

STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot 7 DP 26457
16 Bilga Avenue
Bilgola Plateau

APPLICANT: Drafting Help

PROPOSAL: Alterations and additions to an existing single storey dwelling with subfloor garage.

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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 alterations and additions to an existing single storey dwelling containing three (3) bedrooms, living and dining rooms along with a wrap-around deck and subfloor garage.

The proposed works include:

Subfloor level:

- Extension of building footprint at southern front and rear to allow for ground floor additions

Ground floor:

- Extension of eastern deck area
- Construction of a new roof over eastern deck area
- Internal reconfiguration and extension at front and rear of southern side of dwelling to allow for a large open planned kitchen, living and dining room, larger master bed with ensuite as well as the addition of a study, rumpus room, bed 4

The subject site is located on the eastern side of Bilga Avenue. The lot is rectangular in shape with a frontage of 19.05m, a depth of 36.575m and a total land area of 696.8m². The lot currently contains an existing single storey dwelling with subfloor garage that is to be retained as part of the proposed development.

No trees are required to be removed in order to site the proposed works. Existing vegetation to the front and rear of the allotment is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the north-western front corner with drainage to be directed to the existing drainage system for the allotment.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

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 Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

State Environmental Planning Policy (Building Sustainability Index) 2004

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 17 Roads & Traffic

Subdivision 2 – Development in or adjacent to road corridors and road reservations

2.118 Development with frontage to classified road

- (1) *The objectives of this section are—*
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

- (2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

Pittwater Local Environmental Plan 2014

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development ancillary to the existing dwelling house on the allotment. A 'dwelling house' is defined in the Plan as 'a building containing only one dwelling'.

The identified zone permits the construction of a 'dwelling house' therefore ancillary development is permitted subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The proposed development can satisfy the objectives of the zone as it complements the existing residential setting. Residential amenity can be maintained by the proposed development as the site is intended for this form of development.

The proposed development is compatible with the existing character of the locality. The proposed alterations and additions are designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site.

The siting of the proposed works is in the most appropriate location, which minimises disturbance and follows a similar development density evident throughout the area.

The proposed dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Max approx. 7.26m	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 of the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within proximity of heritage items.

Clause 5.11 Bush fire hazard reduction

The subject site is not identified to be bushfire prone land.

Clause 5.21 Flood planning area

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

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposed development is not anticipated to lower the water table and requires minimal excavation. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Earthworks

Minimal ground disturbance is required to provide a platform to site the proposed additions. Balanced cut and fill is proposed and all earthworks can be suitably battered and/or retained within deepened edge beams to ensure structural adequacy and minimal impact on the adjoining properties. A suitable drainage system runs throughout the site to mitigate the change in ground levels.

Clause 7.6 Biodiversity

The subject site is identified as being within an area of terrestrial biodiversity. The proposed development does not involve the removal of any trees or significant vegetation on site to ensure that the landscape character of the area is maintained. 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.

Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

* * *

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 environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Pittwater Development Control Plan No. 21

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

SECTION A

A4.3 Locality character statement – Bilgola Locality

Context (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 proposed development is to be located on a 696.8m² existing allotment being in keeping with the typical size for the area. No trees are identified for removal and the existing landscaping to the front and rear of the allotment is to be retained to ensure the landscape character of the area is maintained.

The proposed alterations and additions are considered to be consistent with the intended character of the area and the character of Bilga Avenue. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials which ensures that the built form will not be out of place and will not detract from the amenity of surrounding properties.

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 and stormwater plans.

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 proposed alterations and additions will meet with the objectives of the low-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed additions complement the existing dwelling design which is considered to be in keeping with developments throughout the surrounding area. The proposed works remain below the dominant tree canopy height.

No trees are to be removed as part of the proposed development with existing landscaping to be retained to the front and rear of the allotment to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with alterations and additions to an existing dwelling considered to be the most suitable development for the site.

The overall design of the proposed works has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

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

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance, within a conservation area or within proximity of a heritage item.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's 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. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils. 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 proposed alterations and additions is to be directed to the existing drainage system on the allotment.

B6 Access and Parking

The existing driveway access is considered to be suitable to be retained.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m. Driveway width at kerb to be maximum of 3.5m	Driveway width at kerb and boundary unchanged by proposal.	N/A Yes
Required parking spaces per dwellings 1 bedroom – 1 space 2 bedrooms + - 2 spaces	2 spaces retained; 1 within existing garage and 1 hardstand space.	Yes
Min enclosed garage dimensions – 3m x 6.0m (single garage)	No changes to existing internal garage size proposed. Existing dimensions remain compliant.	N/A

B8 Site works management

Cut and fill within the site is noted on the accompanying plans. 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 proposed alterations and additions.

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% landscape area forward of the building line retained.	Yes
<u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it. Casual surveillance of front yard. Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	The proposed development is not anticipated to result in any loss of safety and security to the existing dwelling. Sight lines from the dwelling to the street frontage are available from the development. Adequate lighting remains available within the front yard to permit access without annoyance to neighbours.	Yes

<u>C1.3 View sharing</u>	The proposed development is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks and height of the proposed development.	Yes
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs solar access remains available to the dwelling and adjoining dwellings due to favourable orientation of lot, compliant setbacks and single storey nature of the proposed development. Shadows cast from the proposed works are not beyond anticipated levels for an allotment with north to the side boundary of the allotment. No detrimental loss of solar access to southern neighbouring dwelling anticipated from the proposed additions due to generous separation provided as a result of their increase side setback.	Yes Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development. Primary living/dining area remains orientated to the street frontage. Proposed rumpus room provided with a highlight window to southern side elevation to prevent privacy intrusion. Side setbacks remain unchanged by the proposal in order to maintain adequate privacy and amenity of neighbouring properties. Side windows minimised as much as possible without resulting in excessive bulk to the side elevations. Living areas are	Yes

	appropriately setback and offset from adjoining living and POS areas.	
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities	80m ² POS area retained. Min >3.0m POS to the rear yard. Provided in the rear yard POS accessed from living and rumpus rooms. Appropriate orientation provided. Solar access available throughout the day due to movement of the sun. Adequate space available within the rear yard.	Yes Yes N/A Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site remains available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area remains available for bin storage within the site. Waste Management Plan provided for Council's consideration.	Yes Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	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, scale and design to the subject development have occurred within the area gradually setting a contemporary development theme.

Design of the alterations and additions has retained a streetscape appearance of a single storey dwelling that has been effectively characterised on the subject site. The proposed development provides an increase in the articulation of the façade whilst retaining the verandah element within the front façade, further enhancing the streetscape presence of the dwelling.

Car parking remains available in the existing subfloor garage which is located to the front of the dwelling in keeping with the parking arrangements for the surrounding

area. Existing and proposed planting within the front setback ensures the development is softened and does not dominate the street. The articulation and high quality design of the development will ensure the visual bulk of the dwelling is minimised.

Based upon the design of the alterations and additions and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Bilga Avenue and the characteristics of Bilgola Plateau.

The proposed alterations and additions will successfully contribute to the streetscape and landscape character of the locality.

D3.2 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The proposed alterations and additions are designed with contemporary design elements to complement the changing character of the area.

No tree removal is identified to form part of the proposed development ensuring that the landscape character of Bilga Avenue is maintained by the development. The existing landscaping of the site is to be retained in order to preserve the scenic quality of the site.

D3.6 – 3.15 Bilgola Locality Residential Sectors

This section of the DCP applies to all land within the Bilgola Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D3.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule to be provided with DA.	For consideration by Council.
<u>D3.6 / Front Building line</u> Land zoned E4 adjoining Barrenjoey Road – 10m or established building line, whichever is greater All other land zoned R2 or E4 – 6.5m or established building line, whichever is greater.	N/A 6.51m to proposed front building line. Slightly forward of the neighbouring front setbacks.	N/A No – See below
<u>D3.7 / Side and rear building line</u> Land zoned R2 or E4:		

2.5m to one side; 1.0m to other side.	2.798m, unchanged by development. 1.383m, unchanged by development.	Yes Yes
6.5m to rear (except land in foreshore)	9.788m.	Yes
<u>D3.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Proposed works are predominantly within the building envelope. The proposed rear awning roof are understood to be allowable encroachments.	Merit Consideration
<u>D3.10 / Landscaped Area – General</u> Landscape area min = 50%	60.70%	Yes
<u>D3.11 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	N/A to R2 zone	N/A
<u>D3.12 Fences</u>	No changes to existing fencing proposed.	Yes
<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 where necessary. No new undercroft areas proposed.	Capable of complying. N/A

Variation requests

Front Setback – Council's DCP requires dwellings to be provided with a 6.5m front setback or to be in keeping with the established streetscape if the streetscape is greater than 6.5m. A setback of 6.51m has been provided to the proposed addition being slightly forward of the surrounding established setbacks as per the below image. Therefore a variation is requested to the front setback control.



Source: SixMaps 2022, 16 Bilga Avenue, Bilgola Plateau

It is understood that the setback controls are designed to ensure that the proposed development is compatible with the surrounding development whilst minimising the impact on the streetscape and adjoining developments.

The proposed encroachment into front setback spans a total width of 3.8m of the front façade, ensuring it will pose minimal impacts to the dwelling's visual appearance when viewed from the street and neighbouring properties. The remaining 12.57m of the dwelling's front façade is stepped back and in keeping with the established front setback pattern of the area. The front façade of the proposed encroachment provides appropriate articulation that complements the existing dwelling façade to minimise its visual dominance.

Existing landscaping within the front setback will provide appropriate screening of the front setback encroachment to soften the development bulk when viewed from the street.

Despite the required variation it is anticipated that the proposal will have no greater impact than that of a compliant proposal and will be able to meet the objectives of the clause. Therefore a variation to the front setback requirement is considered to be appropriate for the subject site and should be supported in this instance.

* * *

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 are considered relevant when considering onsite impacts:

Siting and Design

The proposed alterations and additions will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a well-established suburban location.

The siting of the proposed additions provides generous boundary setbacks, contributing to spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed alterations and additions is consistent with other contemporary residential building designs within the locality and will complement the streetscape. The front façade comprises different building elements including a pronounced front entry and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Ground disturbance will be limited to minor excavation and filling for construction of the additions. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

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 established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The alterations and additions to an existing 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 area.

The proposed alterations and additions are permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(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 the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject works is considered to be in the public interest.

CONCLUSION

The proposed alterations and additions to an existing dwelling are permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that the construction of alterations and additions will complement and blend with the existing, and likely future character of this section of Bilgola Plateau. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



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March 2022