

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT 8 Bilambie Ave. Bilgola Plateau

LOT 102 DP 27580

Prepared By JJDrafting

March 2016

1)Introduction

This Statement of Effects accompanies documents prepared by JJDrafting, Job Number 510/16, Drawing numbers DA 1 – DA 10 dated March 2016 to detail proposed Alterations and Additions to an existing dwelling.

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. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) Site characteristics and description

This allotment has an area of 696.8sqm and is found in a locality typically characterised by both timber and brick dwellings. Within the Development Control Plan 21, this allotment is in the Bilgola Locality

The site addresses Bilambie Avenue to the north east.

On this allotment sits a single storey brick dwelling, with a colorbond pitch roof . Access to the site is via a driveway along the south east side boundary to an existing attached garage within the dwelling.

The allotment is of a rectangular shape.

The site falls from the rear boundary down towards the front boundary of approximately 1.29m

Front, side and rear set backs reflect that of adjoining properties. Existing vegetation surrounds the property with areas of lawn located to the front and rear of the site

The site is listed as being in a bushfire prone area- bushfire report attached. It is not located in an heritage area or located in a slip zone.

The general vicinity of the site is characterised by a mix of residential dwellings of generally one and two storeys and a variety of architectural styles. The varying age of the development

in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a variety of setbacks to the public domain.

The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings and additions.

3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks approval for alterations and additions.

The new works will comprise the following:

GROUND FLOOR ADDITION

Portion of an existing timber deck located to the north west side of the dwelling is proposed to be enclosed.

The proposal will consist a sitting room off bedroom 1.

New window to the south west wall to bed 1

Window to bed 1 ensuite to be bricked up and new ventilating skylight provided

Dining room to be extended towards the north west above existing deck to form a family room.

Existing opening between dining and new family room to be widened.

3 Skylights to be provided to the new family area

Existing Bedroom 2 to be extended over the existing timber deck which will also include a new ensuite

New timber steps to be added to the existing timber deck

The proposed addition will be constructed of timber framed walls finished off with selected cladding which comply with the bushfire rating.

New flat colorbond roof shall be provided over the proposed addition with a roof pitch of 2degrees

As the existing residence is unable to meet the present and future space requirements of its occupants, these additions will provide the owners with additional living areas that will be better utilised and more functional

As the proposed addition is located to the side of the existing dwelling, it will not be visible from the streetscape and therefore the streetscape will not change due to the proposed addition

There will be no affect on neighbouring properties due to the proposed addition.

Considerations has been given to bulk and form.

4) ZONING AND DEVELOPMENT CONTROLS

4.1 Pittwater Local Environmental Plan 1993

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) Bilgola Locality

Desired Future Character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding developments.

4.3 The Effects Of The Proposal

a) Site Coverage- Environmentally Sensitive Land

Site area is 696.8sqm

Site coverage requirement is max 40% (278.72sqm) and minimum Landscape area requirement is 60% (418.08sqm)

Existing site coverage is -----279.79sqm--- 40.1%

There will be no change to the hard surface area. The proposed new addition is built over an existing timber deck

Existing landscaping area is -----399.7sqm – 57%

There will be no change to the existing landscape area.

No Onsite detention will be required

b) Building Height

Building height complies with council’s max. height limit of 8.5m. The proposed addition is single storey

c) Setback requirements

The required side setback control is 1.0m to one side and 2.5m to the other and max. 6.5m to the rear.

Rear setback to the proposed addition is 7.437m which complies with Council’s DCP

Existing north west side set back is 1.45m

The proposed addition follows the existing external wall of the dwelling along the north west side with a side setback of 1.45m

Existing south east side setback is 1.435m- No change

d) Building envelope

The required control is to maintain the development within a height envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposed addition has been designed to largely observe Council's building envelope

e) Privacy and Solar Control

There will be no loss of privacy.

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

f) View Sharing

Neighbours views will not be affected by the proposed addition

5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Bilgola locality and the general principles of Pittwater 21 Development Control Plan 2014

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater 21 Development Control Plan 2014

5.6) The suitability of the site for the development

The subject land is within the Bilgola Locality and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development.

The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

Conclusion

The proposal which provides for alterations and additions to the existing residence will not have any detrimental impact on the adjoining properties or the locality.

The proposed additions and alterations are in keeping with Council's aims and objectives for

this locality.

There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed alterations and additions will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

SCHEDULE OF EXTERIOR FINISHES

COLORBOND ROOF-----mid grey to match existing

SELECTED CLADDING ----light pale blue to match existing dwelling

WINDOW AND DOOR FRAMES - White to match existing



FRONT VIEW OF DWELLING

VIEW OF THE BACKYARD



VIEW LOOKING NORTH EAST ABOVE DECK

VIEW LOOKING SOUTH WEST ABOVE DECK



LEFT- REAR OF DWELLING
LOOKING NORTH WEST

RIGHT - VIEW LOOKING
NORTH WEST STANDING
ON DECK

