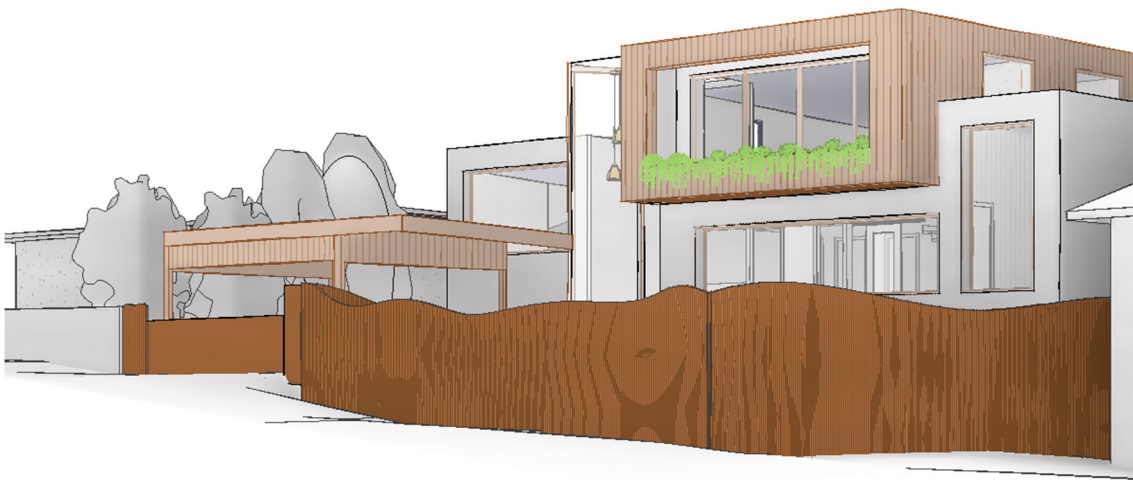


Dellview Design Pty Ltd

Statement of Environmental Effects



9 Lolita Avenue, Forestville

9 Lolita Avenue, Forestville

Development Application
Additions & Alterations

October 2019

Report by Amanda Marshall
Director – Dellview Design Pty Ltd

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Contents

Part 1 Introduction

- 1.1 Overview
- 1.2 Design Statement
- 1.3 Description of Site
- 1.4 Site Controls
- 1.5 Site Analysis

Part 2 Built Form Controls

- 2.1 B1 Wall Height
- 2.2 Number of Storeys
- 2.3 Side Boundary Envelope
- 2.4 Site Coverage
- 2.5 Side Boundary Setbacks
- 2.6 Merit Assessment of Side Boundary Setbacks
- 2.7 Front Boundary Setbacks
- 2.8 Merit assessment of front boundary setbacks
- 2.9 Rear Boundary Setbacks
- 2.10 Merit assessment of rear boundary setbacks
- 2.11 Foreshore Building Setback
- 2.12 National Parks Setback
- 2.13 Coastal Cliffs setback
- 2.14 Main Roads Setback

Part 3 Setting Factors

- 3.1 Subdivision
- 3.2 Traffic, Access and Safety
- 3.3 Parking Facilities
- 3.3(A) Bicycle Parking and End of Trip Facilities
- 3.4 Stormwater
- 3.5 Erosion and Sedimentation
- 3.6 Building over or adjacent to Constructed Council Drainage Easements
- 3.7 Excavation and Landfill
- 3.8 Demolition and Construction
- 3.9 Waste Management

Part 4 Design

- 4.1 Landscaped Open Space and Bushland Setting
- 4.2 Private Open Space
- 4.3 Noise
- 4.4 Electromagnetic Radiation
- 4.6 Access to Sunlight
- 4.7 Views
- 4.8 Privacy
- 4.9 Building Bulk

- 4.10 Building Colours and Materials
- 4.11 Roofs
- 4.12 Glare and Reflection
- 4.13 Front Fences and Front Walls
- 4.14 Site Facilities
- 4.15 Side and Rear Fences
- 4.16 Swimming Pools and Spa Pools
- 4.17 Tennis Courts
- 4.18 Accessibility and Adaptability
- 4.19 Site Consolidation in the R3 and IN1 Zone
- 4.20 Safety and Security
- 4.21 Provision and Location of Utility Services
- 4.22 Conservation of Energy and Water
- 4.23 Signs

Part 5 The Natural Environment

- 5.1 Preservation of Trees or Bushland Vegetation
- 5.2 Prescribed Vegetation
- 5.3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat
- 5.4 Wildlife Corridors
- 5.5 Native Vegetation
- 5.6 Retaining unique environmental features
- 5.7 Development on land adjoining public open space
- 5.8 Waterways and Riparian Lands
- 5.9 Coastline Hazard
- 5.10 Landslip Risk
- 5.11 Flood Prone Land

Part 6 Conclusion

- 6.1 Conclusion

Part 7 Annexure 1 – LEP Clause 4.6 – Exceptions to Development Standards

- 7.1 LEP Clause 4.3
- 7.2 LEP Clause 4.6
- 7.3 LEP Clause 6.1
- 7.4 LEP Clause 6.

Location:

46 Allambee Place, Valentine

Lot & DP:

2/ 535136

Local Government Area:

Lake Macquarie City Council

Land Zone:

Zone R3 - Medium Density Residential

Applicant:

Amanda Marshall

Owners:

Joyce Schwarzler

1 INTRODUCTION

1.1 Description of the Proposal

It is proposed that the existing detached single storey residential dwelling is to be demolished & replaced with a new

detached two storey residential dwelling. The proposed two storey dwelling is well articulated & uses a combination

of sandstone & alucobond to create depth & contrast. The landscaped deck & tiled infinity pool create a beautiful

resort vibe that is in keeping with the surrounding apartment complexes. The new dwelling has generous setbacks,

landscaping & is below the building height plane to reduce bulk & scale.

1.2 Description of Site

The existing site consists of a weatherboard clad single storey dwelling & garage with access via the existing cross-

over & layback & easement providing access to the garage & rear access to 46a Allambee Place, Valentine.

The 600.7m² site falls from the south-eastern corner to the north-western corner with views of Allambee Park. The

front yard consists of soft landscaping while the rear yard is comprised of a rear landscaped area retaining the NGL,

leading down to a concrete courtyard providing access to the rear of the dwelling. The adjoining sites are zoned residential & are all built on. No trees shall be removed under this Development Application.

1.3 Site Controls

- Zoning R3 - Medium Density Residential

- Side Setbacks

Ground Floor minimum side setback 0.9m: Complies

First Floor minimum side setback 1.5m: Complies

- Rear Setback minimum 4.5m: Non compliant

- Coastal Risk Map - Foreshore Building Line Map - N/A to subject site

- Flood Planning Map - N/A to subject site

- Heritage - N/A to subject site

- Height of Building - K (10m): Complies
- Sensitive Aboriginal Land - Not identified on subject site
- Acid Sulfate Soil - Class 5

The proposed works only require a very minimal amount of excavating. All soil will be retained on-site.

1

2 CONTEXT & SETTING

2.1 Site Analysis

A site analysis has been conducted at 46 Allambee Place, Valentine & a Site Plan detailing the existing characteristics of the site has been included as a part of this Development Application.

2.2 Scenic Values - N/A

2.3 Geotechnical

The subject site is located within T3 & T5 zones however no excavation is required for the proposed works.

2.4 Mine Subsidence

The subject site is listed as being within a mine subsidence district.

The Development Application has an integrated development applying for approval from the Mines Subsidence Board

2.5 Contaminate Land - N/A

2.6 Acid Sulfate Soils

The subject site is listed as Class 5, existing soil will remain on-site & be used for landscaping or used as filling under the proposed dwelling if required.

2.7 Stormwater Management

A Concept Stormwater Management Plan has been included as part of this Development Application.

2.8 Catchment Flood Management - N/A

2.9 Lake Flooding & Tidal Inundation (Incorporating Sea Level Rise) - N/A

2.10 Natural Water Systems - Complies

The proposal will not impact any natural water systems.

2.11 Bush Fire - N/A

2.12 Flora & Fauna - Complies

The proposal will not have an impact on native flora & fauna.

2.13 Preservation of Trees & Vegetation

The proposal does not seek to remove any trees.

2.14 European Heritage - N/A

2.15 Aboriginal Heritage - N/A

2.16 Natural Heritage - N/A

2.17 Social Impact - N/A

2.18 Economic Impact - N/A

2.19 Lot Amalgamation in the R3 Zone - N/A

2

3 DEVELOPMENT DESIGN

3.1 Streetscape - Complies

The proposed dwelling is appropriately scaled & landscaped complimenting the streetscape.

3.2 Street Setback - Complies

Please refer to the attached Site Plan.

3.3 Side Setback Complies

Please refer to the attached Site Plan.

3.4 Rear Setback - Non compliant

The rear setback fall short 0.436m of the required 4.5m. The existing mature landscaping provides privacy & a reduction in bulk & scale.

3.5 Site Coverage - Complies

The site coverage is 155.9m² of the site area.

3.6 Building Bulk - Complies

The proposed two storey dwelling is well articulated with a variety of finishes to create depth & contrast. The proposed landscaping is appropriately scaled & contributes to reduce the apparent bulk & scale.

3.7 Garages, Carports & Sheds

Controls

1. Garages & sheds must be setback a minimum of one metre from the front building line.

Complies.

The proposed garage is setback 9.2m & is not visible from the street.

2. Garages, carports, & sheds must be integrated into the design of the building & be of an appropriate size & scale.

Complies.

3. Laneways must be utilised where available, to provide rear access to car parking.

N/A

4. Where garages & carports address the street, openings must not exceed six metres or 50% of the building width, whichever is the lesser.

N/A

5. Where additional vehicular storage is required, garages & carports that address the street may be extended lengthwise, as opposed to increasing the width fronting the street.

N/A

6. Carports are preferred within the side or rear setbacks, but may be considered in the front setback.

N/A

7. Design of garages, carports, & sheds must contribute in a positive way to the streetscape & character of the locality.

The location of the garage contributes positively to the streetscape as it is incorporated into the dwelling.

4

3.8 Roofs - Complies

Please refer to Roof Plans attached for details.

3.9 Views

The proposed dwelling is below the maximum height limit to reduce loss of view. 46a Allambee Place, Valentine currently has reduced views due to existing mature vegetation on both sites.

3.10 Solar Access & Orientation - Complies

Please refer to 9am, 12pm & 3pm Shadow Diagrams included as part of this Development Application.

3.11 Energy Efficiency & Generation - Complies

BASIX Number: 917470S

5

4 VISUAL PRIVACY

4.1 Acoustic Privacy - Complies

4.2 Landscaped Area - Complies

Required: 150.175m²

Landscape area: 312.6m²

4.3 Landscape Design - Complies

The proposed landscaping complies & compliments the Development Application & streetscape.

4.4 Principal Private Open Space - Complies

Please refer to attached Site Plan for details.

4.5 Front Fences - N/A

4.6 Side & Rear Fences - N/A

4.7 Traffic & Transport - N/A

4.8 Design of Parking & Service Areas - Complies

The proposed double garage provide sufficient parking for residents in compliance with LMCC standards.

4.8 Design of Parking & Service Areas - Complies

The proposed double garage provide sufficient parking for residents in compliance with LMCC standards.

4.9 Design of Driveways - Complies

4.10 Motor Bike Parking & Bicycle Storage

- N/A

4.11 Car Parking Rates N/A

4.12 Non-Discriminatory Access N/A

4.13 Safety & Security N/A

4.14 Cut & Fill N/A

6

5 OPERATIONAL REQUIREMENTS

5.1 Demolition & Construction Waste Management - NA

5.2 Waste Management - Complies

Please refer to attached Waste Management Plan for details.

5.3 On-Site Sewage Management - N/A

5.4 Liquid Trade Waste & Chemical Storage - N/A

5.5 Erosion & Sediment Control - Complies

Please refer to attached Erosion & Sediment Control Plan for details.

5.6 Air Quality -N/A

5.7 Noise & Vibration

- N/A