

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS TO “THE PALMS” 3 BILGOLA AVENUE, BILGOLA BEACH



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STATEMENT OF ENVIRONMENTAL EFFECTS

This statement is submitted in support of a development application for alterations & additions to an existing dwelling known as “The Palms” at 3 Bilgola Avenue, Bilgola Beach.

PROPOSED DEVELOPMENT

It is proposed to carry out alterations & additions as indicated on drawings 2480 DA00A – 2480 DA16A submitted as part of this development application. The proposed alterations & additions have been designed in accordance with Pittwater Council Local Environmental Plan 2014 and Pittwater 21 DCP 2014.

EXTENT OF PROPOSED WORKS

The extents of the proposed works are as follows:

1. Demolition of the later rear addition of the present dwelling
2. Construction of new two storey rear addition and deck.
3. Construction of glazed link between existing dwelling and new rear addition.
4. Minor internal alterations to existing dwelling.
5. Repairs and maintenance of exterior of existing dwelling.
6. Internal alterations to existing detached garage loft

LOCATION PLAN



SITE

The property is known as “The Palms” at 3 Bilgola Avenue, Bilgola Beach and is identified as Lot 133 in DP 752046 and Lot 53 in DP 517038.

The site is zoned E4 Environmental Living. The site is irregular in shape with a depth of 50.06 metres & a frontage of 25.3 metres to Bilgola Avenue. The property is heritage item 2270016.

The property is presently occupied by a single storey brick and shingle clad dwelling with tiled roof, with a later timber framed metal roofed addition at the rear. There is nothing present on site that would indicate the property has been contaminated or has been used for any hazardous operation during its lifetime. The site has a dense tree coverage. There will be the need to remove a number of these trees for the proposed addition, and are identified on the submitted plans.

The property is bounded to the south east by a two storey dwelling, No 5. The property has a moderate fall from Bilgola Avenue to the rear of the property.

STREETSCAPE

There will be no work carried out to the front of the existing dwelling. Bilgola Avenue streetscape will therefore be preserved and unaltered. All new work will be limited to the rear of the property. The present dwelling visible from the street will remain unaltered. The rear addition will not be apparent from Bilgola Avenue and has been designed as a separate stand alone structure.

BUILDING DESIGN

The present dwelling is small in accommodation as a good deal of the building footprint is taken up with verandah space. The building has fallen into disrepair, with rotting timbers, rust, dampness and musty odour. The later 1975 rear addition is of a contrasting design and is in a similar state of disrepair. Large areas of glass roofing have made this area virtually unliveable in summer due to heat gain. Ideally, the interior of the dwelling needs renovation to provide a modern living environment. However, being a heritage item, internal alterations are limited, and scope for gaining additional living area has become difficult. It is proposed to carry out necessary repairs and maintenance to the existing dwelling, including amongst other items, the replacement of the tiled roof with new similar roof tiles and repainting or replacement of the external shingle cladding.

It is proposed to carry out some internal alterations to the existing dwelling as part of the demolition of the rear addition, all as indicated on the drawings. It is proposed to provide a new laundry and cellar at the rear of the dwelling. Opening up the rear of the present dwelling will allow for the construction of a glass roofed vestibule to allow light to penetrate the rear of the dwelling.

The rear addition will not be apparent from Bilgola Avenue and has been designed as a separate stand alone structure. The new addition will be visually separated from the present dwelling and linked with a minimal glazed connection. With the removal of the later 1975 rear addition, the original form of the existing dwelling can be exposed to its full extent.

It is proposed to demolish the later rear addition and construct a new two storey addition to provide a modern family living area. The proposed addition will be set down into the site closer to natural ground level. The proposed addition over two levels will house a family room, kitchen, bedroom, study and sitting area. In addition, it is proposed to construct a cantilevered timber deck on the south western side of the addition. The proposed deck will front the open drainage channel and be constructed in a free form design to follow the line of the drainage channel. A new entry would be created on the ground floor of the south western side of the addition as most visitors arriving from The Serpentine carpark area.

The form of the proposed addition has been designed as a simple flat roofed pavilion so as not to detract or compete with the existing heritage dwelling. Materials of construction will be lightweight cladding with areas of glazing for natural light. External walls will be clad with dark coloured aluminium composite panelling and the roof will be finished in Colorbond metal.

The proposed rear addition will be constructed partially over the footprint of the present addition. The footprint of the proposed new addition will extend beyond the footprint of the existing addition, and be constructed in close proximity to the present open drainage channel. However, the area between the present addition and the drainage channel appears to be free of any large trees and shrubs. The proposed timber deck will be cantilevered towards the drainage channel and no structure will be located close to the stone walls of the channel.

HERITAGE IMPACT STATEMENT

A Heritage Impact Statement prepared by Mr Colin Israel forms part of this development application.

The proposed new addition will not demolish, destroy or remove any item of heritage significance, and will not adversely affect the heritage significance of the area. The proposed addition to the dwelling will not be excessive in size, bulk or scale, and have no adverse amenity impacts on neighbouring properties. The proposed new work will be readily identifiable as such.

ALLOTMENT SIZE

The total site area is 870 sq metres.

SETBACKS

CI D3.7 *Side and Rear Building Line* of Pittwater 21 DCP requires side setbacks for new developments in the area to be 2.5 metres to one side and minimum 1 metre for the other side boundary.

It is proposed to provide a 1.5 metre side setback to the south eastern boundary and a minimum 1.5 metre side setback to the north western boundary. The proposed south facing timber deck and portion of the south western part of the proposed new addition will encroach marginally into this setback.

The potential to provide additional accommodation on the site is limited. The present dwelling, "Bilgola House", is a heritage listed building that requires retention. Any proposed new work needs to be physically separated from the present dwelling so as not to compete with the existing building visually. The only area available for additional accommodation is to the rear of the present dwelling. This part of the site is further compromised by the open drainage canal that also requires retention. In addition, the alignment of the north western boundary in this area further reduces the available area for development.

The proposed addition, although not strictly complying with the side boundary setback standards, will still allow for retention of significant planting along the side boundaries. The proposed new addition will have a greater side setback than the present rear addition. Being located well back from Bilgola Avenue and located behind the present dwelling, the reduced side setback of the proposed new addition will not impact on the streetscape.

HEIGHT

The proposed rear addition will not exceed Council height limitation of 8 metres to the highest point on the roof measured above natural ground.

FLOOR SPACE RATIO

The present floor space ratio is 0.23:1. The proposed addition will increase the floor space ratio to 0.345:1.

SITE COVERAGE

The present site coverage of the property is 36%. The proposed addition will increase the site coverage to 40.6%. An area calculation drawing forms part of this development application.

LANDSCAPE AREA

CI D310 *Landscape Area* of Pittwater 21 DCP requires landscape area of the property to be 60% of the site area, which equates to an area of 522 sq metres. There will be a landscape area of 510 sq metres available at the completion of the works, being 58.6% of the site area. This is a shortfall of 12 sq metres. However, as the site is burdened with a stormwater drainage canal of 27.3 sq metres, providing sufficient landscape area becomes difficult. An area calculation drawing forms part of this development application.

A small number of trees will need to be removed to allow for the construction of the proposed new addition. The extent of trees to be removed has been minimised by constructing the

majority of the new work over the footprint of the existing rear addition that is to be removed as part of the works.

An Arboricultural Impact Assessment prepared by Allied Tree Consultancy dealing with the trees to be removed form a part of this development application.

FLOOD RISK EMERGENCY ASSESSMENT

The property is affected by both low hazard and high hazard flood conditions. A flood risk emergency assessment report prepared by Waddington Consulting Pty Ltd dealing with the impact of flooding on the proposed works, and forms part of this development application.

EXCAVATION

Minor excavation of the property only will be required to accommodate the proposed new addition & services. A construction management plan will be prepared and form part of the development application. Every endeavour will be made to contain rainwater runoff during the course of the works, and the present side fencing will be retained throughout the course of the works. Silt filtration fencing will be installed prior to any excavation to mitigate soil runoff to the open drainage channel at the rear of the site.

ACID SULPHATE SOIL

The majority of the property has been classified as a Class 5 acid sulphate area. However, as there will be only minor excavation of the property, release of sulphate into the atmosphere is not expected to be a problem. A portion of the site to the southern side of the open drainage channel has been classified as a Class 4 acid sulphate area. There will be no development within this area.

FENCING

There will be no change to the present side boundary fencing between neighbouring properties as a consequence of the construction of the proposed addition, nor will there be any change to the front fencing.

STREET TREES

There will be no loss of street trees as a consequence of the construction of the proposed addition.

CARPARKING

There will be no change to the present vehicular access to the property or parking as a consequence of the construction of the proposed addition.

PRIVACY

The proposed addition will not impinge on the privacy of neighbouring properties. The present elevated rear addition and decking will be demolished and the proposed new rear addition will be constructed closer to natural ground level. There will only be highlight windows facing the neighbouring property, No 5, at first floor level.

NOISE

Any additional noise generated by the proposed addition will be of a domestic nature only, and is not expected to be a problem.

SUNLIGHT & OVERSHADOWING

There will be no significant loss of sunlight or increase in overshadowing of neighbouring properties as a result of the proposed addition. There may actually be a decrease in the overshadowing of the neighbouring property at No 5 as there will be a reduction in the bulk of the present dwelling. Shadow diagrams have been prepared and form part of this development application.

VIEWS

The proposed addition will not interfere with the outlook from neighbouring properties, nor will there be any loss of views from neighbouring properties as a consequence of the proposed alterations to the present building. Views from the property are to south west towards the water.

WASTE MANAGEMENT

The present dwelling is serviced by waste collection operated by Pittwater Council, and will continue to be served by this service. The proposed works will not create any additional waste that cannot be collected by the present waste service. A waste management plan will be prepared to consider the effect of waste generated during the demolition & construction phase of the development.

ENVIRONMENTAL CONCERNS

The proposed addition will be constructed to incorporate the required energy saving standards. A BASIX certificate has been prepared and forms part of this development application.

COASTAL RISK PLANNING

The site is not within the coastal risk planning area, and is not subject to wave inundation, coastal erosion or bluff / cliff instability.

SITE DRAINAGE

The current dwelling discharges stormwater directly to the open drainage channel at the rear of the property. A stormwater plan has been prepared by Hyten Engineering and forms part of this development application.

CONCLUSION

The proposed addition will generally meet the requirements of Pittwater 21 Development Control Plan 2014 of Pittwater Council.

The proposed addition will have no adverse impact on the environment, and provide much needed amenity and accommodation for the present property owners. The proposed renovation to the external envelope of the existing dwelling will not impact on the streetscape or neighbouring properties.

Statement prepared by Phil Welsh
(NSW Board of Architects registration No 4125)
for The Site Foreman Pty Ltd

PHOTO REPORT



Photo 1 View of the present dwelling from Bilgola Avenue.



Photo 2 North western facade of the present dwelling.



Photo 3
Rooflight over later rear addition.



Photo 4
Present side entry to to be extended.



Photo 5 Rear addition to be demolished.

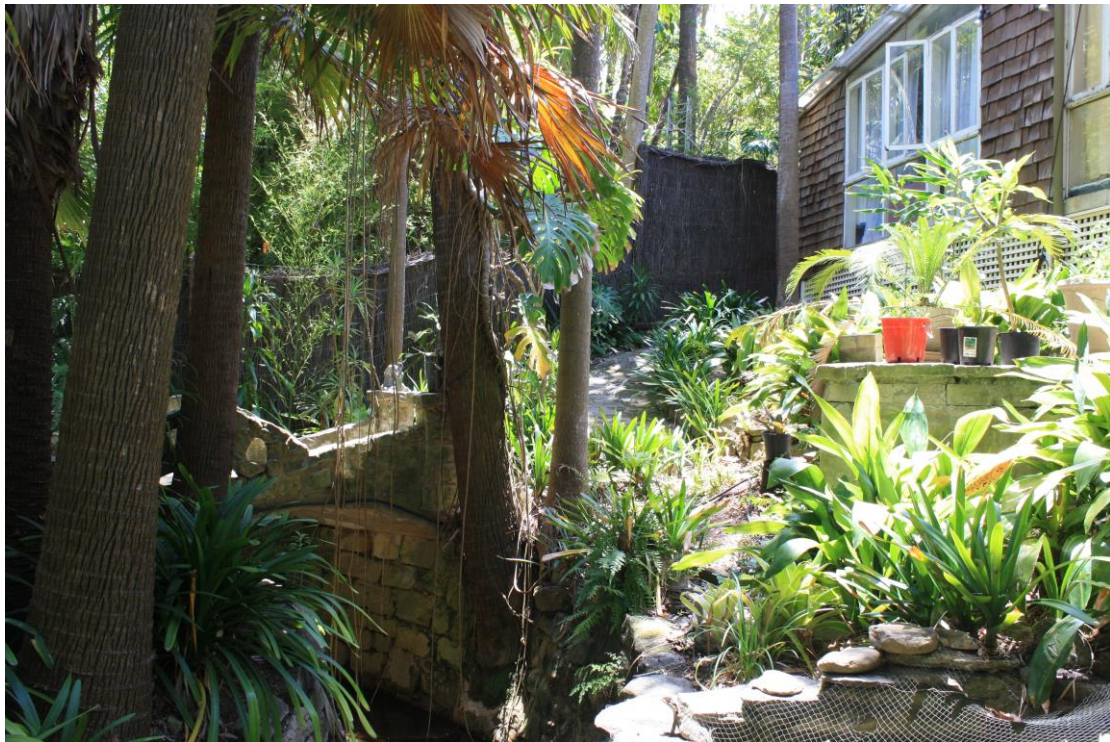


Photo 6 Rear addition viewed from the drainage channel.



Photo 7
Drainage channel.



Photo 8
Stone bridge over drainage channel.