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Statement of Environmental Effects

**Alteration & Addition
1 Bilberry Avenue
Bilgola Plateau NSW 2107**

**for
Ms. Lindsey Evans**

1 Introduction - page 3

Property Description
Site Description
The proposal

2 Zoning and Developments Controls – page 4

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy No 71 Coastal Protection
Pittwater Local Environmental Plan 2014
Pittwater 21 Development Control Plan 2014

Section A - Shaping Developments in Pittwater
Character

Section B - General Controls
B3 Hazard Controls
B4 Controls relating to the natural environment
B5 Water Management
B6 Access and Parking
B8 Site works management

Section C - Development Type Controls – page 5

C1 Design Criteria for Residential Development

C1.1 Landscaping
C1.2 Safety and security
C1.3 View sharing
C1.4 Solar access
C1.5 Visual privacy
C1.6 Acoustic privacy
C1.7 Private open space
C1.9 Adaptable Housing and Accessibility
C1.10 Building Facades
C1.12 Waste and recycling facilities
C1.13 Pollution control
C1.24 Public road reserve – Landscaping and infrastructure

Section D - Locality Specific Development Controls - page 6

D3 Bilgola Locality

D3.1 Character as viewed from a public place
D3.2 Scenic protection - General
D3.3 Building colours, material and construction
D3.6 Front building line
D3.7 Side and rear building line
D3.9 Building envelope
D3.11 Landscaped Area – Environmentally Sensitive Land
D3.12 Fences – General
D3.14 Construction, Retaining walls, terracing and undercroft areas
D3.15 Scenic Protection Category One Area

Appendix A - Waste Management Plan – page 8
Appendix B - Site Analysis Plan – page 9

1 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by AH Design, dated 14 of July 2021. The proposal is for an alteration and addition to existing residence.

Property Description

The site at 1 Bilberry Avenue, Bilgola Plateau is described as Lot 13 in DP 24536. The property is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014.

Site Description

The site is situated on the north west side of Bilberry Avenue, Bilgola Plateau with a total area of 835.5m². It has a street frontage of 18.29 meters and the side boundaries are 45.72 meters to the north east and south west. The rear boundary to the north west is 18.29 meters.

The overall site is level with a very minimum slope west to east. The highest RL being 140.33 at west corner and the lowest RL being 139.18 at the east corner of the property.

There is an existing one-level brick- & weatherboard residence with a metal roof on the site. The dwelling accommodates 4 bedrooms, study, bathroom, laundry, kitchen and living areas.

The property is surrounded by single dwellings which are generally 1 or 2 storey's in height.

The Proposal

Development consent is sought for a small extension (10.9 m²) of existing family area, and to raise part of existing roof. A new fireplace and a couple of new windows is also part of the submission. The design criteria is to create a dwelling with flexible layout for guests and family and to minimize the bulk and scale, as well as creating a dwelling well equipped for 'indoor-outdoor' life. The overall bulk and scale have been kept small, and no new part of the roof is above any existing gutter or ridge heights. The extension is small and the overall impact on any neighbouring properties is minimum.

2 Zoning and Developments Controls

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The proposal meets the standards and controls for water, thermal and energy, required by BASIX. A BASIX certificate has been submitted with his application.

Pittwater Local Environmental Plan 2014

The subject site is zoned E4 Environmental Living under the Pittwater LEP 2014. It is considered that the proposal of the small extension is consistent with the desired future character of the surrounding locality. The proposal respects the scale and form of other development in the vicinity and has very little impact, if any, on the neighboring properties. The setbacks are achieved, and the proposal has no impact on long distance views. The overall dwelling is well screened by trees and scrubs.

The height of the existing building as well as the proposed extension is below 8.5m and complies with the height requirement within the LEP.

The proposal does not require removal of any tree. Some vegetation needs to be cut back but we do not see any significant changes to the environmental.

No earthworks are suggested. The extension is on an already existing concrete slab.

Pittwater 21 Development Control Plan 2014

Section A - Shaping Developments in Pittwater

Desired Character - Bilgola Locality

The aim has always been to design something with low impact on its surrounds and with minimum bulk and scale. Efforts have been taken to enhance a relaxed 'indoor-outdoor' lifestyle. There is plenty of outdoor space to utilise the year-around climate of the Northern Beaches. The small extension will increase the family area and allow for better access to the garden. The extension is well screened from the street and is amongst the trees maintaining a 'low profile'.

Section B - General Controls

B3 Hazard Control

B4 Controls relating to the Natural environment.

The proposed extension has minimal impact on vulnerable or threatened species. There are no removal of trees and existing palms, and bushes are to be retained. The garden is well established, and no changes are proposed.

B5 Water Management

Stormwater discharge into public drainage system

No change in existing system.

Any new down pipes from the extension are to be connected to the existing storm water line.

B6 Access and Parking

The existing driveway and carport allow for a minimum of 2 cars and no changes are proposed.

All cross overs and road gradients are to be kept as is and no new work is proposed.

B8 Site works management**Construction and demolition – excavation and landfill**

NO excavation is required.

Construction and demolition – erosion and sediment management /waste minimisation/site fencing and security

N/A

Construction and demolition – waste minimisation

Waste materials generated through demolition works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. A waste management plan is included in this submission (see appendix A).

The grounds allow for storage and delivery of building materials within the works area. There is a focus to keep waste levels low and to maximise recycling.

Section C – Development Type Controls**C1 Design Criteria for Residential Development****C1.1 Landscaping**

The property's garden is well maintained and includes numerous of local trees. Since the proposed extension is small and the changes to the outdoor environment are minimal, no landscaping plan is included in this submission.

C1.2 Safety and security

The proposed dwelling has an existing entry door with a side window and a front porch with external lighting for safety and security.

C1.3 View Sharing

The proposed design has very little impact on any neighbours. The north-east side of the property is mostly obscured by the fence and existing vegetation. The proposed extension is fair distance away from the neighbouring dwelling, and any new windows towards the neighboring property (north east) have high window sill for privacy.

C1.4 Solar access

The proposal has been designed to take into consideration the effect of neighbour overshadowing. Due to the orientation of the block and the topography of the land, there is very little impact on the surrounds. There are no shadowing impacts from the proposal on any neighbouring properties.

C1.5 Visual privacy

The proposal has been designed to take into consideration any privacy issues with the adjoining neighbours. The extension is oriented 'away' from the neighbor and is more likely to have a positive impact as a sound barrier if anything. We cannot see any negative impacts on any neighbouring properties' privacy.

C1.6 Acoustic privacy

Noise transference from the proposed development has been minimised by the design and selection of appropriate materials.

C1.7 Private open space

The property has plenty of private outdoor space. There is no change by this proposal.

C1.9 Adaptable Housing and Accessibility

N/A. No change.

C1.20 Building Facades

The dwellings facades are in keeping with the surrounding neighbourhood and no visual pipe or conduit are proposed.

C1.12 Waste and recycling facilities

Waste and recycling facilities are unchanged.

C1.13 Pollution control

The proposal does not suggest any changes regarding pollution.

C1.23 Eaves

The proposal does include 450mm eaves and comply with the code.

C1.24 Public road reserve – Landscaping and infrastructure

No change suggested.

Section D - Locality Specific Development Controls**D3 Bilgola Plateau Locality****D3.1 Character as viewed from a public place**

NO changes are proposed to any visual part of the dwelling from the street. The overall aim is to build a nice beach dwelling with character and features, in keeping with the area.

D3.2 Scenic protection - General

Due to the low level of the dwelling and the materials used it will not make a substantial visual impact on the surrounds.

D3.3 Building colours, materials and construction

The primarily materials are painted weatherboards ('Dulux' Oster Linen), natural timber and steel roofing. The proposed extension will be having material and colours to match existing.

D3.6 Front building line

NO change is proposed. Existing dwelling complies with 6.5m front set-back.

D3.7 Side and rear building line

The proposed extension is in line with existing dwelling. The set-back is approximate 1.9m from the boundary and comply with the code.

D3.9 Building Envelope

The proposed dwelling is far below the 8.5m height limit and inside the building envelope.

D3.11 Landscaped Area – Environmentally Sensitive Land

The existing dwelling with its driveway, hard surfaces, studio and pool, adds up to 472.7 sq. m. or 56.6% of the block. The new extension is on already hard surface (concrete slab) and will not increase the impervious area. The client is aware of that the hard surface area is above the 'code' and will remove some concrete to allow for more garden.

As an overall view, the ex. pool has a softening affect and does not add to the run-off of storm water, therefore we hope for a positive outcome on this proposal.

D3.12 Fences – General

All existing side boundary fences are to be kept. NO new fences or gates are proposed.

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

No excavation or retaining of soil is proposed.