

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO EXISTING HOUSE

Lot 4, DP 30870, 40 Bilwara Avenue, Bilgola Plateau
NSW

For P. & K. Ponton

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations and additions to the existing house at 40 Bilwara Avenue Bilgola Plateau which includes a replacing the rear timber frame deck with tiled waterproof deck and new studio space below.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by DP Surveying dated 27th May 2020.
- Architectural Plans, DA.01-DA.05 prepared by Jo Willmore Designs dated June 2020.
- Geotechnical Investigation - prepared by White Geotechnical Group dated 3rd July 2020
- Bushfire Risk Assessment - prepared by Bushfire Planning Services dated 1st June 2020
- Colour schedule
- Waste Management Plan.

Existing Use:

Single residential dwelling

Site Analysis:

40 Bilwara Avenue, Bilgola Plateau, Lot 4, DP 30870

Site Area : 969.6 sq.m.

Locality: Bilgola Locality

Zoned: E4 Environmental Living

Hazards effecting site: Bushfire Prone Land,
Part Geotechnical Hazard H1

40 Bilwara Avenue is situated on the low north east side of Bilwara Avenue. The site is of irregular shape with a frontage of 9.145m and rear boundary of 34.44m where it backs onto Angophora Reserve. The site falls from Bilwara Avenue to the rear with a fall of approximately 11m. The site is terraced with an existing two storey, split level, masonry and weatherboard clad home positioned on the top terrace towards the front of the site. An elevated deck to the rear of the house has a north easterly aspect. The rear yard, both upper and lower terrace, have large grassed areas with small shrubs & plantings along the boundaries. Large rock outcrops divide the two terraces. The houses in the immediate area range in size and style with the immediately adjacent homes being two storey brick homes.

Design / Streetscape Statement:

The design aims to minimise any impact on the character of the area by maintaining the existing style and scale of the home while providing for an upgraded rear deck with new studio or rumpus room. The majority of works are replacing or below existing built upon area and will have minimal impact on the amenity of neighbours and street scape with no change to privacy, views and shadowing presently experienced by neighbouring properties.

The existing timber deck is to be replaced with a new tiled & waterproofed deck, the same size and positioning as is. The area below the deck will be excavated and enclosed to provide for a new rumpus room, bathroom and garden store. New stairs and paved area will be added to the south east to provide access from the deck to the new rumpus room. There will be no internal access from the house to the rumpus room with the rumpus room accessed from and flowing onto the the grassed landscaped area to the north east. As the majority of work is below the replaced deck there will be

little change to site coverage and no change to the form of the existing house or impact on landscaped areas.

Pittwater LEP 2014 Considerations (as relevant)

Zone E4 Environmental Living

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Proposal:

The proposed works will not alter the use from existing residential maintaining low density and scale of the area. With no change to the front facade of the house and all existing soft landscaped areas to be retained the existing landscaped character of the site will also be maintained.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (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.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

As there will be no change to the overall height of the existing house with the proposed works to and below the existing rear deck all new works are well below the maximum height allowed of 8.5m.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Proposal:

The proposed rumpus room will require some excavation to a maximum depth of 1.3m. This area of excavation however being below the existing deck and set a significant distance from neighbouring boundaries will not impact on drainage and stormwater flow and with small retaining walls incorporated there will be no detrimental effect on neighbouring properties or soil stability.

Part 7.7 Geotechnical Hazards

The objectives of this clause are to ensure that development on land subject to geotechnical hazards

- matches the underlying geotechnical conditions of the land,*
- is restricted on unsuitable land,*
- does not endanger life or property.*

Proposal:

Council mapping indicates the property to be impacted by H1 Geotechnical Hazard to the lower eastern section of the site away from the existing house. However as some excavation is required for the new rumpus room a geotechnical assessment by White Geotechnical Group forms part of this submission demonstrating compliance with the objectives of Part 7.7.

Pittwater 21DCP Plan Considerations (as relevant)

SECTION A LOCALITIES

A4.3 - Bilgola Locality

Desired Future Character

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 natural 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 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.

Proposal:

The proposal is consistent with the desired character of Bilgola Plateau locality. It will not alter the use from existing residential, maintaining the low density and scale of the area. None of the proposed works are visible from the street and will not require the removal of any significant trees or planting nor impact on existing natural rock outcrops. It will maintain the house as two storey/split level with no impact on the amenity of neighbouring properties.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Landslip Hazard

Proposal:

Council mapping indicates the property to be impacted by H1 Geotechnical Hazard to the lower eastern section of the site away from the existing house. However as some excavation is required for the new rumpus room a geotechnical assessment by White Geotechnical Group forms part of this submission.

Bushfire Hazard

Proposal:

A Bushfire Risk Assessment accompanies this application with the level of compliance recommended in accordance with AS 3959 -2000 being BAL-FZ. All new works have been designed to be compliant with this level of bushfire protection.

B4 - Controls relating to natural environment

Wildlife Corridors

As the majority of proposed works are over existing built upon areas and with minimal existing planting to be disturbed there will be little impact to any existing habitat for threatened, endangered or local species with wild life corridors maintained.

B5 - Water Management

Stormwater

As there will be little change to the built upon area a stormwater detention system is not required. With no new roof area or paved area requiring drainage the existing stormwater system will remain as is.

B6 - Access & Parking

Parking Facilities

Concrete parking area at the front of the house will remain and be unchanged.

B8 - Site Management

Excavation and landfill

Some excavation is required for the new rumpus room located below the existing deck. As the area of excavation is below the existing deck and set a significant distance from neighbouring boundaries there will be no adverse impact on adjoining land and the stability of the site will be maintained. A geotechnical assessment by White Geotechnical Group forms part of this submission.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

Waste Minimisation

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway or to rear paved areas so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As the majority of the proposed works will be positioned over existing built upon areas there will be no impact on the existing landscaping and no loss of canopy trees. Some grassed areas to the north east of the new rumpus room will be lowered to allow for level access from the the new room however the area will be maintained as grassed open area therefore retaining the existing landscaped character of the site.

View sharing

As there is no change to overall building height, building footprint or boundary setbacks any views presently experienced from neighbouring properties will be maintained.

Solar Access

Again as there will be no change to the overall height or building form there will be no change to the existing shadows cast. At no time during mid winter will neighbouring dwellings internal living spaces be impacted on nor sunlight to private open spaces reduced to less than 50% during mid winter from the proposed works.

Visual Privacy

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. All of the new windows from the rumpus room are positioned to face the rear yard or a significant distance from side boundary and will have no impact on existing levels of privacy.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Separately Accessible Structures

The proposed rumpus room below the replaced deck as it is ancillary to the existing dwelling, is not designed for separate habitation from the house and will not contain any cooking facilities is permitted under clause C1.14. As the room is a significant distance from any bathroom facilities within the existing house the proposed bathroom is also permissible.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D3 - Bilgola LOCALITY

DCP Part D3.1 Character as viewed from a public Space

Proposal:

The proposed works will maintain the overall height and bulk and scale of the home which is compatible with neighbouring homes and streetscape. As

none of the new works are visible from the street and the majority below the existing rear deck and all significant landscaping retained the house will remain a low density dwelling in a landscape setting which compliments the desired future character of the Bilgola Plateau locality.

DCP Part D3.3 Building colours and materials

Proposal:

Refer to the colour schedule. The colours proposed will match the existing house and blend with the natural environment.

DCP Part D3.6 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater. Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.

Proposal:

Set backs from all boundaries will remain unchanged. The setback from the front boundary to the house will remain at 11.5m complying with the minimum allowed of 6.5m.

DCP Part D3.7 Side and Rear Building lines

Control: The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following table:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

As stated above all minimum setbacks to side boundaries will remain unchanged. The minimum setback from the southern eastern boundary to the house is 1.174m and to new works 2.290m. The minimum setback from the western side boundary to the house is 2.44mm and to new works 6.48m. Though the existing side boundary to the west does not quite comply with the minimum required of 2.5m, this is an existing non compliance. All new works fully comply therefore having no increased impact on amenity to neighbouring properties.

The setback from the rear boundary is 15.7m also fully compliant with the minimum required of 6.5m.

DCP Part D3.9 Building Envelope

Control: Buildings are to be sited within the following envelope: 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 Pittwater Local Environmental Plan 2014).

Proposal:

With no change to the overall height and form of the building as proposed works are below existing roofed areas there will be no change to any breaches of the building envelope.

DCP Part D3.11 Landscape Area - Environmentally Sensitive

Control: The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.

Proposal:

There will be little change to the landscaped area of the site. A proposed paved area and new steps from the rear deck will increase the hard surfaced area of the site reducing the soft landscaped area from 630 sqm to 621 sqm. This though maintains a landscaped area of 64.05% of the site complying with the minimum required of 60%.

Summary

The proposed works are designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

Jo Willmore
B.Arch