

8 May 2019

The General Manager
Northern Beaches Council
Village Green
1 Park Street
Mona Vale NSW 2103

Dear Sir

Please refer to approved DA2018/1251

This is a modification due to small changes to roof over rear deck from flat roof to hip roof, one window deleted from both west and south elevations, reduction of front fence height and small internal changes. All changes are highlighted on drawings mentioned below

No. A000F A002F A100F A101F A102F A110F A201F A202F A205F A300F A401F A402F A403F
A501FA502F

The original Statement of effect as follows still applies.

Statement of Effect to accompany the drawings Number A000A, A001B, A002C, A100A, A101A, A102A, A110C, A201C, A202C, A205B, A300B, A401C, A402C, A403C, A501A, A502C dated April 2018 for Lot 187 DP 16902 known as 19 The Outlook Bilgola Plateau.

Current Use and Description

Currently a single story three bedroom brick veneer and tile roof is located on the property. The property looks east to Bilgola bends and Bilgola headland

The property is located on the low side of the road and has an easterly aspect. The block is situated at the top of a sandstone escarpment that rises from Hewitt Park and nearby Hamilton Reserve. The slope across the block falls at an average angle of some 10.5 degrees from the road reserve down to the escarpment.

From the road frontage a concrete crossing leads to a concrete driveway ending in a double garage. Pedestrian access is via the driveway and then via a path to the front door. The front garden area is grassed with dense existing vegetation running along the western boundary and road reserve. A fenced courtyard area is situated on the west side of the residence. Access to the rear of the property is via a door at the rear of the garage that leads to a stepped concrete path. Underneath the east end of the residence is an abundance of outcropping sandstone rock and existing landscaped areas. To the east of the outcropping rock area are a series of terraced landscaped areas formed by low rock walls. These terraces form the slope down to a grassed area. Steps lead down the centre of the terraces to the extensive landscaped gardens below.

Proposed Renovation and Extension

It is proposed to renovate and extend the existing single level residence by:

- Adding a bedroom and ensuite to western side of the current dwelling
- Modifying internal walls of existing dwelling to reconfigure bedroom area and add another bathroom

- Push out eastern elevation to increase size of the current living room and bedroom areas
- Modify and extend the existing deck to the eastern side of property and partially cover the south end of this deck. Provide privacy screens to north and south ends of this eastern deck
- Add a rumpus area, bedroom and ensuite to underneath the eastern side of house. Connect this room to existing house by new internal stairs
- Add deck to the north and eastern side of new room at lower level
- Remove existing tile roof and replace with metal roof to suit new footprint. This will raise the existing roof ridge level by 840mm. Two skylights will be installed above the two wet area rooms that do not have a window.

Design and External Appearance

The proposed dwelling will be rendered brick veneer with a metal roof and gutters. The windows will be aluminium and fitted with screens. Colours will be in line with councils request in Pittwater 21 DCP 2014 and be dark and earthy tones. A schedule of finishes is included in the drawings submitted.

Front Building Line

The current dwelling was given a variation to allow a 6m setback to the existing garage fronting “The Outlook”. The renovation proposes to maintain this 6m setback for the existing garage to allow the parking of 2-3 cars without use of street parking. The rest of the building will remain in the 6.5m setback line.

Side Building line

The proposed renovation maintains the current walls on both North and South boundary’s. These setbacks are as per the original consent to build the current dwelling. As the majority of the existing footprint and walls remain during the renovation it is proposed to maintain these setbacks.

Rear Building Line

The proposed renovation is located well within the rear building line of 26.5m from the front boundary

Building Envelope

The proposed renovation complies with the required building envelope guidelines

Landscaping area

The renovations/extensions to the existing dwelling will occur on current hardstand areas. Minimal disturbance to the extensive landscaped areas will occur. The total landscaped area after the proposed renovation/extension is completed will remain at more than 60% of the site area. The minimal disturbance to the existing landscaping will be repaired and brought back to existing condition after the proposed works. Therefore a landscape proposal is not submitted.

Fences

Fencing proposed to the western frontage along “The Outlook” is proposed at 1.8m in height located on the boundary. This is requested due to the fact that the main private open space is located in the front of the building.

Stormwater Disposal

The new metal roof and gutters will connect to the existing stormwater system that currently is used for the existing roof and hardstand areas runoff and discharge. This currently drains to the east as per other houses in the street. Therefore a stormwater design is not submitted.

GeoTechnical Report

A Geo Technical report has been undertaken by Jack Hodgson Pty Ltd and has been included in this submission.

Bushfire Report

A bushfire assessment report has been undertaken by Australian Bushfire Safety and Planning and has been included in this submission. All new construction will be done in compliance of this reports recommendation regarding ‘Construction of Buildings in Bushfire Prone Areas’.

Effects to the Streetscape

We believe that the scenic quality from The Outlook will be maintained as the ridge level is only increased by 840mm and remains well under the 8m maximum height allowance.

The eastern streetscape/appearance from Bilgola Beach and Headland will also be maintained as the height of building is well below the 8 m maximum height allowance and the main addition to the eastern boundary is under the existing house and tree canopy as well as being filtered/blocked by trees.

View Effect

24 The Outlook Bilgola

The renovated dwelling is remaining as one level when viewed from The Outlook. The roof ridge has been raised by 840mm above the existing roof ridge level to allow coverage of the renovated dwelling footprint and have sufficient falls for drainage. This ridge level is well below the 8m maximum building height that is permitted .

The renovated dwelling when viewed from “The Outlook” elevation is well below the maximum building height of 8m. By reducing the roof pitch from 22 degrees on existing roof to 15 degrees on the new dwelling, this minimal lift of roof ridge level should have minimal impact on this properties view. The view from 24 The Outlook is filtered through trees.

No iconic view is affected.

17 The Outlook Bilgola

There is no significant view loss from this property.

No iconic view is affected

21 The Outlook Bilgola.

There is no significant view loss from this property.

No iconic view is affected

Privacy

We believe that the proposed renovations/extensions will improve the privacy to the adjoining properties.

17 The Outlook Bilgola

On the northern elevation we have removed one existing window of 1800h x 1500w and the new dwelling will have 3 new windows to this elevation. One window will be 2100h x 800w and the other 2 windows will be 600h x 1000w at high level. The purpose of these 3 windows is to obtain natural light from the Northern sun.

Currently there is no screening from our deck to this house. The proposed dwelling will provide privacy screens to ensure privacy between neighbours.

See current condition Below



21 The Outlook Bilgola.

On the southern elevation we have removed one existing window of 2100h x 1500w and the new dwelling will have 2 new windows to this elevation. One window will be 800h x 2100w at high level and the other window will be 600h x 1000w at high level. The purpose of these 2 windows is to obtain natural light.

Currently there is no permanent screening from our deck to this house. Currently landscaping provides privacy between the 2 properties. The proposed dwelling will provide privacy screens to improve privacy between neighbours.

See current condition below



Solar

21 The Outlook is the only property that will be slightly affected by overshadowing by the proposed renovations and extensions. We have mitigated the overshadowing to this property

by reducing the roof slope of the existing building from 22 deg to 15 deg in the proposed renovations and extensions. Additionally we have designed a flat cover over the eastern deck and room extension to minimise the overshadowing to this property.

A positive out come of the the proposed room extension is the creation of a privacy buffer between 21 The Outlook and the subject property.

Please see existing conditions above where landscaping has been used to improve privacy.

Flora and Fauna

No removal, clearing or alteration of native bushland/vegetation will occur therefore a Flora and Fauna Assessment Report will not be lodged.

Flood Risk Assessment

The proposed extension/renovation is a single dwelling on the high portion of the site, which lies outside any flood risk precinct and has floor levels well above the required Flood Planning Level stated below.

1% AEP (100 year) flood level: 93.25
Freeboard: 0.5
Flood Planning Level (FPL): 93.75
Flood Risk Precinct: Medium
Probable Maximum Flood (PMF) level: 103.05 m AHD

Therefore no documentation demonstrating compliance with the Pittwater 21 DCP (Section B3.11, B3.12 and B3.13 refer to flooding) and the Flood Prone Land Design Standard will be submitted.

Aboriginal Heritage Assessment

As there is no known evidence of history on this location , no report will be submitted.

Conclusion

We believe that proposed renovations/extensions is minimal in impact and has been designed with careful consideration for the occupants and visitors to the subject property and the adjoining neighbours.

Accordingly it is request that our application be considered by Council and we look forward to a favourable determination.

Yours Faithfully

Gary and Cynthia Barber