



yours locally

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STATEMENT OF ENVIRONMENTAL EFFECTS

SITE: Lot 12 DP 25461
8 Bilkurra Avenue
Bigola Plateau

APPLICANT: Metricon Homes
PO Box 7510
Norwest Business Park NSW 2153

PROPOSAL: Construction of a new two storey dwelling.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new two storey dwelling containing four (4) bedrooms, upper leisure, guest room, study, family and dining rooms along with an attached garage and outdoor area.

The site is generally rectangular in shape, with a frontage of 18.29m to Bilkurra Avenue North and a land area of 828.3m². One minor tree and palm trees are required to be removed, with other mature vegetation in the rear yard to remain.

The subject site has a moderate fall across the site, with drainage to be directed to the street via rainwater tanks as per the hydraulic details. The neighbourhood generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within a new residential area.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The subject site is zoned E4 Environmental Living Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is permissible within the zone and defined in the Plan as “**dwelling house**” meaning “*a building containing only one dwelling*”.

Clause 2.3 Zone objectives and land use table

The objectives of the E4 Zone are:

- *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.*

The proposed dwelling house is suitably located on the allotment to ensure there is minimal impact of the surrounding properties and the character of the area. The dwelling is a suitable development for the site and meets the objectives of the zone.

Clause 4.3 Height of Buildings

| <i>Requirement</i> | <i>Provision</i> | <i>Compliance</i> |
|--------------------|------------------|-------------------|
| 8.5m | 8.36m | Yes |

Clause 4.4 Floor Space Ratio

| <i>Requirement</i> | <i>Provision</i> | <i>Compliance</i> |
|--------------------|------------------|-------------------|
| N/A | N/A | N/A |

Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards.

Clause 5.10 Heritage Conservation

The site is not known to be of heritage significance and is not within a conservation area.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.6 Biodiversity

The subject site is identified as environmentally sensitive land with regard to biodiversity. A minor tree and palm trees are required to be removed, with a separate mature tree to remain, in order to appropriately site the dwelling. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land or the importance of the vegetation to the habitat of native fauna and the habitat elements providing connectivity on the land. As there is no clear connectivity currently available beyond this site, to ensure any potential environmental impact is minimised.

* * *

Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no known Draft EPI's that would prevent the proposed development from proceeding.

(a)(iii) Relevant development control plans

Pittwater DCP No.21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Warriewood Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.3 Locality character statement – Bilgola Locality

Existing Character (extract)

The Locality was occupied by small farming settlements from the early 1800s, and included the grazing of cattle. As the road improved and beach holidays became popular, Bilgola expanded. Until the 1950s, Bilgola remained largely a holiday location with few permanent residents. Residential development and permanent occupation of dwellings increased from the 1950s.

Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along plateau and slopes. The locality is characterised mainly by one and two-storey dwelling houses on 550- 950 square metre allotments (some smaller blocks may exist). The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes.

The Bilgola Locality is characterised by a small steeply rising ridgeline to the north, plateau to the south, and small self-contained valley to the east. Due to the topography, significant views can be obtained through all points of the compass. Conversely, the slopes and ridge tops and headlands of the locality are visually prominent. Due to this visual prominence, the building height along the beach area shall be reduced.

*Extensive areas of natural vegetation are dominated by large specimens of the Smooth barked Apple (*Angophora costata*) on the escarpments upper slopes with the Rough Barked apple, Turpentine (*Syncarpia glomulifera*) and Bloodwood (*Eucalyptus gummifera*) present along the lower slopes and Cabbage Tree Palms (*Livistona australis*) in the Bilgola valley.*

Much of the indigenous vegetation has been retained, particularly where there are large areas of open space, and there are significant wildlife habitats and corridors within the locality, such as on the original Wentworth Estate in the Pittwater Foreshore Area.

A unique flora and fauna green belt exists in the Bilgola Beach Area by the interconnection of Hewitt Park with Attunga Reserve via the dedicated portion of public land, previously known as Hamilton Estate, at the western end of the Bilgola Valley.

Many of the areas unique features are contained in the Bilgola Beach Area, notably:

- The remnant littoral rainforest, recognised as one of the largest and best urban examples remaining on the New South Wales coast, and characterised by the abundant subtropical vegetation which includes a mixed variety of shrubs, ferns and palms such as the Cabbage Tree Palms (*Livistona australis*) along Bilgola Creek and its drainage lines and in the valley,*
- The headlands with the formalised public lookout at Bilgola Head, which provides expansive coastal views,*
- The Bilgola Bends section of Barrenjoey Road that traverses the valley escarpment and is bordered by thick indigenous vegetation,*
- The Bicentennial Coastal walkway that passes over the southern headland to the valley, along the beach and on to the Bilgola Head lookout.*
- Houses, vegetation, stone walls and structures in the vicinity of Bilgola Avenue, The Serpentine and Barrenjoey Road Bilgola Beach are indicative of the early settlement in the Locality, and have been identified as heritage items.*

Additionally the Bilgola Beach, headlands and valley escarpment provide unique cultural and social significance. Surveys of beach usage have revealed that crowd attendance was the fifth to sixth largest of the twenty ocean beaches in Warringah and Pittwater. Reasons for this include: uncrowded, quiet, natural environment and absence of commercial facilities. Respondents indicated that preservation of the beach and the surrounding areas unique character is desirable.

All of these unique features are valued by the community and contribute to the essence of the Bilgola Beach Area. These are to be retained and protected.

Strong community objection to the widening of Barrenjoey Road and straightening the bends, and the sub- division of the Hamilton Estate, are indicative of the extent of community concern for the need to retain the unique character of the Bilgola Beach amphitheatre and limit further public infrastructure development.

The Plateau Area is serviced by neighbourhood retail centres at Bilambee Avenue and at the intersection of Plateau Road and Grandview Drive. The locality also contains the Bilgola Plateau Primary School, Bilgola Surf Life Saving Club, and recreational facilities including rock baths, Bilgola Beach, and several reserves.

The Localities particular topographic and natural features create a particular fragility in the area, which is characterised by its vulnerability to bushfire, landslip, flood, coastal (bluff) erosion and beach fluctuation, and estuary wave action and tidal inundation. Attempts to stabilise the bluff erosion on the southern headland in the mid 1990s with wire netting, resulted in a disastrous environmental and visual outcome.

The low-density detached dwelling is to be located on a 828.3m² allotment being consistent the typical size for the area. Palm trees and one other minor tree are identified

for removal however maintenance of mature vegetation and further planting to occur as part of ensuring the landscape character of the area is maintained.

The proposed two storey dwelling is considered to be consistent with the established character of Bilgola Plateau. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling will not be out of place.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping plans, stormwater plans, NatHERS / Basix documentation.

Desired Character (extract)

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.

The erection of the two storey dwelling will maintain the low-density residential character of the area and is in a similar styling to development already constructed or currently under construction. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

Sometrees are to be removed as part of the proposed development. Maintenance of mature vegetation and replacement planting to occur as part of ensuring the landscape character of the area is maintained.

Consideration has been given to the natural features of the site during the design selection process with cut and fill reduced as much as possible. There are no environmental constraints such as watercourses, however the site is identified to be within the biodiversity area. S=

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the site environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape. The siting of the dwelling ensures that minimal cut and fill will be required to prepare the building platform.

The proposed dwelling is considered to be in keeping with the desired character of the Bilgola area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's Certified Pittwater LGA Bushfire Prone Land Map.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation. It is anticipated that any specific requirements in this regard will be imposed as conditions of development consent. The site is not known to be affected by flood.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B5 Wastewater management

Drainage from the subject site is to be directed to an approved system as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the Basix requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

| <i>Requirement</i> | <i>Provision</i> | <i>Compliance</i> |
|--|-------------------------|-------------------|
| Driveway width at boundary to be maximum of 3.0m | 3m | Yes |
| Driveway width at kerb to be maximum of 3.5m | 3.5m | Yes |
| 2 spaces | 2 spaces within garage. | Yes |

B8 Site works management

Cut and fill within the site is noted on the accompanying plans, the cut required is per Councils Geotechnical Risk Management Policy and details are provided for Councils consideration. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

SECTION C Development type controls

C1 Design Criteria for Residential Development

| <i>Requirements</i> | <i>Provision</i> | <i>Requirement</i> |
|---|---|--------------------|
| <u>C1.1 Landscaping</u> 60% of front setback to be landscaped. | >60% of front setback is landscaped. | Yes |
| <u>C1.2 Safety & security</u> Casual surveillance of front yard. Be able to view visitor at front door without opening it. | Habitable room windows to the frontage allows surveillance of entry approach and street. | Yes |
| <u>C1.3 View sharing</u> | The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Minimal views are currently available due to the topography of the area. Views obtained through the site can still be obtained due to appropriate side setbacks. | Yes |
| <u>C1.4 Solar access</u> 3hrs to POS of proposed | 3hrs capable of being | Yes |

| | | |
|--|---|-------------------------------------|
| and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows. | provided to subject site, appropriate setbacks ensure 3hrs of solar access to POS areas maintained to the adjoining properties. 3hrs provided. | Yes |
| <u>C1.5 Visual privacy</u> | No loss of visual privacy anticipated from the proposed development. The first floor leisure room window to the side setback is provided with a raised sill height and windows overlooking the front setback. Minimal overlooking and privacy intrusion is anticipated from the leisure room. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas. | Yes |
| <u>C1.6 Acoustic privacy</u> | No significant noise source within direct proximity. | Yes |
| <u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard | >80m ² Min >3.0m Provided POS accessed via family /dining rooms POS to the rear yard. | Yes Yes Yes Yes Yes |
| <u>C1.9 Accessibility</u> | Appropriate access to and from the site is available. | Yes |
| <u>C1.12 Waste and recycling facilities</u> | Adequate area available for bin storage in side setback. | Yes |

| | | |
|---|--|-----|
| <u>C1.20 Undergrounding of utility services</u> | Necessary services/utilities can be provided for the dwelling. | Yes |
| <u>C1.23 Eaves</u> 450mm eaves required. | >450mm eaves provided to upper level of dwelling. | Yes |

SECTION D Locality specific development controls

D3 Bilgola Locality

D3.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the residence has entailed an appearance of a two storey dwelling that has been effectively characterised to suit the area. Articulation has been provided throughout the dwelling design including single and two storey elements, an entry feature and material changes. The front façade provides recessed areas and porch area reducing the bulk of the building.

Based upon the design of the dwelling and the nature of the proposal relative to the neighbouring properties, it is considered that the residence will appropriately blend with the intended future character of the area.

The proposed two storey dwelling will successfully contribute to the streetscape and landscape character of the locality.

D3.2 Scenic Protection - General

The proposed dwelling is not considered to have any detrimental impact on the scenic character of the area. The dwelling is designed with contemporary design elements to compliment the area.

D3.3 – D1.17

| Design Guidelines | Proposed | Compliance |
|---|--|-------------------------------|
| <u>D3.3 / Building colours and materials</u> - Dark & Earth tones | Colour schedule provided with DA of earth tones. | For consideration by Council. |
| <u>D3.6 / Front Building line</u> Land zoned E4 or SP2 adjoining Barrenjoey Road – 10m | N/A | N/A |

| | | |
|---|---|----------------------------------|
| All other land zoned R2 or E4 – 6.5m or established building line, whichever is greater. | 7.8m to porch, considered to be in keeping with the adjoining properties. | Yes |
| <u>D3.7 / Side and rear building line</u> 2.5m to one side; 1.0m to other side. 6.5m to rear | 4.206m to southern boundary 2m to northern boundary >6.5m | Yes Yes Yes |
| <u>D3.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside) | Dwelling within the building envelope. | Yes |
| <u>D3.10 / Landscaped Area R2 Zone</u> 50% landscape. | N/A | N/A |
| <u>D3.11 / Landscaped Area (Environmentally Sensitive Lands)</u> <u>R2, R3 & E4 Zones</u> 60% landscape. | 69.7% | Yes |
| <u>D3.12 & 3.13 / Fencing</u> | No fencing proposed. | N/A |
| <u>D3.14 / Retaining Walls</u> Retaining Walls visible from street ideally of sandstone or similar materials. Undercroft areas limited to 3.5m and provided with landscaping. | Retaining walls capable of being suitably constructed. No undercroft areas proposed. | Capable of complying. N/A |

* * *

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters, previously discussed in this Statement, are considered relevant when considering onsite impacts:

Siting and Design

The proposed two storey dwelling will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a suburban location.

The siting of the dwelling will provide appropriate boundary setbacks compatible with surrounding development.

Sedimentation Control

Ground disturbance will be minimised for the construction of the dwelling. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

(c) The suitability of the site for the development

The subject site is within an existing residential precinct and is close to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding locality.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives of the control measures of DCP No. 21.

It is considered that the construction of a new two storey dwelling will complement and blend with the existing, and likely future character of this section of Bilgola Plateau. The proposal is not expected to have an adverse impact on the natural or built environment.



Jessica Dean
Town Planner
Local Consultancy Services Pty Ltd
April 2019