

Statement of Environmental Effects

December 2015

Proposed Alterations and Additions to Existing Dwelling

at

No. 4 Allen Avenue, Bilgola Beach

INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application for proposed alterations and additions to an existing dwelling at No. 4 Allen Avenue, Bilgola Beach.

This statement should be read in conjunction with the following drawings prepared by 'BH Designs'

1509/DA-01	Site Analysis Plan
1509/DA-02	Existing/Demolition Floor Plan
1509/DA-03	Proposed Lower Ground Floor Plan
1509/DA-04	Proposed Ground Floor Plan
1509/DA-05	Proposed Level 1 Floor Plan
1509/DA-06	Proposed Roof Plan
1509/DA-07	Proposed Sections
1509/DA-08	Proposed South Elevation
1509/DA-09	Proposed North Elevation
1509/DA-10	Proposed East & Street Elevation
1509/DA-11	Shadow Diagrams - March
1509/DA-12	Shadow Diagrams – June
1509/DA-13	Shadow Diagrams – September
52943	Survey prepared by Hill & Blume Consulting Surveyors

SITE DESCRIPTION AND SURROUNDS

The subject site is described as Lot 20 in Deposited Plan No.11978 and is known as No.4 Allen Avenue, Bilgola Beach. Pursuant to the Pittwater Council Local Planning Controls, the subject site has the following characteristics:

- Zoned E4 Environmental Living
- Acid Sulfate Soils – Class 5
- Is part of the Biodiversity Map
- Geotechnical Hazard – W Hazard H1
- Forms part of Wildlife Corridor – Excl: Cat 1, Cat 2 and Core Species.

The subject site has a total site area of 850.30m². It is a sloping site running south-east to north-east with the street frontage to the south eastern boundary. The rear boundary and part of the side boundaries consist of rock faces and retaining walls.

The existing dwelling is a two storey rendered residence with tile and metal roofs. The existing dwelling is sited at the rear of the subject site with the majority of open space and landscaping at the front of the subject site.

There are no heritage items listed on the subject site and is located within the Bilgola Beach Area. It is not located within a visual protection zone.

The existing streetscape is a quiet cul-de-sac with the majority of traffic flow generated by residents. The immediate vicinity of the subject site consists of a mixture of single and two storey dwellings of varying architectural styles. To the north-east is a two storey rendered residence with metal roof. To the south-west is a two storey rendered residence with tiled roof.

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THE PROPOSAL

The proposed works consists of:

- Minor alterations to existing hardstand area and landscaping.
- New garage and entertaining zone.
- New lift to existing dwelling levels

Minor Alterations to Existing Hardstand Area and Landscaping

The front landscaped area consists of the majority of the hard and soft landscaping throughout the subject site. There is a large portion of soft landscaping present from the front boundary running back towards the existing dwelling. This section of landscaping is to remain as existing. Between this landscaped area and the existing dwelling, is an uncovered hardstand area and sections of planting which is terraced using masonry retaining walls (*refer to 1509/DA-02 Existing Ground Floor Plan*).

The proposed works are to take place on the existing hardstand area. As a result, there will be minor alterations made to this hardstand area and sections of the terraced planting. The existing dwelling and remaining landscaped areas are to remain unaltered.

New Garage and Entertaining Zone

The proposed works consist of a masonry structure which will be rendered and painted to match the existing dwelling. This structure will consist of a lock garage and a rumpus room which can be opened up to allow for an alfresco bbq and entertaining area. The location of the proposed works has been sited on the existing hardstand area, which will allow for an already established entry point for vehicles into the proposed garage. As the proposed works will be constructed on an already existing concrete slab, there is only be minimal site disturbance due to any foundation or footing works. The section of existing hardstand area which is remaining will make up the alfresco entertaining area and turn a once unusable hardstand area into additional private open space which will create a connection to the existing soft landscaping at the front of the subject site (*refer to 1509/DA-03 Proposed Lower Ground Floor Plan*).

The existing hardstand area is lower than the existing front landscaped area and as such, the proposed works will not become a prominent feature of the streetscape, yet blend into the existing dwelling and terraced landscaping (*refer to 1509/DA-10 Proposed East & Street Elevations*).

New Lift to Existing Dwelling Levels

As the subject site is on a sloping site, the existing dwelling is sited considerably higher than the front boundary and the proposed works. As a result, access to the existing dwelling is via a steep driveway and then a stairway which leads to the top floor of the existing dwelling. Currently, the main living zones of the existing dwelling are located on the top floor, with the bedroom zones located on the lower floor.

With the addition of the proposed rumpus and alfresco living area, a lift has been proposed in order to link the existing dwelling with the proposed garage and runmpus room in order to create a seamless and continuous flow from each living zone, both existing and proposed. This lift will be designed to give access to both levels of the existing dwelling via the existing balcony and terrace and will not alter the structure of the existing dwelling. This proposed lift will be finished so that its materials and finishes compliments the existing dwelling, which in turn will limit its visual impact from the street.

GENERAL PLANNING AUTHORITY REQUIREMENTS

Pittwater 21 Development Control Plan 2014 – D3 Bilgola Locality

D3.1 Character as viewed from a public place

Outcomes:

- *To achieve the desired future character of the locality.*
- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.*
- *To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*
- *The visual impact of the built form is secondary to landscaping and vegetation.*
- *Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.*
- *To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*
- *To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form.*

Controls:

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping, etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building façade to a public place must incorporate at least two of the following design features:

- *Entry feature or portico*
- *Awnings or other features over windows*
- *Verandahs, balconies or window box treatment to any first floor element*
- *Recessing or projecting architectural elements*
- *Open, deep verandahs; or*
- *Verandahs, pergolas or similar features above garage doors.*

The bulk and scale of buildings must be minimised.

Garages, carports and other parking structures including hardstand areas should not be the dominant site feature when viewed from a public place. Parking structures must be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

The proposed works comply with these controls. The proposed garage and rumpus has been located on the existing hardstand, which is at the front of the existing dwelling. Because the existing dwelling is located at the rear of the site, this is the most acceptable location. This area is lower than the existing front landscaping which helps minimise the visual impact of the built form and brings the existing landscaping into prominence. The proposed garage and rumpus will be set back from the established street front setbacks.

D3.2 Scenic protection – General

Outcomes:

- *Achieve the desired future character of the Locality.*
- *Scenic bushland and geographical landforms are the prominent features of Bilgola with the built form being the secondary component of the visual catchment.*
- *Preserve scenic quality as part of the recreational amenity.*

Controls:

Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.

The proposed works comply with these controls.

D3.3 Building colours and materials

Outcomes:

- *Achieve the desired future character of the locality.*
- *The development enhances the visual quality and identity of the streetscape.*
- *To provide attractive building facades which establish identity and contribute to the streetscape.*
- *To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.*
- *The colours and materials of the development harmonise with the natural environment.*
- *The visual prominence of the development is minimised.*
- *Damage to existing native vegetation and habitat is minimised.*

The proposed finishes are to match the existing dwelling and thus comply with these controls. The existing landscaping is to remain largely intact, with only minimal disturbance.

D3.6 Front building line

Outcomes:

- *Achieve the desired future character of the locality.*
- *Equitable preservation of views and vistas to and/or from public/private places.*
- *The amenity of residential development adjoining a main road is maintained.*
- *Vegetation is retained and enhanced to visually reduce the built form.*
- *Vehicle maneuvering in a forward direction is facilitated.*
- *To enhance the existing streetscape and promote a scale and density that is in keeping with the height of the natural environment.*
- *To encourage attractive street frontages and improve pedestrian amenity.*
- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

Controls:

- *Land zoned E4 Environmental Living to have front building line of a minimum 10 metres or established building line, whichever is the greater.*
- *Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.*

The proposed works complies with these controls.

D3.7 Side and rear building line

Outcomes:

- *To achieve the desired future character of the locality.*
- *The bulk and scale of the built form is minimised.*
- *Equitable preservation of views and vistas to and/or from public/private places.*
- *To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*
- *Substantial landscaping, mature tree canopy and an attractive streetscape.*
- *Flexibility in the siting of buildings and access.*
- *Vegetation is retained and enhanced to visually reduce the built form.*

Controls:

- *Land zoned E4 Environmental Living to have a minimum 2.5 metre setback to at least one side, 1.0 metre for the other side. 6.5 metres to the rear.*

Variations:

- *Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.*

The existing dwelling is to remain, with no changes to any of the existing setbacks. The proposed works will not alter any of the existing view corridors of vistas and will use the existing buildings setbacks as the standard in order to maintain a complimentary siting of building throughout the subject site.

D3.9 Building envelope

Outcomes:

- *To achieve the desired future character of the locality.*
- *To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*
- *To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*
- *The bulk and scale of the built form is minimised.*
- *Equitable preservation of views and vistas to and/or from public/private places.*
- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*
- *Vegetation is retained and enhanced to visually reduce the built form.*

Controls:

- *Planes are to be projected at 45 degrees from a height of 3.5 metres above the existing ground level at the side boundaries to the maximum building height of 8.0 metres.*

The proposed works complies with these controls.

D3.10 Landscaped area – General

Outcomes:

- *Achieve the desired future character of the locality.*
- *The bulk and scale of the built form is minimised.*
- *A reasonable level of amenity and solar access is provided and maintained.*
- *Vegetation is retained and enhanced to visually reduce the built form.*
- *Conservation of natural vegetation and biodiversity.*
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*
- *To preserve and enhance the rural and bushland character of the area.*
- *Soft surface is maximized to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

Controls:

- *Any alterations to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.*

The proposed works complies with these controls.

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

Outcomes:

- To achieve the desired future character of the locality.
- To protect and minimise disturbance to natural landforms.
- To encourage building design to respond sensitively to natural topography.

Controls:

- Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.
- In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

The proposed works will be constructed in a way that compliments and matches the existing dwelling. The majority of the existing landscaping and retaining walls are to remain as existing.

AREA CALCULATIONS

Existing

- Total Site Area = 850.30m²
- Total Existing Gross Floor Area = 252.95m²
- Total Existing Terrace/Verandah Area = 76.23m²
- Existing Hard Landscaping Area = 76.23m²
- Existing Soft Landscaping Area = 310.29m²
- Total Existing Landscaping Area = 386.52m²
- Existing Floor Space Ratio = 0.30:1
- Existing Site Coverage = 30.2%

Proposed

- Total Proposed Terrace/Verandah Area = (proposed = 35.00) Total = 111.23m²
- Total Proposed Gross Floor Area = (proposed = 93.60) Total = 346.55m²
- Proposed Hard Landscaping Area = 45.23m²
- Proposed Soft Landscaping Area = 255.29m²
- Total Proposed landscaping Area = 300.52m²
- Proposed Floor Space Ratio = 0.40:1
- Proposed Site Coverage = 39%

Council Requirements –

- Maximum Site Coverage = 40% Built, 60% Landscape
- Proposed Site Coverage = 39% Built, 61% Landscape

FINISHES SCHEDULE

- Proposed Bi-Fold window frame is to match existing.
- Proposed masonry is to be rendered, with paint finish to match existing.
- Proposed Roof is to be metal deck roof cladding, with colour to match existing.
- Proposed Garage Door and residential lift doors are to complement the existing colour scheme.

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SITE WASTE MANAGEMENT PLAN

To minimise the waste, the items identified for recycling such as timber beams will be removed where possible prior to demolition. Materials for demolition may include brickwork, timber beams, roof tiles and window frames and glazing. Where possible these materials, in particular window glazing and frames will be reused in the proposed works. Existing brickwork will also be reused where feasible. Any existing material which has been demolished and cannot be reused in the proposed works will be sorted as materials for recycling.

Other general building waste will be minimised through good management of the building process and these materials will be sorted for recycling at appropriate depots or minimal land fill sites.

Waste storage containers, skip bins and the like will be stored on site where possible. If required, activity approval will be sort from council for alternative location.

Dust mitigation will be implemented during the proposed works and will include:

- Dust screens where required.
- All stockpiles and loose materials will be covered when not in use.
- All equipment, where capable, will be fitted with dust catchers.
- All skip bins will be kept covered when not being filled or emptied.

BUILDING CODE OF AUSTRALIA

All aspects of the development will be executed in compliance with the current edition of The Building Code of Australia (as amended), current editions of relevant Australian Standards (as amended) and current requirements of other authorities relevant to the proposed works.

CONCLUSION

It is considered that the proposed works at No.4 Allen Avenue, Bilgola Beach should be supported. The proposed works will have a minimal impact on the adjoining properties and have a positive impact on the surrounding streetscape and built environment.