

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany:

Alterations and second floor addition to an existing residential dwelling



**Lot 53 in DP 12838 known as
156 Plateau Road, Bilgola Plateau, NSW, 2107**

**Mrs Owen Roberts– Job No.1999
July 2025**

Introduction

This Statement of Environmental Effects has been prepared to accompany a development application submitted to Northern Beaches Council by Addbuild Master Builders.

Approval is being sought for alterations and addition to an existing detached residence at Lot 22 in DP 14619, known as 156 Plateau Road, Bilgola Plateau situated in the Northern Beaches Local Government Area.

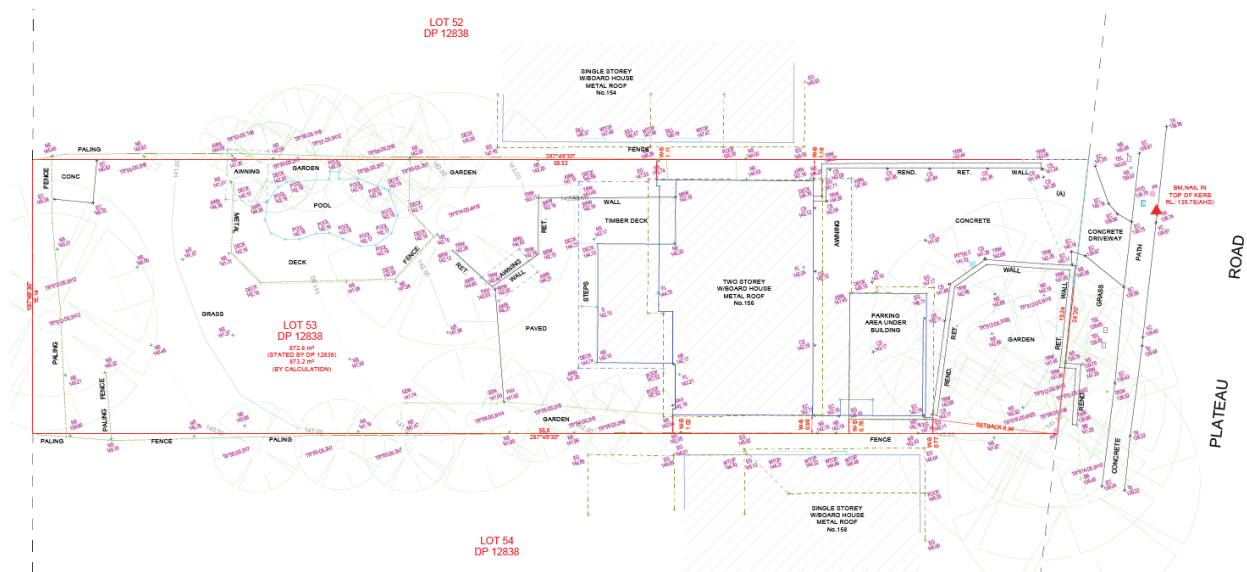
This report will seek to address a number of issues relating to the proposal including a description of the subject site and surrounding development. The report also contains a detailed description of the proposal and the relevant planning controls and assessment of the proposal having regard to the relevant controls and policy.

This report will also seek to conclude that the proposal is an acceptable development of the site, is compatible with the zone objectives and relevant design guidelines and controls, has no impact on adjoining properties or the streetscape, is consistent with the scale and form of existing residential developments in the immediate locality, and is therefore worthy of approval.

Site Description and Surrounds

Location

The site is described as Lot 53 in DP 12838, known as 156 Plateau Road, Bilgola Plateau. The land is standard lot with a frontage of 15.24m and a depth of approximately 58.53m, providing a total land area of 872.6m².



Site Description

The subject site is well landscaped with no significant stands of vegetation that require to be removed to accommodate the new addition. The site is serviced by town water, electricity, phone, and sewerage. The site currently accommodates a two storey residence consisting of four (4) bedrooms, one (1) bathrooms, one (1) laundry with showerroom, kitchen, two (2) living, one (1) dining, one (1) gym, one (1) office, one (1) store room, , one (1) carport and balcony to the front.

Surrounding Development

The subject site is located within an established residential area containing predominantly detached one and two storey dwelling houses. The immediate locality is best described as residential in nature

with a mix of detached dwellings and there are numerous examples of residential contemporary style dwellings with defined pattern of sittings and setbacks.



Source: Northern Beaches Council Maps / 156 Plateau Road, Bilgola Plateau

Present and Previous Use

The site is presently used as a single occupancy residential dwelling. There is no change to this use as a result of this proposal. Due to the age of the dwelling, the use has not changed, and it is unlikely that the site was subject to any contaminating activity.

Development Proposal

The application before Council involves alterations and addition to an existing detached dwelling. It is proposed to extend the existing dwelling to provide the level of accommodation required by the owners. Further, this shall be done in a sympathetic style to the existing dwelling and those adjoining and adjacent to it thus minimising any perceived adverse impact by or upon the property.

Proposed Development

Application is to be made for alterations and additions to the existing residence that will involve the following works:

Ground Floor –

1. Removal of the existing stairs and addition of a new internal stairs to access the existing first floor addition.
2. Alteration of the existing office and convert it to a store room.

First Floor –

1. Renovation of existing bathroom.
2. Addition of a new internal stairs to access the second floor addition.

Second Floor-

Construction of one (1) bedrooms , one (1) living and one (1) bathrooms.

External – New metal roof over the proposed addition. Painting and external finishes will complement with existing residence and defined character of area. The extent of the proposed works is detailed on the plans prepared by Addbuild Master Builders.

Development Compliance

In providing this preliminary review (assessment) of the proposed development, consideration has been given to the following statutory and non-statutory controls:-

- ☐ Environmental Planning & Assessment Act 1979
- ☐ Pittwater Local Environmental Plan 2014
- ☐ Pittwater 21 Development Control Plan

The subject land is zoned **C4 Environmental Living**.

The proposal constitutes alterations and additions to the existing **dwelling house** and is therefore permissible in the zone subject to Council consent. The works proposed do not constitute Complying Development under the LEP. The subject site is not subject to any other major development constraint, risk, and hazard or Council policy restricting the type of works proposed.

Existing Residence

Site area	872.60m²	
Ground floor area	85.81m ²	
First floor area	91.25m ²	
Other Structures (porch, undercover parking, storage area, pool deck area, balcony, entertaining area, rear deck)	237.79m ²	
 Existing Hardstand Area	 144.55m ²	
Gross floor area	177.06m ²	(floor space ratio of 0.20:1)
Site coverage	203m ²	or 23%
Landscape area	432.81m ²	or 50%

Proposed Residence

Ground floor area	85.81m ²	
First floor area	89.06m ²	
Second floor area	44.43m ²	
Gross floor area	219.30m ²	(floor space ratio of 0.25:1)
Site coverage	203m ²	or 23% (Not Affected)
Landscape area	432.81m ²	or 50% (Not Affected)
Private open space	483.13m ²	or 55%

Building Controls

Standard	Requirement	Proposed	Compliance
Front Setback	10 or established building line, whichever is the greater.	14.9m (in line with the existing ground floor setback)	Yes
Side Setback	2.5 at least to one side; 1.0 for other side	1.555m on north side 6.51m on south side	Yes
Rear Setback	6.5m	34.86m	Yes
Building Height	8.5m	8.488m	Yes

Floor Space Ratio	N/A	N/A	N/A
Landscaping	60% of site area	432.81 m ² or 50% (existing, unchanged by proposal)	The proposal has no impact to the existing landscaping of the site.
Principle Private Open Space	18 m ²	249.24 m ² or 50%	Yes

Design Considerations

A BASIX certificate accompanies the application. The proposed alterations and additions do not minimise loss of views and amenity for adjoining properties. As it is an alteration and addition to the existing dwelling the proposal does not impact the existing landscaped area or available deep soil area. The proposed roof of the addition is similar to the existing, and it serves as a subservient roof element to the existing roof form over the front of the dwelling. Every effort has been made to prepare the design to ensure it does not detract from the scenic amenity of the area and it includes material finishes and colours consistent with the existing dwelling and surrounding development. The proposal does not alter or increase car parking demand for the dwelling and the current parking and access arrangements will continue to adequately service the dwelling.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will successfully integrate into context of the subject site and its surrounds.

Open Space and Landscaping

The proposed second floor addition is within the existing building footprint, and it is not proposed to remove or prune any trees as a part of this proposal. It is not predicted that any of this will detract from the existing landscape, scenic quality and the existing private open space area and essentially enhances the amenity and usability of existing open space.

No significant vegetation that would impact on the landscape character of the area will require removal or pruning in order to site the proposed addition. Sufficient existing mature landscaping is to remain on site to maintain the landscape character and privacy.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will successfully integrate into context of the subject site and its surrounds.

Sunlight Access and Overshadowing

Based on the orientation of the subject and adjoining sites and the “real” change to the existing building envelope, it is considered that the addition will not have any adverse impact on adjoining properties when measured on the Winter solstice (21 June) and this is demonstrated in the shadow diagrams enclosed with this application.

Managing Construction or Demolition

Tree protection

It is not anticipated that any significant vegetation, potentially impacting on the landscape character of the area, will require removal or pruning as part of this application.

Erosion & Sedimentation Control

Ground disturbance will be minimal as the addition is minor. Soil erosion control measures can easily be provided in accordance with Council’s policy with compliance required as a condition of consent.

Stormwater & Utility Service

The site is fully serviced by sewerage, water, electricity, and phone line. The proposed additions do not increase the site coverage from that existing, therefore, there is no increase in stormwater discharge than that currently being discharged from the site and due to the nature of the development, all new downpipes shall be connecting to the existing disposal system.

The existing roof area is serviced by an existing roof water disposal system of gutters, downpipes and stormwater drainage lines which discharges the stormwater to the existing gutter system of drainage. New downpipes from the proposed addition are to connect to existing stormwater line and discharging point remain as is. Waste management will be as per Council's normal waste collection service.

Waste Management

Waste Management will occur as per the Waste Management Plan submitted for assessment with this application. During both the demolition and construction stages, demolished and waste materials shall be taken away by a waste contractor who sorts all waste at their depot and recycles (value adding) wherever possible, thus minimising landfill. Further, materials ordered for construction are measured accurately and have realistic waste allowances only where necessary.

Left over materials where possible are stored for use on future similar projects. It is proposed to reuse most of the materials from the existing roof to construct the new. If up to standard, these materials being reusable are roof timbers and roof tiles, the reuse of these materials reinforces environmentally sustainable principles. Management of domestic waste from use is the owner's responsibility, however they currently sort all waste and recycle wherever possible. It is predicted that at the completion of this project there will not be any significant increase in the quantity of waste generated from use of the site.

Conclusion

The proposed alterations and additions to the existing dwelling are consistent with Council's aims and objectives relating to residential dwelling development and is consistent in scale, character, and appearance of the existing development in the locality. The proposal appears to meet the general required design standards with respect to site coverage, open space provisions and setbacks.

It is considered that the proposal will complement the character of this part of Bilgola Plateau and will not impact on the properties within the area. The proposal is in keeping with the character of the existing dwelling in its current form and will not have any unreasonable impact on the amenity of the adjoining properties. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Therefore, given the merits of the proposal and the absence of any adverse environmental impact, the application is considered worthy of Council support.