <p>Driveway – The proposed new suspended concrete driveway and works to the existing driveway crossover as it meets Plateau Road will be constructed in accordance with engineering details and specifications. Details of the proposed new driveway</p>

			and crossover are detailed on drw. No. A-133 2 of 2 – Driveway cross-section.
B8.1 Construction and Demolition – Excavation and Landfill	YES	YES	A sedimentation plan and Geotechnical report accompany the DA.
B8.3 Construction and Demolition – Waste Minimisation	YES	YES	Please refer to Waste Management Plan
B8.4 Site Fencing and Security	YES	YES	The site will be protected by site fencing for the duration of the works.
C1.1 Landscaping	YES	YES	No canopy trees are proposed to be removed on the site and there is proposed to be minimal change to the existing landscaping on site. See D3.11 and site coverage calculations at Section 6.4 of this report
C1.2 Safety and Security	YES	YES	Designed in accordance with safety and security.
C1.3 View Sharing	YES	YES	The topography of the site drops steeply to the rear of the site. By virtue of the topography of the site, the siting of the new dwelling and the design of the proposed, no view loss to the occupiers of No. 36 Plateau Road will arise from the proposed development.
C1.4 Solar Access	YES	YES	No. 36 Plateau Road is located to the north of the site. Given the orientation of the site and the location of the proposed new dwelling to the south of the neighbouring property, no harm would arise through loss of solar access to the occupiers of adjacent dwelling. The neighbouring property (no.36 Plateau Road) will continue to enjoy the same level of solar access. Shadow diagrams are not required.
C1.5 Visual Privacy	YES	YES	Fenestration on the northern elevation of the proposed development has been designed to mitigate any impact on visual privacy

			to the occupiers of 36 Plateau Road (to the north of the site). The high-level windows and roof lights prevent any overlooking and loss of privacy.
C1.15 Storage Facilities	YES	YES	The existing garage storage is to be retained on site.
C1.6 Acoustic Privacy	YES	YES	See site and floor plan – site location and layout are designed to protect acoustic privacy for future occupiers and neighbouring amenity. Noise generating plant is not proposed.
C1.7 Private Open Space	YES	YES	See site plan and site calculations.
C1.12 Waste and Recycling Facilities	YES	YES	See waste and recycling facilities on site and floor plans.
C1.13 Pollution Control	YES	YES	See Sedimentation Plan
D3.1 Character as viewed from a public place	YES	YES	See Section 6.2. The proposed dwelling will not be easily seen from a public place (Plateau Road and Betsy Wallis Reserve) and has been designed to a modest scale and to sit within the existing landscaping on site.
D3.3 Building colours and materials	YES	YES	As shown on submitted plans and discussed in the SEE.
D3.6 Front Building Line	YES	NO – as existing YES - on merit	See Section 6.4 for justification on merit. The existing garage is already further forward than the front building line.
D3.7 Side and Rear Building Line	YES	YES	1m side building line setback to northern side boundary 2.88m side building line setback to southern side boundary
D3.9 Building envelope	YES	NO – justified on merit	See Section 6.4 for justification on merit. Meets outcomes of control.
D3.11 Landscaped Area – Environmentally Sensitive Land	YES	NO – justified on merit	See site calculation in Section 6.4, Figure 7. Marginal non-compliance of 5.87%. and meet outcomes of control.

6.4 Commentary and Justification

DCP Control D3.6 Front Building Line

The existing garage on-site is already further forward than the front building line and has been in situ for a number of years. The proposed new dwelling is to sit behind the front building line and therefore the new built form proposed complies with DCP Control D3.6. The only exception to this is the entrance structure which projects into the part of the existing garage to be demolished. This minor encroachment beyond the front building line is appropriate on merit.

DCP Control D3.9 Building envelope

The proposed development numerically exceeds the building envelope requirements from both the northern and southern boundary but meets the outcomes of the control. The site is constrained given it is relatively narrow width and the two-storey structure achieves the design intention of the applicants to retain maximum landscaping on-site and avoid any impact on neighbouring amenity.

The hipped roof minimises encroachment of the building envelope and the two-storey structure reduces the built footprint on the site. It is fair to say that, in this case, non-compliance with the numerical requirements of the control is brought about by achieving the outcomes.

Justification against the stated outcomes of the control and desired future character is set out below.

Outcomes

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

As set out in Section 6.2, the proposed development is a modest two-bedroom dwelling in keeping with the character of the area and is well integrated with the landform and landscape. Although the dwelling would not easily be visible from the streetscene, by virtue of the landscaping to be retained on the site, the proposed development achieves the desired character of the locality.

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

The landscaping and tree canopy is to be retained. The proposed development would be below the canopy height of the trees and is designed to sit within the existing landscaping on the site.

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

As outlined above, the design responds to the existing landscaping on-site and topography, ensuring a sensitive transition between the reserve to the south of the site and the proposed built

form. The proposed development, given the siting of the proposed and existing landscaping to be retained, would not be visible from the reserve thereby protecting the existing natural landscape.

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

The modest bulk, scale and two-storey form of the proposed minimises the footprint of the development to ensure that most of the existing vegetation on site is retained and to allow enough deep soil planting areas for landscaping to be further enhanced.

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)

The siting of the proposed modest two-storey dwelling adjacent to the neighbouring dwelling house is to protect the existing views currently enjoyed from no 36 Plateau Road and ensure that their privacy and amenity are maintained.

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

The landscaping on the site is proposed to be retained and no trees are proposed to be removed from the site. As outlined above and previously in this SEE, the proposed development will be well screened by virtue of the vegetation retained.

DCP Control D3.11 Landscaped Area – Environmentally Sensitive Land

For the reasons already outlined above, the proposed development clearly meets the outcomes of the control.

The existing secondary dwelling and retained section of the existing garage on-site make up 64 sqm and the proposed new dwelling is 56.72 sqm. From the calculations provided below, the total landscaped area on the site equates to 302.51sqm on a site of 558.9sqm which is 54.13% of the site. DCP Control D3.11 sets out a best practice standard of achieving 60% landscaped area. Given that the proposed development clearly meets the outcomes of the control and is only 5.87% below the best practice standards, compliance on merit is justified.

Figure 7 Site Calculations – Extract from DA plan

<u>SITE CALCULATIONS</u>	
<u>SITE AREA</u> _____	<u>558.9 SQ. M</u>
 <u>EX. HARD SURFACE AREA:</u>	
EX. SECONDARY DWELLING:_____	39.66 SQ. M
EX. GARAGE/SHED AREA_____	36.20 SQ. M
EX. DECK & PATH AREA _____	49.47 SQ. M*
EX. DRIVEWAY AREA_____	5.78 SQ. M
 <u>EX. HARD SURFACE AREA</u> _____	 <u>131.11 SQ. M.</u>
	<u>23.45%</u>
 <u>PROPOSED WORKS:</u>	
REMOVAL OF PART OF GARAGE _	-11.85 SQ. M
NEW HOUSE_____	56.72 SQ. M
NEW HOUSE –CANTELIVERED_____	14.25 SQ. M*
NEW PARKING BAY_____	39.00 SQ. M
NEW DECK & STAIRS <u>14.64+12.52</u>	27.16 SQ. M*
 <u>NEW HARD SURFACE AREA</u> _____	 <u>256.39 SQ. M.</u>
	<u>45.87% < 40%+6%</u>

Source: Extract from Site & floor plan section drw. No. A-133 dated August 2021

7. Section 4.15 of the Environmental Planning & Assessment Act 1979

The subject DA has been assessed having regard to the matters for consideration pursuant to Section 4.15 of the EP&A Act and to the extent Council can be satisfied of the following:

- The use (proposal) is permissible in the zone and consistent with the objectives of the zone, pursuant to the Pittwater LEP, 2014 and does not give rise to any unacceptable non-compliance with EPIs or DCP controls, as discussed in Sections 5 and 6 of this SEE and in accordance with Section 4.15 (1) (a) of the EP&A Act.
- The use will result in positive environmental, social and economic impacts in accordance with Section 4.15 (1) (b) of the EP&A Act as follows:
 - **Environmental Impact**
The proposed development will have a positive environmental impact, as demonstrated in Section 6, given that the design of the proposal protects the amenity of neighbouring occupiers, the quality of the surrounding environment and the setting of the adjacent heritage item.
 - **Social Impact**

The proposed development will have a social benefit for the occupiers of the subject site and future occupiers and no harmful impact on neighbouring occupiers is anticipated as set out in Section 6.

○ **Economic Impact**

The proposed development will have a limited economic benefit during the construction phase.

- The site is suitable for the proposed development in accordance with Section 4.15 (1) (c) of the EP&A Act given that the proposed new dwelling is set within an existing low-density residential environment, the design of the proposed is in keeping with and compatible with the current and likely future character of the area.
- Public interest is best met through the approval of this subject DA in accordance with Section 4.15 (1) (e) of the EP&A Act.

8. Conclusion

For the reasons set out in this Statement of Environmental Effects, the modest new two-bedroomed dwelling proposed is appropriate when assessed against the relevant EPIs and Planning Controls applicable to the subject site.

The proposed development is in keeping with the surrounding built form and character of the area and would not give rise to any harmful impacts on neighbouring amenity, environmental qualities, or amenity of the immediate locality. The development, as proposed, has been designed to mitigate against any impacts on neighbouring amenity or the surrounding environment and will be a positive addition to the existing residential area.

It is respectfully requested that the proposed development be supported by Council and consent granted under delegated approval.