

STATEMENT OF ENVIRONMENTAL EFFECTS
For alterations & additions to an existing dwelling

179 Plateau Rd, Bilgola Plateau

Report prepared for Cameron and Nejka McGeachie
June 2024

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared by Canopy Design for Cameron and Nejka McGeachie and describes a proposal for alterations and additions to an existing residential dwelling at 179 Plateau Rd, Bilgola Plateau.

This statement should be read in conjunction with:

- Architectural drawings prepared by Canopy Design;
- Survey Plan prepared by Richards and Loftus Surveying Service
- Geotechnical Report prepared by White Geotechnical Group
- Stormwater Plans prepared by Prime Consulting Engineering
- Arborist Report prepared by Arbortech Tree and Garden Care

The design of this dwelling proposal and preparation of this report has been developed in consideration of the following:

- Environmental Planning and Assessment (EP&A) Act, 1979;
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan

In this statement only the relevant clauses of the PLEP and PDCP have been discussed.

2. SITE

2.1 Description and location

The subject site is Lot 315, DP16327, No. 179 Plateau Rd, Bilgola Plateau. The site is irregular in shape with a surveyed area of 916.9m². The site consists of an existing two storey weatherboard dwelling and secondary dwelling.

The steep site falls approximately 10.5m from the front western boundary to the rear eastern boundary and contains various vegetation species as shown on survey.

Development within the immediate proximity of the site is characterized by one and two storey detached dwelling houses of varying age, scale and design and domestic landscaped setting.



(figure 1 – source Six Maps)

2.2 Zoning and key environmental considerations

The site is zoned E4 Environmental Living pursuant to Pittwater Local Environmental Plan 2014.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The application proposes alterations and additions to the existing dwelling and construction of a new upper floor addition, new roof and lower floor attached deck. Specifically, the application provides for the following built form outcomes:

- New upper floor addition with master bedroom, robe, ensuite and living space
- New skillion roofs to upper and lower floors
- New rear deck for better access to private open outdoor space.
- An extension of front patio roof to replace degraded existing roof.
- Replace all windows and doors with double glazing.

4. STATUTORY PLANNING FRAMEWORK

The site, which was within the area of the former Pittwater Council, is now within the area of the Northern Beaches Council pursuant to the Local Government (Council Amalgamations) Proclamation 2016.

4.1 The Pittwater Local Environmental Plan 2014 (PLEP)

The Pittwater Local Environmental Plan 2014 (PLEP) is the principle planning instrument applicable to the land. The relevant provisions of the PLEP and the manner in which they relate to the site and the proposed development are discussed below.

Zoning and permissibility

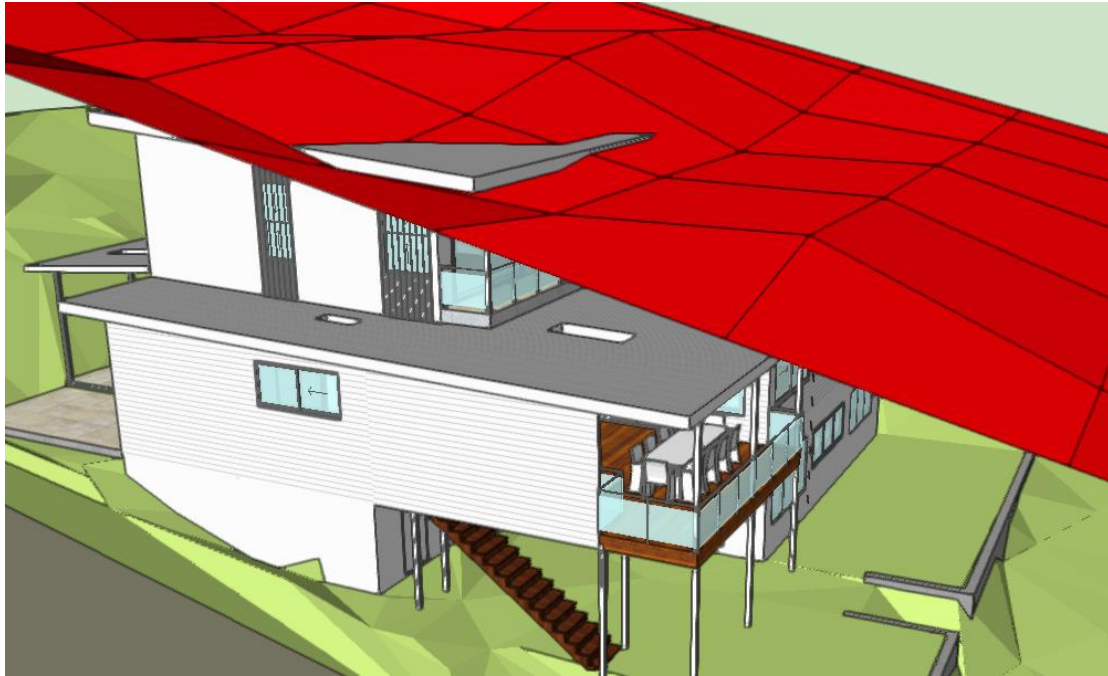
The site is zoned E4 Environmental Living. Dwelling houses and Secondary Dwellings are permitted with consent in the zone.

Height of Buildings

Control: Pursuant to clause 4.3 of the PLEP the height of any building on the land is not to exceed a maximum height of 8.5m as defined.

Response: The proposed building has a maximum height of 8.7m (or 9.1m if measuring external eaves). As shown on Section 1 Sheet A340.01.

As shown in image from the 3D model below, with the 8.5m height planes represented by the red plane, only a relatively small area of the roof is above the allowable heights and most of this is eave.



It is believed that despite the minor breach, the objectives of this clause, outlined below are all still achieved.

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
- (c) to minimise any overshadowing of neighbouring properties,
- (d) to allow for the reasonable sharing of views,
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

Earthworks

The proposal contains provisions for a new lower ground footings. This extent of the proposed excavation will not prevent the objective being achieved. Any excavation spoil will be reused on site for landscaping or removed to Kimbriki.

Biodiversity protection

The proposed alterations will be situated amongst the existing landscape and vegetation. The proposal will incorporate local endemic planting and enhance the habitat for small birds and biodiversity, thus satisfying the objective.

Geotechnical hazards

This clause applies to the subject site, which is identified as “Geotechnical Hazard H1” on the Geotechnical Hazard Map.

A specialist geotechnical consultant has been engaged to ascertain the actual risk of the proposed building design, and to advise on the means of making foundations and structural connections consistent with that managing that risk. Their report forms part of this Development Application - please refer.

It is considered that if the construction is carried out in accordance with the Geotechnical Report that this objective will be achieved.

Essential services

The proposed development does not alter or limit the extent to which any or all of these essential services are already provided to the subject site, thus achieving the objective.

4.2 Pittwater 21 Development Control Plan (PDCP)

This section considers the aims and any controls contained in Pittwater 21 Development Control Plan - 2014, and responds where relevant. Note that numbering below is taken from the Pittwater 21 DCP - 2014.

SECTION A SHAPING DEVELOPMENT IN PITTWATER

A1.7 Considerations before consent is granted

It is considered that the proposal fully achieves or is consistent with the Pittwater Local Environmental Plan 2014, the desired character of the Locality, and the development controls applicable to the development.

A4.3 Bilgola Locality

The proposed dwelling is consistent with the desired future character of Bilgola Locality in the following ways:

- Maintains the low density single residential character.
- The dwelling will be integrated with the surrounding landscape.
- Bulk and scale are commensurate with the residential character of the locality.
- The modulation in the walls, and variation in cladding pattern and colour reduce apparent bulk and add visual interest.
- The colours and textures will harmonise with the colours of the surrounding bush and rock faces.

The control's objective is therefore achieved.

SECTION B GENERAL CONTROLS

B1.3 Heritage Conservation - General

The subject property has no heritage listing.

B1.4 Aboriginal Heritage Significance

The subject site has no record of any Aboriginal artifacts, carvings, paintings or other items of archeological, cultural or historical interest.

B3.1 Landslip Hazard

As discussed in response to LEP Clause 7.7 above, the subject site is identified as “Geotechnical Hazard H1” on the Geotechnical Hazard Map.

The proposed alterations and additions have been designed to place minimal impact on the site.

Wastewater is to connect with existing services on site and stormwater directed to a rainwater and OSD tank as per Stormwater Plans accompanying this Development Application.

B3.2 Bushfire Hazard

The subject property is not identified as Bushfire Hazard.

B4.1 Flora and Fauna Conservation Category 1 Land

Please refer to the Aboricultural Impact Plan and Arborist Report accompanying this Development Application.

B4.7 Pittwater Spotted Gum Forest

Please refer to Aboricultural Impact Plan and Arborist Report accompanying this Development Application. No spotted gums are identified in site.

The proposal does not include any development or activity that is listed in the KTP Schedule 3.

B5.2 Water Management Plan

Please refer to Water Management Plans prepared Prime Consulting Engineering

As demonstrated in the Water Management Plans accompanying this Development application, the proposed development includes a new 2000Ltr slimline tank behind the entry patio retaining wall, which provide 2000ltrs of rainwater storage, and is then connected to another new 3000Ltrs slimline above-ground tank for OSD, which will be located near backyard / retaining wall. This will be directed to additional and existing stormwater discharge flows across the rock watercourse.

The provision of this stormwater retention and proposed tank capacity exceeds the requirements for the current development and are future proofing any further development.

The proposed stormwater system meets controls outlined in this clause and satisfies its desired outcomes.

B5.3 Greywater Reuse

It is not proposed to reuse greywater and so this control is not relevant to this proposal.

B5.4 Stormwater Harvesting

Please refer to Stormwater Management Plans prepared by Docker Smiths in response to Clause B5.2 above.

B5.7 Stormwater Management - On-Site Stormwater Detention

Please refer to Stormwater Management Plans prepared by Docker Smith and comments in response to Clause B5.2 above.

B5.8 Stormwater Management - Water Quality - Low Density Residential

The proposed development will incorporate leaf guards to pre-screen organic matter and other SQIDs as detailed in construction drawing accompanying the construction certificate application.

B6.1 Access driveways and Works in the Public Road Reserve

No change to current driveway access.

B6.3 Off-Street Vehicle Parking Requirements

No change to current parking.

B8.3 Construction and Demolition - Waste Minimisation

Waste materials generated through demolition, excavation and construction works are to be reused on-site, recycled, or disposed at Kimbriki waste facility.

B8.4 Construction and Demolition - Site Fencing and Security

The site is to be protected by site fencing for the duration of the works.

B8.6 Construction and Demolition - Traffic Management Plan

Excavated materials to be transported from the site are less than 100cu.m and therefore a Transport Management Plan is not required.

Transport works throughout the build will be carried out in manner to avoid disruption and nuisance to adjoining residences, businesses or the street system.

Section C Development Type Controls

The proposed dwelling falls within the works outlined under Section C1 Design Criteria for Residential Development.

C1.1 Landscaping

One tree is to be removed for the proposed dwelling as per the recommendations in Arborist Report accompanying this Development Application.

There is currently one canopy tree locally native in the front yard, as well as three other Australian native canopy trees and proposed addition of one replacement canopy tree in the rear yard to ensure that the canopy is retained over the long-term.

The canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.

Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.

The existing soil depths will remain unaltered beyond the footprint of the proposed dwelling.

Screening is proposed by way of maintaining vegetation between the existing dwelling and street frontage as much as possible without unreasonably obstructing driver and pedestrian visibility.

Any noxious or undesirable plants on Pittwater's list of weeds which are found on site shall be removed.

It is considered that the proposed design achieves the outcomes set out in the Pittwater DCP

C1.2 Safety and Security

Crime Prevention through Environmental Design (CPTED) principles addressed include:

1. Surveillance

The design allows visitors to approach to be seen when approaching without opening the door.

Surveillance of the street is possible from the proposed dwelling.
The lighting design will be typical for a dwelling. There will be no lighting of the public domain.

2. Access Control

There is no shared entry, nor public access through the site. The entrance is clearly visible from the street.

3. Territorial reinforcement

The main door to the dwelling is obvious and no blank walls face public spaces.

4. Space management

These relate to public spaces, and are not considered relevant to this development proposal, therefore no response has been made.

C1.3 View Sharing

The proposed upper floor addition is set back from the rear building line so as to ensure neighbors views to the coast are maintained and are not unduly impacted,

C1.4 Solar Access

The proposed dwelling has minimal impact on solar access to any existing dwelling or structure.

Refer to SHADOW DIAGRAMS for demonstration of compliance.

C1.5 Visual Privacy

The visual privacy of the existing adjoining dwellings and their private open space is not significantly affected by the proposed dwelling. The use of screening and highlight windows on the side boundaries ensures privacy maintained.

C1.6 Acoustic Privacy

The proposed works will not include any noise generating equipment and is located away from existing dwellings.

C1.12 Waste and Recycling Facilities

Separate waste and recycling bins are to be provided to comply with the appropriate sections of the Waste Management Guidelines as per Waste Management Plan.

C1.13 Pollution Control

The development has been designed and will be constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.

It will comply in all respects with the *Protection of the Environment Operations Act 1997*, and other relevant legislation.

During construction:

- The small scale nature of the proposal will produce minimal impacts on the environment beyond the site boundaries.
- No materials will be stored on public or sensitive lands.
- Hours of operation will be consistent with the adjoining residential uses.
- Sediment control measures will be in place and maintained, as discussed in the relevant section/s above.

It is therefore considered that the proposal satisfies the outcomes of this control.

D3 BILGOLA LOCALITY

D3.1 Character as viewed from a public place

The dwelling frontage includes a deep open entry verandah and a modest bulk and scale. The current landscaped garden area provides privacy of house from public view.

Refer to the architectural plans accompanying this Development Application.

D3.2 Scenic protection - General

The bushland landscape remains the predominant feature from the street with the dwelling well set back from the street and much of existing landscaping between retained.

D3.3 Building colours and materials

Colours and materials were chosen to:

- provide an attractive façade
- harmonise with the natural environment and
- complement the existing dwelling

It is therefore considered that the proposal satisfies the outcomes of this control.

D3.6 Front Building Line

The proposed dwelling is set back 14m from the front boundary, complying with the numerical PCDD requirements.

D3.7 Side and rear building line

No changes are proposed to the existing dwelling side setbacks.

The upper floor addition is set back between 2.7 and 4.3m from the northern boundary and between 3.2m and 3.7m from the southern boundary.

This will not result in any unreasonable amenity issues for neighbouring dwellings, including solar access, and remains consistent with the objectives of the control, despite the variation.

The existing set back from rear boundary of main dwelling 19.9m and is not proposed to change.

D3.7 Building envelope

The site requires a side boundary envelope of 3.5m/45°.

The existing and proposed development marginally varies this requirement on the southern elevation as shown on Section 1 of the Architectural plans. The breach to the side boundary envelope is minor.

A variation to the boundary envelope is considered appropriate in this case as the development will not result in any unreasonable amenity issues for neighbouring dwellings,

including solar access, and remains consistent with the objectives of the control, despite the variation.

D3.11 Landscaped Area - General

The total landscaped area required on land zoned E4 Environmental Living is 60% of the site area.

The total existing landscaped area of the site is 573m² or 62.5% and the proposed landscaped area is 544.6m² or 59.4%.

The proposed plans do not comply with PDCP landscaping requirements. However, due to the large size of the block, the large area of landscaped area to be preserved, and the previously council approved secondary dwelling on site, it is believed the desired outcomes of the clause are fully met as addressed individually below.

Individual outcomes and responses

Outcome 1 - Achieve the desired future character of the Locality.

Response - See Clause D3.1 for how the proposed works are consistent with the character of the locality.

Outcome 2 - The bulk and scale of the built form is minimised.

Response - The dwelling has been designed to minimise the bulk and scale of the building's public elevation and any impact on neighboring properties. It achieves this with a roof form that follows the slope of the block and the use of natural colours to blend with the surrounding landscape

Outcome 3 - A reasonable level of amenity and solar access is provided and maintained.

Response – The proposed dwelling enjoys an excellent level of amenity, privacy and a bushland outlook.

Outcome 4 - Vegetation is retained and enhanced to visually reduce the built form.

Response – As outlined in clause C1.1 above, two trees are to be removed for the proposed dwelling.

All other existing vegetation is to remain. The building has been specifically designed to retain as many trees as possible to ensure that the occupants enjoy the bushland setting.

Outcome 5 - Conservation of natural vegetation and biodiversity.

Response – As outlined in clause C1.1 above, the site is densely vegetated and all except two trees will be remain. To further support biodiversity, any noxious or undesirable plants on Pittwater's list of weeds which are found on site shall be removed.

Outcome 6 - Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Response – As shown in the Stormwater Plans accompanying this Development Application, all water is to be channelled to effective new and existing water management systems.

Outcome 7 - To preserve and enhance the rural and bushland character of the area.

Response –The bushland character will be preserved through the retention of all groundcover vegetation and the planting of new canopy trees.

Outcome 8 - Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Response - Although the numerical control of 60% are not met, due to the large size of the block it is believed that the provision of more than 525m² of soft surface is sufficient and additional rainwater and OSD tanks will be effective stormwater management.

D3.11 Fences – General

The proposal does not include any new fencing.

D3.14 Construction, Retaining walls, terracing and undercroft areas

No new retaining walls are proposed.

4.3 RESPONSE TO STATE GOVERNMENT POLICIES

SEPP BASIX

Refer to the BASIX Certificate that accompanies the Development Application.

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defense purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

5. COMPLIANCE TABLE

| | LEP/DCP requirement | Proposed |
|------------------------|--|---|
| Height of Building | 8.5m maximum | 8.7m (9.1m at eaves due to 14 ° slope of land) |
| Wall height | 7.2m maximum | 6.7m |
| Side Boundary Envelope | 45° plane from 3.5m | Minor non-compliance |
| Side and rear setback | 900mm minimum | Generally compliant, no change to existing 0.98m non-compliance at southern boundary. |
| Front Setback | 6.5m | 14m |
| Landscape Open Space | 60% | 59.4% |
| Private Open Space | 60m ² minimum 5m minimum dimension | >200m ² |

6. SUMMARY

The proposal has been designed to comply with the provisions of the PLEP and PDCP as far as practicable.

Where compliance is unclear due to the non-compliance of the existing dwelling, care has been taken to ensure all new works optimize the balance between compliance and practical or functional outcomes in the building, whilst fully satisfying the objectives of each control.

Therefore, in assessing the detail of the application against the applicable statutory controls we have formed the considered opinion that the proposed works are permissible, consistent with the zone objectives and other statutory considerations on this particular site.

The proposed development will not give rise to any unacceptable streetscape, residential amenity or environmental impacts and will be complimentary and compatible with the existing and desired future character of the area. We believe that the proposal development should be approved subject to the usual development Consent Conditions.