

# STATEMENT OF ENVIRONMENTAL EFFECTS

Owner:

**VINAY & FELICIA PRASAD**

Project:

**Alterations and additions to residence at:**

**167 Plateau Road, Bilgola Plateau, NSW 2107**

Prepared by:

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Date:

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## **1.0 INTRODUCTION**

This statement of Environmental Effects has been prepared as part of supporting documentation in association with a Development Application concerning Lot 4, DP 38402, no. 167 Plateau Rd, Bilgola Plateau in the Local Government Area of Pittwater in the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

## **2.0 SITE LOCATION AND DESCRIPTION**

The site at 167 Plateau Rd lies at the South-Eastern edge of the Bilgola Plateau, and at the South-Eastern side of Plateau Rd. Being at the sea-facing edge of the plateau as the topography starts to fall to the gully at McMahon's Creek and Newport Reserve, the site enjoys good views South-East to the Pacific Ocean and Bungan Head over downslope properties from ground floor living and private open space areas. The site does not have views to Newport Beach.

Existing development on site includes a single-storey four-bedroom brick dwelling house with tile roof and attached two-car garage, as well as a detached weatherboard studio with skillion metal roof.

The site dimensions are 802.6m<sup>2</sup> with irregular quadrilateral geometry. The existing dwelling on site is aligned to the North-East boundary with an approximate South-East bearing 145°. Site depth is 36.5m between parallel front and rear boundaries. These boundaries run askew to the side boundaries, and thus the building alignment. Street frontage at the North-West boundary is approximately 24.4m. The existing building envelope is consistent with setback controls. The existing studio is built within the rear setback zone.

The site lies within the Plateau area of the Bilgola Locality in Northern Beaches Council (previously Pittwater). Existing development on site and surrounding is consistent with the low-density residential desired character of the locality. Front and rear setbacks typically feature abundant native vegetation of mature eucalypt species.

The Bilgola Plateau Public School is approximately 120m from the site, with associated school zone and speed control measures in the road reserve restricting on-street parking opportunities.



Figure 1. Aerial Locality Plan, Google Maps



Figure 2. Street Elevation, existing dwelling at 167 Plateau Rd, Bilgola Plateau

### **3.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

Application is made for the following modifications:

- a) Partial demolition of existing roof and external walls of existing dwelling;
- b) Demolition of existing studio roof;
- c) Construction of new second storey addition including kitchen, open plan living / dining, bath and bed;
- d) Construction of new deck at first floor addition (rear);
- e) Construction of new cantilevered skillion carport;
- f) Construction of new studio roof; and
- g) Minor interior alterations including new internal access stair to addition and new walk-in robe at master wing (ground).

The proposed development is described in Drawings DA\_001, DA\_002, DA\_003, DA\_100, DA\_101, DA\_102, DA\_200, DA\_201, DA\_300, and DA\_700 by Hot House Studio. A site survey plan showing existing locations and levels by Total Surveying Solutions is also provided.

## **4.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY**

### **4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014**

#### **Clause 1.2 Aims of the LEP**

The proposed development is intended to improve the residential amenity of the detached dwelling house and ancillary development. The additions are low scale and confined to the established rear building line in the immediate vicinity creating no adverse amenity impacts for neighbouring residents. Therefore the proposal is consistent with the aims of clause 1.2, in particular 1.2 (2)(a)(b)(f) and (g).

#### **Clause 2.2 Zoning**

The site is zoned E4 Environmental Living. The existing development is a detached dwelling house. Additions and alterations to dwelling houses are permissible with consent.

#### **Clause 3.3 Exempt and complying development: Environmentally sensitive areas excluded**

The site is zoned E4 Environmental Living therefore the SEPP Exempt and Complying Development codes do not apply.

#### **Clause 4.3 Height of Buildings**

Clause 4.3 sets out the objectives for controlling the height of buildings. The subject site is in Height Zone I in the height of buildings Map, which permits a maximum height of 8.5 metres. The proposed new roof has a maximum height of 7.9m.

#### **Clause 4.6 Exceptions to Development Standards**

Noted.

#### **Clause 5.9 Preservation of Trees or Vegetation**

An Arboricultural Impact Assessment prepared by Bluegum Tree Care and Consultancy has been submitted as part of this Development Application. It confirms that there will be minimal impact from development and provides strategies for mitigation prior to, during and after the construction phase.



### **Clause 5.11 Bushfire Hazard Reduction**

A Bushfire Assessment Report prepared by Sydney Bushfire Consultants has been submitted as part of this Development Application. It confirms that there is no clearing of vegetation required for the proposed development. No trees or vegetation are proposed to be removed.

### **Clause 7.1 Acid Sulfate Soils**

The Acid Sulfate Soils map designates the site as being acid sulfate soil Class 5. The table under clause 7.1(2) requires development consent for works ... below 5m AHD. No such works are proposed, thus the clause does not apply.

### **Clause 7.2 Earthworks**

The proposed alterations and additions are generally within the footprint of existing structures on site and will not require sufficient earthworks to affect sub-surface flows or soil stability.

The proposed earthworks are consistent with the requirements and objectives of clause 7.2.

### **Clause 7.6 Biodiversity**

Biodiversity Map – Sheet BIO\_16 identifies the site at 167 Plateau Rd, Bilgola Plateau as being within a Biodiversity zone.

The proposed alterations and additions are generally sited within the footprint of existing structures on site and will be able to be carried out without impacting terrestrial, riparian and aquatic biodiversity.

### **Clause 7.7 Geotechnical Hazards**

The site at 167 Plateau Rd is identified as having a Geotechnical Risk category of H2. A Geotechnical Report prepared by Jack Hodgson Consultants has been submitted as a part of this Development Application that confirms the proposed development has an acceptable level of risk in accordance with the 2009 Geotechnical Risk Management Policy for Northern Beaches Council – Pittwater subject to good engineering practice for the structural design and construction methods.

## **4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN**

### **Part A4 Localities**

The site for development in the Bilgola Locality and is within the Plateau Area. The proposed development is consistent with the desired future character of the locality, being low density residential development.

### **Part B3.1 Landslip Hazard**

A Geotechnical Report prepared by Jack Hodgson Consultants has been submitted as a part of this Development Application that confirms the proposed development has an acceptable level of risk in accordance with the 2009 Geotechnical Risk Management Policy for Northern Beaches Council – Pittwater subject to good engineering practice for the structural design and construction methods.

### **Part B3.2 Bushfire Hazard**

A Bushfire Assessment Report prepared by Sydney Bushfire Consultants has been submitted as part of this Development Application. It provides Bushfire Safety/Compliance Recommendations in accordance with the requirements of:

- Planning for Bushfire Protection (2006)
- Australian Standard AS 3959:2009 – Construction in a bushfire-prone area

### **Part B4.22 Preservation of Trees or Bushland Vegetation**

No trees or vegetation are proposed to be cleared for the proposed development.

### **Part B5.1 Water Management Plan**

A water management plan is not required for alterations and additions to detached dwelling houses under clause B5.1.

### **Part B5.7 Stormwater Management**

Sheet **DA 102 Roof & Drainage Plan** shows additional roof area of 31.6m<sup>2</sup>. On-site detention is not required and is not proposed for the development.

### **Part B6.3 Off-Street Vehicle Parking Requirements**

The existing garage does not meet the minimum dimension requirements of 5.7m x 6m for two adjacent vehicles, having dimensions of only 5.5m x 5.9m. In order to provide an adequate number of car parking spaces for the proposed 5 bedroom dwelling, the design seeks to add a new carport within the front boundary setback.

The provision of alternate parking for the development within the road reserve is not feasible, given existing requirements for the local primary school, Bilgola Plateau Public School 120m South-East of site along Plateau Rd. The parking load at peak times resulting from the school, as well as the implementation of speed control measures at the kerb, make on-street parking provision for the development not feasible.

#### *Outcomes*

*An adequate number of parking and service spaces that meets the demands generated by the development.  
Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.  
Safe and convenient parking.*

#### *Controls*

*The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:*

<i>Number of bedrooms per dwelling but not a secondary dwelling</i>	<i>Parking requirements per dwelling</i>
<i>1 bedroom</i>	<i>1 space</i>
<i>2 bedrooms or more</i>	<i>2 spaces</i>

### **Part C1.1 Landscaping**

No changes are proposed to the existing landscaping on site. The retained existing landscaping at the front setback zone and street verge will screen the proposed development and complement the building form.

### **Part C1.3 View Sharing**

The proposed first floor addition is located within the footprint of the existing dwelling on site. This ensures that existing view corridors at the side boundary setbacks will be maintained. No views across site from the road reserve are affected by the proposed development.

The location of the site at the South-East edge of the plateau means that the potential impact of the first floor addition on existing ocean views across site from up-hill properties at Plateau Rd (opposite), specifically 128; 130; 132 Plateau Rd, are minor.

Existing dense vegetation in the front boundary setback zone and the single storey building envelope of 132 Plateau Rd ensure that existing views across the subject site are of poor quality and not requiring protection. Similarly at 130 Plateau Rd, the existing single storey building envelope does not provide sufficient elevation to allow for existing views across the subject site as to be affected by the proposed first floor addition.



The two-storey building envelope of 128 Plateau Rd may result in some existing ocean views across the site at 167 Plateau Rd being affected by the proposed first floor addition. The impact of this is mitigated, however, by the existing vegetation at the South-Western shared boundary with 130 Plateau Rd which obscures views across 167 Plateau Rd. As such, the views which may be impacted are considered to be of moderate importance, and with the preservation of existing view corridors at the side boundary setbacks the environmental impact on view sharing caused by the proposed first floor addition is considered to be minimal.

#### **Part C1.4      Solar Access**

Sheet **DA\_700 Shadow Diagrams 21 June** prepared by Hot House Studio show the effect of additional overshadowing of neighbouring properties from the proposed alterations and additions.

The shadow diagrams show additional overshadowing of rear private open space at 169 Plateau Rd (adjoining West) between 9am and 11am on June 21. The additional overshadowing maintains existing solar access to this principal open space for at least 3 hours between 9am and 3pm on June 21. The additional overshadowing of 169 Plateau Rd is considered minor and consistent with the outcomes and controls of the clause.

There is also additional overshadowing of the principal open space of 43 Daly St (adjoining South, rear) at 3pm. There is only negligible additional overshadowing between 9am and 1pm. The additional overshadowing of 43 Daly St is considered minor and consistent with the outcomes and controls of the clause.

No additional overshadowing of principal living area windows or solar collectors of neighbouring development is proposed.

Solar access for the proposed development site is somewhat complicated by site orientation (33° West of North) and site topography. There is good solar access between 9am and 11am to first and ground floor balconies and rear yard, with reasonable access to the rear yard continuing to 1pm. It is noted that the diagrams show that the proposed solar access to the development site is not caused by additional overshadowing. As such, the solar access is considered reasonable and consistent with the outcomes, controls and variations of the clause.

#### *Outcomes*

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

#### *Controls*

*The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.*  
*Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).*

*Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.*

*Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.*

*The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.*

### **Part C1.5 Visual Privacy**

The proposed elevated deck at first floor (rear) includes privacy screening to 1.8m at the Western shared boundary with 169 Plateau Rd in order to minimise direct overlooking of the neighbouring development.

Existing overlooking of the rear adjoining development (43 Daly St) from the rear private open space areas is moderate. The proposed new first floor private open space and rear windows from the addition do not decrease visual privacy of rear windows and rear private open space at 43 Daly St.

### **Part C1.7 Private Open Space**

The proposal includes roughly 197.1m<sup>2</sup> of Private Open Space at ground level with none in the front yard and with minimum dimensions of at least 3m. A principal area of 66.7m<sup>2</sup> is provided at the ground floor rear deck an even grade and a minimum dimension of 5.4m.

Private Open Space areas are directly accessible from all living areas of the proposed development and are aligned where possible to maximise solar access from the North-East.

A space for clothes drying is provided in the rear yard area and provision for on-site composting facility is made.

The proposal is consistent with the outcomes and controls of the clause.

### **Part C1.14 Separately Accessible Structures**

The existing studio is ancillary to the dwelling, is not designed for separate habitation and does not contain cooking facilities. The proposed new bathroom facilities will assist its function as a studio office as the existing bathroom at the dwelling are not conveniently located.

### **Part C1.23 Eaves**

Proposed new eaves structures all have minimum projections of 600mm from the external wall envelope. The controls of the clause are satisfied.

## **Part D3        BILGOLA LOCALITY**

### **Part D3.1        Character as Viewed from a Public Place**

The proposed first floor addition includes projecting eaves that provide additional relief from the inset clerestory windows. This creates visual interest by giving the effect of a floating roof for the new addition. The proposed cantilevered flying skillion carport roof is similarly designed to create visual interest while minimizing visual bulk and scale.

These design features help to reduce the visual bulk and scale of the development and soften its form behind the existing vegetation at the front boundary as viewed from the road reserve.

### **Part D3.3        Building Colour and Materials**

Proposed exterior finishes are of natural tones, which is in accordance with the controls.

### **Part D3.6        Front Building Line**

The existing dwelling complies with the established 6.5m front boundary setback. The structural posts and the envelope of the proposed new carport are placed within the front boundary setback, with a minimum set back of 2010mm from the front boundary.

The existing car parking arrangements do not adequately provide for the off-street parking needs of the occupants. The proposed encroachment into the Front Building Line for the proposed new carport is considered an acceptable variation to the control in that:

- The proposed construction has minimal visual impact, utilizing minimal structure through the use of post-and-beam structure and cantilevering the flying skillion from the existing garage gable end;
- It does not affect existing views from uphill properties or the public road reserve;
- The ~1m fall from the road to the proposed parking zone ensures that the proposed roof structure responds and sensitively relates to the spatial characteristics of the existing urban environment; and
- Provides for the off-street parking needs of the occupants in a location where opportunities for on-street parking are insufficient.

#### **Outcomes**

*Achieve the desired future character of the Locality.*

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

*The amenity of residential development adjoining a main road is maintained. (S)*

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

*Vehicle manoeuvring in a forward direction is facilitated. (S)*

*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.*

#### **Variations**

*Where the outcomes of this control are achieved, Council may accept a minimum building setback to a secondary street of half the front building line.*

*Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:*

- *considering established building lines;*
- *degree of cut and fill;*
- *retention of trees and vegetation;*
- *where it is difficult to achieve acceptable levels for building;*
- *for narrow or irregular shaped blocks;*
- *where the topographic features of the site need to be preserved;*
- *where the depth of a property is less than 20 metres.*

*Where carparking is to be provided on steeply sloping sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.*

### **Part D3.7 Side and Rear Building Line**

There are no proposed changes to the existing side building lines at the existing dwelling.

The proposed new deck at the studio encroaches into the 2.5m side boundary setback established by the existing dwelling. This encroachment is considered to have minimal environmental impact as it is detached development utilising the setbacks already established by the existing studio. It will result in no impact on existing view corridors at the North-East side boundary setback, no impact on the visual bulk and scale of the studio, and will have no impact on the visual or acoustic privacy of neighbours at 165 Plateau Rd (adjoining).

The proposal is consistent with the outcomes and controls of the clause.

### **Part D3.9 Building Envelope**

Sheets **DA 200; 201 Elevations** show that the proposed first floor addition complies with side boundary envelope controls.

The privacy screen at the South-West end of the first floor deck encroaches within the side boundary envelope above 1.1m above finished floor level. View sharing and overshadowing outcomes are achieved despite this encroachment and the impact of the encroachment is considered minimal.

### **Part D3.10 Landscaped Area – Environmentally Sensitive Land**

Part D3.10 requires 60% of site area in land zoned as Environmentally Sensitive Land including an allowance of 6% Impervious Outdoor that is for outdoor recreation.

Sheet **DA 003 Calculations Plan** shows the existing landscaping on site is 392.8m<sup>2</sup>

(49%) + 48.2m<sup>2</sup> (6%) impervious outdoor. There are no proposed changes to the existing Landscaped Area.

#### 4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

##### 79C CONSIDERATIONS

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,)*

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing statement of environmental effects.

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

These considerations are addressed in the foregoing statement of environmental effects. The social and economic impacts will be positive in improving the residential accommodation and amenity of the property at 167 Plateau Rd, Bilgola Plateau.

*(c) the suitability of the site for the development,*

The proposed alterations and additions are consistent with the zoning of the land, conservative in scale and result in minimal adverse environmental or amenity impacts and is therefore considered suitable.



*(d) any submissions made in accordance with this Act or the regulations,*

The applicant has consulted with the immediate neighbours prior to lodgement of the application. At this time no submissions have been made to the Council.

*(e) the public interest,*

The proposed development will provide for low density residential housing stock that will provide for the housing needs of the local community and will provide for employment and contribute to the local economy through the construction phase.

#### **4.4 BASIX**

A BASIX report forms part of this Development Application.

## **5.0 CONCLUSION**

The proposed additions to 167 Plateau Rd, Bilgola Plateau are considered modest in scope but will enhance the living standards for the occupants significantly. Careful attention has been given to achieving compliance with the relevant provisions of Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Section 79C of the NSW Environmental Planning and Assessment Act. A thorough site analysis has informed the design to ensure that there will be minimal adverse impacts on the occupants of neighbouring properties or to members of the public.

The design outcome shows respect for the context of the site, the existing character of the streetscape, and the amenity of the adjoining properties and it is in our opinion that the proposal is suitable for the site and local environment. We believe Northern Beaches Council will find the proposed alterations and additions satisfy the objectives required and find the Development Application fit for approval.



Figure 3. No.167 Plateau Rd, Bilgola Plateau: Street Elevation.



Figure 4. Existing hardstand parking and garage.



Figure 5. View along Plateau Rd to South-West showing limited existing on-street parking.





Figure 6. Existing views across site to South-East from road reserve.



Figure 7. Existing side boundary view corridor at shared East boundary with 165 Plateau Rd.



Figure 8. Existing side boundary view corridor at shared East boundary with 165 Plateau Rd (right) showing 128 Plateau Rd (background, obscured).





Figure 9. Existing front boundary setback at 132 Plateau Rd (opposite).



Figure 10. Existing front boundary setback at 130 Plateau Rd (opposite) with side boundary front setback vegetation obscuring views across site from 128 Plateau Rd (right, beyond).



Figure 11. Existing views to Pacific Ocean and Bungan Head (South-East) from existing private open space.