

Modified Statement of Environmental Effects
for
Alterations and Additions
to
Lot 187, DP 16902
No.19 The Outlook
Bilgola Plateau, N.S.W, 2107



Statement of Environmental Effects

1. Overview of Proposal

1.1. Introduction

This Statement of Environmental Effects has been prepared to accompany a s4.55(2) modification to a previous development application N0603/01.

It will show that the modification is an acceptable development of the site and has no impact on adjoining properties, or the streetscape, in the immediate locality and is substantially the same development as that approved under N0603/01.

1.2. Previous Consents

This application is to modify Pittwater Council development approval N0603/01 dated January 3 2002 and Pittwater Council Construction Certificate 0716/04 dated November 4 2004

1.3. Development Overview

Approval is being sought to modify the existing approval by

1. Internal layout changes, facade changes and reduction in roof levels to the first level and garage - these changes fall within the building envelope as approved in N0603/01
2. Modify western courtyard layout and the size and location of pool in the courtyard as approved in N0603/01
3. Proposed extension of current level to eastern boundary and internal changes to this level.
4. Proposed deck on south side of first floor
5. Proposed internal access to eastern garden area at lower level.

All changes are highlighted on drawings mentioned below.

A002 Rev L, A100 Rev L, A101 Rev L, A102 Rev L, A103 Rev L, A110 Rev L, A201 Rev L, A202 Rev L, A205 Rev L, A300 Rev L, A301 Rev L, A302 Rev L, A401 Rev L, A501 Rev L, A502 Rev L, A600 Rev L, C101 RevL

2. Site Description and Context



Image 1: Aerial photo



Image 2: No 19 The Outlook January 22 2021

Statement of Environmental Effects

2.1. Site Description

The site is known as Lot 187, DP 16902 or No. 19 The Outlook, Bilgola Plateau.

The allotment has a tapered rectangular shape having a frontage to The Outlook of 22.86 metres and a rear boundary width of 13.715 metres. The boundary to the north is 51.91 metres, and to the south is 56.10 metres resulting in a total area of 977.2 m².

The property is located on the low side of the road, has an easterly aspect and is situated at the top of a sandstone escarpment, which rises from Hewitt Park and nearby Hamilton Reserve.

It has views to Bilgola bends and Bilgola headland.

Currently constructed on the site is a single-story three-bedroom brick veneer with a tile roof.

From the road frontage, a concrete crossing leads to a concrete driveway ending in a double garage. Pedestrian access is via the driveway and 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 back of the garage.

Underneath the east end of the residence is an abundance of outcropping sandstone rock and existing landscaped areas. To the east of this 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 and natural bushland below.

The site has town water, electricity, phone stormwater and sewerage.

Pittwater Council NO603/01 approved a first level addition, double garage extension, changes to internal layout at ground floor and addition of courtyard and pool to western side of building.



The double garage mentioned above was approved by Pittwater CC 0716/04 and constructed in 2005. The image below is current state (January 22 2021) of the double garage indicating substantial start of works as outlined in NO603/01.

Statement of Environmental Effects

2.2. Site Context

The immediate locality is described as residential properties; made up of detached dwellings.



Image 5 No 17 The Outlook



Image 6 No 21 The Outlook



Image 7 No 24 The Outlook



Image 8 No 26 The Outlook

3. The Proposal

3.1. Present & Previous Use

There is no change to the residential status of this allotment.

3.2. Development Proposal

Proposed Work

The application proposes a modification to an existing development approval Pittwater Council development approval N0603/01 dated January 3 2002. These modifications are depicted on plans, elevations and sections prepared by Willoughby Architects and is substantially the same development as that approved under N0603/01.

The proposal looks to retain as much of the existing external fabric of the building as possible, keeping the front and side walls and the approved building envelope of the first floor, therefore, maintaining the current approved boundary setbacks and building envelope

Design

The design of the work takes into consideration the existing site conditions and surrounds, whilst creating a contemporary aesthetic feel for the proposed dwelling.

Materials, sustainability, privacy and amenity have all been considered in the proposal.

Colours will be in line with councils request in Pittwater 21 D.C.P. 2014 and will be dark and earthy tones. A schedule of finishes is included in the submitted drawings.

Statement of Environmental Effects

This scope of the works consists of:

Demolition:

- ☐ The demolition of the recessed western façade, the eastern façade, the existing roof and the rear deck.
- ☐ The demolition of some internal walls

Ground Level

- ☐ Extension of the ground floor to the east by approximately 3.6 m.
- ☐ Construction of a new 4.5m wide deck
- ☐ Reconfiguration of the internal layout
- ☐ Internal staircase to eastern garden

First Level

- ☐ Reconfiguration of the internal layout and facade changes
- ☐ Addition of deck to southern side

4. Compliances: Planning

We refer to previous assessment report N0603/01 in which the compliance to the relevant components of the Local Environment Plan and Development Control Plan has already been established and approved for works proposed in that approval. This modification justifies the proposal pursuant to s.4.55(2) as substantially the same development as that approved under N0603/01.

This section will only address those aspects relevant to this modification namely

1. Northern Beaches Council (L.E.P.) 2014
 - a. 4.3 - Height of Buildings
2. Northern Beaches Council (Pittwater 21 D.C.P.)
 - a. C1.1 – Landscaping
 - b. C1.3 – View Sharing
 - c. C1.4 – Solar Access
 - d. C1.5 – Visual Privacy
 - e. D3.1 – Character as viewed from a public space
 - f. D3.3 – Building colours and materials
 - g. D3.7 – Side and rear building Line
 - h. D3.9.- Building Envelope

Statement of Environmental Effects

4.1. Northern Beaches Council “Local Environmental Plan”-

The following table summarises the compliance of the proposed development with the relevant provisions of Northern Beaches Council “Local Environmental Plan” -2014

1.Northern Beaches Council– Local Environmental Plan 2013			
PROVISION	REQUIRED	PROPOSED	COMPLIES
4.3 Height of Building	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u> .	Refer to 4.3.1 following	

4.2. Pittwater 21 “Development Control Plan”-

The following table summarises the compliance of the proposed development with the relevant provisions of Pittwater 21 “Development Control Plan”

2.Pittwater 21 Development Control Plan			
PROVISION	REQUIRED	PROPOSED	COMPLIES
Section C: Development Type Controls			
C1 – Design Criteria for Residential Development			
1.1. Landscaping			
Outcomes A built form softened and complemented by landscaping.	<input type="checkbox"/> The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:	No change	<input checked="" type="checkbox"/>
	<ul style="list-style-type: none"> ○ 60% for a single dwelling house, 	Achieved	<input checked="" type="checkbox"/>
1.3 View Sharing			
A reasonable sharing of views amongst dwellings	<ul style="list-style-type: none"> <input type="checkbox"/> All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. <input type="checkbox"/> The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing. <input type="checkbox"/> Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials. 	Achieved Refer to 4.3.2 following	<input checked="" type="checkbox"/>

Statement of Environmental Effects

1.4. Solar Access			
Outcomes A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.	<input type="checkbox"/> 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	Achieved Refer to 4.3.3 following Shadow diagrams	<input checked="" type="checkbox"/>
1.5 Visual privacy			
Outcomes Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design	<input type="checkbox"/> Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level). <input type="checkbox"/> Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building. <input type="checkbox"/> Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below	Refer to 4.3.4 following Achieved Provided Achieved	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
1.17 Swimming Pool Safety			
Outcomes Compliance with Swimming Pools Act 1992 and Regulations	<input type="checkbox"/> Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the <u>Swimming Pools Act 1992 and regulations</u>	Achieved	<input checked="" type="checkbox"/>

Statement of Environmental Effects

Section D Locality Specific Development Control			
D3 Bilgola Locality			
3.1 Character as viewed from a Public space			
<p>Outcomes To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.</p> <p>High quality buildings designed and built for the natural context and any natural hazards</p> <p>Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum</p>	<input type="checkbox"/> Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality..	Achieved	<input checked="" type="checkbox"/>
	<input type="checkbox"/> Walls without articulation shall not have a length greater than 8 metres to any street frontage.	Achieved	<input checked="" type="checkbox"/>
	<input type="checkbox"/> Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> i. entry feature or portico; ii. awnings or other features over windows; iii. verandahs, balconies or window box treatment to any first floor element; iv. recessing or projecting architectural elements; v. open, deep verandahs; or vi. verandahs, pergolas or similar features above garage doors. 	Achieved	<input checked="" type="checkbox"/>

Statement of Environmental Effects

3.3 Building colours and materials			
Outcomes The colours and materials of the development harmonise with the natural environment	External colours and materials shall be dark and earthy tones as shown below	Achieved See Finishes Schedule Drawing	<input checked="" type="checkbox"/>
3.7 Side and rear building line			
Outcomes The bulk and scale of the built form is minimised. Equitable preservation of views and vistas to and/or from public/private places. (To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.	Land zoned R2 Low Density Residential or E4 Environmental Living and located in 'Visual Protection Area' (refer to Bilgola Locality Map 3 2.5 to at least one side 1.0 for other side Rear building line of 26.5m from the front boundary, or established building line, whichever is the greater (except for where the foreshore building line applies .	Achieved No change No Change. Achieved Refer to 4.3.5 following	<input checked="" type="checkbox"/>
3.9 Building Envelope			
Outcomes To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. The bulk and scale of the built form is minimised. Equitable preservation of views and vistas to and/or from public/private places. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties	Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to <i>Pittwater Local Environmental Plan 2014</i>)	Achieved Refer to 4.3.6 following	<input checked="" type="checkbox"/>

Statement of Environmental Effects

4.3. Areas of Clarification

4.3.1. Building Height

The Council has determined the original approval NO603/01 against a building height of 8.5m.

As indicated in the section drawings submitted with this application, the height line is breached slightly by the roof structure over the eastern ground floor balcony. The roof has been extended into this zone to provide the maximum amount of coverage to the deck; ensuring that it can be used in most weather conditions. It is not considered that this slight breach has any impact on bulk or scale and does not impact view sharing or affect overshadowing.

4.3.2. View Sharing

24 The Outlook Bilgola

We have reviewed the four (4) planning principles outlined in the Land and Environment Courts view sharing planning principles.

These principles were used by council during approval of Pittwater Council NO 603/01

Principle 1 - Nature of view affected

Principle 2 - What part of the affected property are the views obtained?

Principle 3 - Extent of impact

Principle 4 - Reasonableness of the proposal that is causing the impact

We contend that the principles outlined in the above assessment will hold for the current modification as it maintains the requirements and building envelope approved in NO603/01 and does not change the view sharing as approved in NO603/01..

The height of the modified western elevation is 6.4m, which is well below the maximum height limit. Additionally the first floor modifications and garage roof fits into the current building envelope as approved in NO603/01

The view will be actually be improved, the proposed height of the first floor is 443mm lower than the approved first-floor height in NO603/01 (previous RL 115.450 v proposed 115.007). Also the garage roof height is 280mm lower than the previously approved first-floor addition in NO603/01. (previous RL 115.350 v proposed 112.070)

It is noted that the view from the property at No 24 The Outlook is restricted by the existing tree canopy.

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

Statement of Environmental Effects

4.3.3. Solar

No significant impact is caused by the proposed modifications to ground level being pushed to the east.

Additionally due to design changes and lowering the height of both the first floor roof and garage roof (pitched to flat) overshadowing will be reduced from the first floor and garage to 21 The Outlook Bilgola

As identified in the shadow diagrams, any additional overshadowing will be cast onto the roof of No.21 The Outlook as was identified in approval N0603/01.

4.3.4. Visual Privacy

We believe that the proposed modifications to the current level will improve the privacy to the adjoining properties.

17 The Outlook Bilgola

On the northern elevation, all proposed windows on the ground level are at high level, and privacy screens will be positioned at the north end of all decks. Currently, there is no screening from the deck to this house.

Additionally the window approved at first floor level in NO630/01 has now been deleted by this modification. There will be no windows on the northern elevation at first floor level - improving privacy to 17 The Outlook Bilgola

Image 10 current condition January 21 2021



21 The Outlook Bilgola.

Windows on the southern elevation on the ground level are provided only to low usage rooms, namely a laundry and butlers kitchen.

At first level the one window on the southern elevation remains - this window is set back approx 6 metres from the southern boundary and will not cause privacy issues to 21 The Outlook Bilgola.

Statement of Environmental Effects

Currently, landscaping provides the only privacy between the two properties. This proposal constructs permanent visual barriers and therefore improves privacy between neighbours.



Image 11 current condition January 22 2021

4.3.5. Setbacks

Front Building Line

There is no change to front building alignment as approved in NO603/01.

Side Building line

There is a slight change to side building alignment as approved in NO603/01. On the southern boundary at the ground floor the building is pushed out to allow access from garage to internal of house. This extension is still within the existing building alignment and has no windows in this location.

Rear Building Line

Proposed to push out eastern elevation on the ground level to increase size of the current living room and bedroom areas

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

4.3.6. Building Envelope

The proposed modification complies with the required building envelope guidelines

4.3.7. Landscaping area

The renovations/extensions to the existing dwelling will occur in 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%

Statement of Environmental Effects

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.

4.3.7.1. Fences

Fencing proposed to the western frontage along “The Outlook” is submitted 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.

4.3.8. Stormwater Disposal

The new metal roof and gutters will connect to the existing stormwater system that is currently used for the existing roof and hardstand areas runoff and discharge. This currently drains to the east as per other houses in the street. As required by BASIX, a new Rainwater tank has been included.

4.3.8 GeoTechnical Report

A Geo-Technical report has been undertaken by Jack Hodgson Pty Ltd and was assessed as part of the original approval NO603/01. An up to date report dated June 12 2018 by Jack Hodgson Pty Ltd is attached

4.3.9. Bushfire Report

A bushfire assessment report undertaken by Australian Bushfire Safety and Planning dated 8 July 2018 is attached. Also attached is the New South Wales Rural Fire Service recommendation dated 25 September 2018. All new construction works will adhere to the recommendation of these reports regarding ‘Construction of Buildings in Bushfire Prone Areas’.

4.3.10. 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.

5. Conclusion:

In conclusion, this Statement of Environmental Effects supports the attached documentation and demonstrates that the application meets all the outcomes of the Council’s legislative controls and guidelines.

It shows that the modification is an acceptable development of the site and has no impact on adjoining properties, or the streetscape, in the immediate locality and is substantially the same development as that approved under N0603/01.

The proposed works are minimal in relation to the streetscape and have an acceptable impact on the external scale, form and character of the house and as approved under NO603/01.

We trust the Council will view this application favourably.

Please contact us if there are any issues needing clarifications or amendments required.