

STATEMENT OF ENVIRONMENTAL EFFECTS

36 MONTEREY ROAD, BILGOLA PLATEAU

PROPOSED AWNING

**PREPARED ON BEHALF OF
Mr Chris Lakeman**

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1. INTRODUCTION

This application seeks approval for the construction of a new awning attached to an existing dwelling upon land at Lot 70 in DP 27578 which is known as **36 Monterey Road, 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 Adam Clerke Surveyors, Ref: 1906A, dated 15/5/19.
- Architectural Plans prepared by Design House & Drafting Studio, Drawing No. 1-4, Issue C and dated 05.06.19.

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 4.55 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 70 in DP 27578 which is known as 36 Monterey Road, Bilgola Plateau. The site has an area of 689.2m² which is rectangular in shape with a splayed frontage of 20.04m to Monterey Road. The site is located on the northern side of Monterey Road. The locality is depicted in the following map:



Site Location Map

The site falls from the rear northeast corner (RL110.4) towards the street gutter (RL106.23). The site currently comprises a single storey brick dwelling with tiled roof and garage below. A driveway servicing the garage is located adjacent to the sites western side boundary. A swimming pool is located adjacent to the rear boundary. An attached deck is located on the rear elevation of the dwelling with a small awning over. There are a number of trees located on site, the majority located in the rear yard.

The site is depicted in the following photographs:



View of Subject Site from Monterey Road



View of Rear Elevation of Dwelling with Deck and Awning attached

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two storey dwellings. 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 demolition of the existing awning and construction of a new awning over the existing deck attached to the rear elevation of the dwelling.

It is proposed to provide for a roof over the entire deck structure as depicted on the plans. The roof provides for a setback of at least 1.335m to the western side boundary which is consistent with the setback provided to the existing deck.

All collected stormwater from the new roof will be connected to the existing stormwater system which discharges to the street gutter.

The proposal does not reduce the existing landscaped area on site.

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 Pittwater Local Environmental Plan 2014

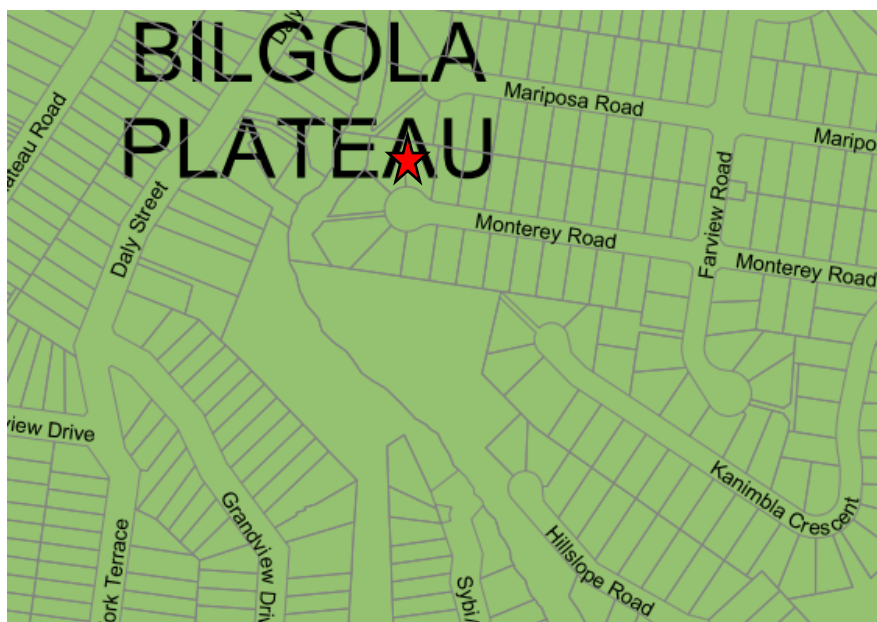
The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to an existing dwelling is permissible with the consent of Council within the R2 zone.

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	Maximum height 4.5m	Yes

The following clause also applies:

Clause 7.6 Biodiversity



Extract of Biodiversity Map

The subject site is identified on Council's Terrestrial Biodiversity Map. However, the proposal provides for an awning over an existing deck and does not reduce the existing landscaped area nor have any impact on existing vegetation. No further information is required in this regard.

There are no specific other 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

A4.10 Newport 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 three distinct areas within the Bilgola locality (as identified in Bilgola Locality Map 2) will, by their unique differences, require differing and distinct degrees of control to ensure the individual characteristics and essence of each area are maintained and enhanced:

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 proposal provides for a new awning over an existing deck which is not visible from the street or the public domain.

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:

B5.7 On Site Stormwater Detention

The proposal does not provide for any increase in hard surface area, therefore OSD is not required. All collected stormwater will be discharged to the street gutter.

B5.10 Stormwater Discharge into Public Drainage System

All collected stormwater will be discharged to the street gutter in accordance 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 provides for an awning over an existing deck and does not require any excavation or fill.

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)

Erosion and Sediment controls 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 controls seek to achieve the outcome:

A built form dominated and complemented by landscaping.

Landscaping that reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development does not result in significant loss of the urban forest.

Reduced risk of landslide.

The proposed awning is to be constructed over an existing deck and does not require any reduction in landscaped area nor removal of any vegetation.

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.*

The dwelling is currently orientated towards the Street. The proposed awning is on the rear elevation and has not impact on safety and security.

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 proposed awning is in the rear yard and is single storey. The proposed awning will not obstruct any existing views.

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.
Minimal need for artificial lighting.*

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

The proposal provides for an awning at ground level and will not result in any substantial overshadowing. There is no further information required in this regard.

The proposal complies with the requirements of 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 required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposed awning is over an existing deck. The awning merely replaces and extends the existing roof. The works will not have any impact on the existing privacy levels of the surrounding properties.

The proposal complies with this clause.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The proposed awning will not have any impact on existing acoustic privacy to surrounding properties.

C1.7 Open Space

The controls seek to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

This clause requires at least 80m² of private open space for dwelling houses. The proposed maintains the existing private open space in the rear yard and improves the usability by allowing the existing deck to be protected from the weather. The proposal complies with this clause.

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 no alteration to the existing waste facilities on site. 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

The proposed works are in the rear yard and not visible from the public domain.

D3.3 Building Colours and Materials

The proposal incorporates natural tones which are recessive and will harmonise with the natural environment and complement the existing dwelling on site. The awning is in the rear yard and not visible from the public domain.

D3.6 Front Building Lines

The controls seek to achieve the outcomes:

*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 minimum setback of 6.5m to the street frontage. The proposed works are located in the rear yard and comply with this clause.

D3.7 Side and Rear Building Lines

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
Substantial landscaping, a mature tree canopy and an attractive streetscape.
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form.
A landscaped buffer between commercial and residential zones is achieved.
To ensure a landscaped buffer between commercial and residential zones is achieved.*

Generally the numerical requirements of this clause require a setback of 2.5m to one boundary and 1.0m to the other boundary. A setback of 6.5m is required to the rear boundary.

The proposed awning is over the existing deck and retains the existing setbacks provided to the deck. In this regard the deck is setback at least 1.335m to the western boundary and ample setback to the eastern boundary.

A setback of 6.0m is provided to the rear boundary. This is considered to achieve the objectives of this clause and be justified in this instance for the following reasons:

- The proposed awning is located over an existing deck and retains the existing setback to the rear boundary.

- The awning is single storey and will provide privacy for the residents of the subject site.
- The slope of the site is such that the subject site is lower than the property to the rear and the awning will not result in unreasonable bulk or scale.
- There is no reduction in existing landscaped area, with all works located over the existing footprint.
- The awning does not obstruct any existing views or vistas from surrounding properties.
- The proposal does not reduce solar access, privacy or amenity of the adjoining properties.

D3.9 Building Envelope

The controls seek to achieve the outcomes:

To achieve the desired future 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.

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.

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

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

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

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposal complies with this clause.

D3.10 Landscaped Area

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

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

Conservation of natural vegetation and biodiversity.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

This clause requires a landscaped area of 50% of the site. The proposed awning is located over the existing deck and does not reduce the existing landscaped area.

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

5. EP & A ACT - SECTION 4.55

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater 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 works are located over the existing dwelling footprint and are not visible when viewed from the public domain and as such are considered to be consistent with the existing form of development in the immediate locality 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 R2 Low Density Residential and the construction of alterations/additions to an existing dwelling in this zone are permissible with the consent of Council. The resultant development 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 for alterations/additions to an existing dwelling that are 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 dwelling alterations/additions as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does 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 construction dwelling alterations/additions upon land at **No. 36 Monterey Road, Bilgola Plateau** is worthy of the consent of Council.

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