

## SHIMDESIGN

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26 West Street Balgowlah  
For Mark Richards and Gaenor Meakes

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# STATEMENT OF EFFECTS ALTERATIONS AND ADDITIONS

## PROPERTY DESCRIPTION

### Site and surrounding area

The site is identified as Lot 901 in DP 546541 which is known as 26 West Street Balgowlah. The site is located on the eastern side of West Street with the northern boundary fronting an unmade road known as Beach Street. The site is rectangular, steep and comprises an area of 565.4sq.m. The site falls from the SW street front RL 61.84 to the rear NE boundary RL 44.01. The property is surrounded by one and two and larger three storey detached residential dwellings on various sized allotments.

### Existing house

There currently stands a two storey brick and tile dwelling comprising a family flat underneath. There is a double garage with parking for two vehicles on the front boundary, adjacent a 1.6m high brick boundary wall encroaching the NW corner. Access is via a short concrete driveway. There is substantial timber decking and timber stairs spanning the rear, providing access to the undercroft area and the rear garden.

## THE PROPOSAL-EXTENT OF WORKS

The proposal is primarily for internal modifications with a small addition on the upper level at the rear, extending the living room, kitchen and bedroom partly over the existing decking. There shall be a new metal roof and the bastard hips at the ends shall be replaced with simple gables. The hipped roof to the garage shall be modified/simplified to delete waterproofing and difficult valley geometry.

## LOCALITY SPECIFIC DEVELOPMENT CONTROLS-AVALON BEACH

### Colours and Materials

The extension shall be more sympathetic to the natural environment with dark roof cladding and an earthy painted finish to the existing rendered brickwork. The existing front boundary white painted blockwork wall shall be clad in sandstone to blend with the natural environment. Aluminium windows and doors shall be natural anodised with "Woodland Grey" Colorbond roofing.

### Setbacks (all as existing)

Street Front to house as existing varies 3.1m - 4.0m, to garage as existing 0.10  
Rear as existing to deck 15.5m, to house 16.7m approximately  
North as existing 0.87m - 0.88m  
South as existing 0.9m - 0.92m

### Maximum Height of building 8.5m

Maximum height as existing (max.13.5m)

**Site coverage**

Existing site cover house, elevated decking, paving and driveway 222.2m<sup>2</sup>  
Proposed additional hard surface 5.2m

Side boundaries, levels and neighbour outlines are as per the current survey provided by Adam Clerke Surveying P/L. Ref 8419 dated 17th October 2019

**DESIGN CRITERIA****Landscaping**

Total Open Space required	310.97m or 55%
TOS	352m <sup>2</sup> minimum

All landscaped areas are well located, easily accessed and provide adequate recreation, drying, recycling and landscaping opportunities.

The built form is softened and complemented by existing landscaping whilst more than 50% of trees and vegetation is locally native. The proposal does not cause substantial change to the visual character of the site, therefore no landscape plan is attached. No trees shall be removed and there shall be additional indigenous species planted to the side boundaries.

**View Sharing**

There are no view sharing issues. The existing roof and ridge height shall be maintained. The neighbouring properties across West Street are significantly higher and still maintain their views across the roof.

**Solar Access**

There shall be minimal impact or loss of sunlight to neighbours.

The proposed roof alterations are minor and adjacent the neighbouring garage. The neighbours residence is well shaded by the existing tree canopy

**Private Open Space**

Whilst the site is extremely steep and the garden is meters below the living levels, there is adequate private open space directly accessible from the living areas. The existing paved courtyard shall have additional soft landscaping. The eaves shall be extended over the existing elevated decking to the east.

**Visual and Acoustic Privacy**

The proposal shall have minimal effect on the neighbours' privacy. There is one neighbour to the south and no new windows shall be added to this elevation. There is no change of use to rooms. There are no neighbouring dwellings to the north.

There shall be additional landscaping to the front boundary and entry courtyard for improved privacy from the street.

**BASIX**

The proposed dwelling achieves all targets for water use, energy use and thermal comfort set out in the BASIX Building and Sustainability Index. The BASIX Certificate forms part of the documentation for this application. Certificate 10409055 Dated 03-10-2019

**HAZARD CONTROLS**

**Bushfire hazard** The property is not in a bushfire zone.

**Flood Hazard** The property is not in a flood hazard zone.

**Landslip** The property is not in a geotechnical hazard zone.

**WATER MANAGEMENT****Stormwater**

Downpipes shall be connected to the existing Stormwater system at the rear

## **ACCESS AND PARKING**

### **Access and Internal Driveway**

The existing internal concrete driveway shall be retained.

### **Offstreet Parking**

The existing double garage providing parking for two vehicles shall be maintained.

## **SITE WORKS MANAGEMENT**

### **Waste Minimisation**

Reduction management of demolition, excavation or construction work is to be minimised by reuse on site or recycling. All demolition materials will be sorted on site for recycling and will be transported to Kimbriki Recycling Centre at Terry Hills.

Delivery of materials and equipment will be placed on site as per the Construction Management Plan.

### **Excavation and Landfill**

There shall be no excavation or landfill. Works are entirely within the existing footprint.

### **Erosion and Sediment Management**

Prevention measures shall be installed to prevent the migration of sediment off the site to any waterway, drainage system or public reserve or road reserve or adjoining public space.

Sediment control shall be by hay bales or geotech fabric fixed to star posts to the downslope side of works.

## **SITE FENCING AND SECURITY**

The site shall be protected by site fencing or existing house fencing for the duration of the works.

## **SUMMARY**

The outcomes and objectives of the DCP are achieved in regard to bulk and scale, amenity and solar access and landscape and conservation.

The proposal is in keeping with the desired character of the locality. The design is well considered and aesthetically pleasing and will provide improved functionality to this modest residence, whilst improving solar and rain protection.