

GWN DRAFTING
GREG NICOL
ARCHITECTURAL
DRAFTSMAN

11 February 2020.

Northern Beaches Council,
1 Park Street,
MONA VALE, N.S.W., 2103.

Planning Division:

Attention: To whom it may concern

**PROPOSED CARPORT/STORAGE, DRIVEWAY &
VEHICLE CROSSING
29 BILKURRA AVE, BILGOLA PLATEAU NSW 2107
FOR JOANNE & GREG NICOL**

REF: 2981 – C2

STATEMENT OF ENVIRONMENTAL EFFECTS

1. SITE ANALYSIS:

Location, Site Dimensions & Topography:

The subject property is located at what will be known as 29 Bilkurra Avenue, (Lot 30, in D.P 25461) Bilgola Plateau.

The property is a residential site located on the western (low) side of Bilkurra Avenue, is approximately 667.40m² in area and is zoned R2 Low Density Residential.

The existing small (by today's standards) single storey two-bedroom building is substantially setback from the street front boundary (approximately 17.0 metres).

The front yard is predominantly turfed and landscaped with a long narrow driveway bisecting the existing landscaped area.

The backyard is very small and comprises of 3 areas – i) Deck/Pergola with adjacent small turfed and landscaped areas to the north of the existing building, ii) small turfed/landscaped area with a small shed to the west and iii) concrete courtyard areas including a rockery.

The site has a longitudinal fall from east to west of approximately 2.0m and a cross fall from the south to the north of approximately 1.5m.

Localities – D3 - Bilgola Locality:

The proposal has made a conscious effort to compliment the varied and constantly evolving natural and built character of the Bilgola Plateau Locality whilst providing for the individual specific needs and preferences of our client.

The proposal aims to:

- respect and sensitively relate to the spatial characteristics of the existing built and natural environment
- enhance the existing streetscape and promote a scale and density that is in keeping with the existing height of the natural and built environment. Note that the height of the proposed building is proportionately complimentary to both that of the site's existing building and the neighbouring buildings.
- The visual impact of the built form is intended to be softened by the existing & proposed landscaping.
- be of high quality and to be built by reputable building contractors.

1. SITE ANALYSIS:

Localities – D3 - Bilgola Locality:

Although the existing site constraints prevent the proposed Carport from being located behind the front building line or further back from the primary building, the proposed Carport and driveway have been designed to minimise its dominance as a site feature when viewed from the street. The proposed Carport is no greater in width than 50% of the lot frontage.

Services:

All normal urban utility services, including electricity and sewer are available and have been connected to the existing dwelling. Refer to Site Survey for Electricity and Board's Sewer locations.

Neighbouring Properties and their Structures:

The sites and associated dwellings in close proximity to No. 31 Allawah Avenue (known as 'subject site') are as follows:

No. 27 Bilkurra Avenue: A single storey residential building with an understorey Carport and storage area south of the subject site, located on average approximately 9.0 metres from the street boundary, forward {east} of the subject site's residence and varying approximately 1.5m to 8.0m from the common boundary with the subject site.

Neighbouring Properties and their Structures:

No. 31 Bilkurra Avenue: A single storey residential building north of the subject site, the location of the property's Carport being approximately 2.0 metres from the street boundary, forward (east) of the subject site's residence and varying approximately 0.55m to 1.2m from the common boundary with the subject site.

Views:

No significant views will be affected as a result of the proposal. View sharing will be maintained.

2. PROPOSAL CONCEPT:

The primary objectives of this proposal have been to design extensions and renovations to provide the following:

- a) A Carport to accommodate a single vehicle, much needed storage and a waste bin enclosure. Please note that a Carport or Garage facility does not currently exist on the site.
- b) A New Driveway which will also provide a hardstand area for an additional vehicle.
- c) A New vehicle crossing and the replacement of the existing layback with a new kerb.
- d) Improved Landscaping to the front yard – predominantly adopting low water use plants, shrubs and ground covers.

3. DESIGN ELEMENTS:

In designing the proposed Extensions and Renovations, close consideration has been given to the conditions and context of the subject site and its surroundings. The proposal has made a conscious effort to address the following design elements:

A. Streetscape:

The Visual Character of Bilkurra Avenue is reasonably diverse with a combination of both single storey and two storey residential buildings of various architectural styles and external finishes.

The proposed Carport structure has been designed to compliment i) the simple building design of the existing residence, ii) the existing topography and iii) the surrounding natural and built environment.

Public Domain and Communal Spaces: No adverse impact.

3. DESIGN ELEMENTS:

B Building Form:

Design:

The proposal incorporates simple architectural elements particularly when viewed from the street.

The proposed building has a street presence which incorporates design elements including:

- a) A simple lean-to roof form, the pitch of which is to match that of the existing building – approximately 5 degrees and correlating with the existing topography that is – falling from south to north.
- b) A sensible location between site constraints explained in Building Setbacks Item 1.

Design:

- c) Building materials and external building colours to match that of the existing residential building.
- d) Improved siting of the New Vehicle Crossing/Driveway and hence Carport to:
 - ii) Reduce the current bisection of the landscaped area of the site by the driveway.
 - iii) Alleviate the current dangerous location of the existing layback – being too close to an existing power pole, too narrow and being on the approach to the bend in the road.
 - iv) Improve the ingress and egress of vehicles to the subject site and the site immediately opposite – No. 30 Bilkurra Ave – by means of having the respective vehicle crossings immediately opposite one another.
 - v) Improve the ingress and egress of vehicles to the subject site via a 4.0m wide Vehicle Crossing – similar to that of No. 30 Bilkurra Ave.
 - vi) Minimise the driveway length in order to reduce the extent of the built upon area of the site.
 - vii) Vehicle crossing located equidistantly from Street Tree T1 & Tree T2.
 - viii) Utilise existing steps in front yard – accessing new Carport with new gravel pedestrian path

Building Setbacks:

1. The front boundary Setback to the Carport:
6.00m.

Siting of the Carport has been such that it is parallel to the site's Eastern boundary and setback as much as is practicable (6.0m) from the Eastern boundary - within the limiting constraints of the southern boundary and the existing driveway's retaining wall whilst providing adequate separation from the Carport to the existing building. The proposed 6.0m setback will also allow for the on-site parking of a second vehicle.

2. The side boundary setbacks comply and are:
1.0m & 1.4m from the southern boundary. Note: The Eastern façade of the Carport is set out parallel to that of the Eastern/Street/Front boundary

The proposed setbacks for the Carport provide adequate separation between built forms both to that of the subject site and the neighbouring Balcony/Carport to No. 27 Bilkurra Avenue.

If required, screen planting could be provided between the southern façade of the Carport and the southern boundary.

Height of Building:

The proposal complies with the Council's building height plane of 8.5 metres.

Building Height Envelope:

The proposal complies with the Council's Building Height Envelope requirements

3. DESIGN ELEMENTS:

B Building Form: (continued)

Relationship with adjoining buildings:

The proposal respects the privacy, solar access and outdoor recreation amenity of adjoining properties to the North and South of the subject site.

Floor Space Ratio: Not applicable

Energy Efficiency:

The proposal will not require Basix Certification.

External Noise Sources: Nil.

Cut and Fill:

The proposal requires minor excavation into rock adjacent to the south western corner of the Carport – there will be little to no fill.

External Finishes:

The external materials finishes and colours will be as detailed in the accompanying Materials/Finishes/Colour Schedule.

Construction for Bushfire Hazard:

Refer to Bushfire Assessment Report prepared by Australian Bushfire Consulting Services.

Solar Access:

The proposal intends to minimise disruption to the solar access of the adjoining neighbours' indoor or outdoor recreation spaces. Refer to Shadow Diagrams – Plan view and Shadow Elevations to Northern façade of neighbouring building at No. 33 Allawah Avenue.

Eaves:

Eaves are incorporated in the design of the project.

C Access and Parking:

The proposed new Vehicle Crossing, Driveway and Carport will provide enough off-street parking. The latter will also accommodate a much-needed internal storage for the Nicol family and adequate "out of site" waste bin storage. Initial preliminary discussions with Council's Engineer Mr Joao Castro indicated that the proposed location of the new Vehicle Crossing was favourable given the merits of its location as explained at the time of the site inspection and as explained in B1 Building Form Design clause d).

D Ancillary Facilities:

Waste Management: Refer to accompanying Waste Management Plan. Waste bins will be located away from public view.

Clothes Drying Area: A clothesline will be retained on the property and not visible from the street

E Stormwater and Soil Management:

Stormwater runoff has been reduced as much as is practicable to prevent soil erosion and siltation of natural drainage channels.

Refer to accompanying Stormwater Management Plan Drawing Ref: 3001 – S1.

Refer to accompanying Environmental Site Management Plan Drawing Ref: 3001 – E1.

F Privacy and Security:

The proposal will maintain adequate Privacy and Security to the subject property and adjoining properties

3. DESIGN ELEMENTS:

G Heritage Classification:

The site is not a Heritage Item nor is it located within a Conservation Area.

H Open Space and Landscaping:

As can be seen from the Landscaped area calculation (Refer Clause O) and Drawing Ref: 3001 - 07, there is adequate private open landscaped recreational areas for the Nicol Family and their guests to enjoy.

Existing Private Open Landscaped Space located behind the front building is minimal. With the removal of the existing extensive concrete driveway which currently bisects the front yard, it is intended the additional landscaped space created (Landscaped Area L1 referred to on Drawing Ref: 3001 – 01) will provide improved Private Landscaped Recreational space available to the site.

Where possible, existing vegetation has been retained and will be enhanced by future planting to visually reduce the built form of the proposal.

Soft surface has been maximised as much as is practicable to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Trees on the site (T2 & T4) and the street tree (T1) are to remain. Tree (T3) is proposed to be removed. Existing trees will not be adversely affected by the proposed works – Refer to Arboricultural Impact Report prepared by Landscape Matrix Pty Ltd. Root mapping adjacent to Tree T2 and the Street Tree T1 will be forwarded to Council if required.

I Terrestrial Biodiversity:

The proposal will not compromise the Terrestrial Biodiversity of the area.

J Acid Sulphate Classification:

Class 5.

K Land Reservation Acquisition:

Not Applicable.

L Flood Risk Management:

The site is deemed to be assessed as “Low Risk”.

The proposed works will not adversely affect the site from a “flood risk” perspective. The proposed works increases the Site Coverage (roofed and paved area” of the site) by a marginal 2.96% {19.8 m²} - Refer to Drawing Ref: 3001 08.

The site’s roof area will increase by 49.0m², whilst the site’s paved area will decrease by 29.20m².

49.0m² of roof area (Carport roof) and 22.80m² of paved area (Driveway), a total of 71.8m² will be directed to the Street’s kerb & guttering stormwater drainage system.

M Bushfire Hazards:

The property is located in a Bushfire Prone Area – Refer to Bushfire Assessment Report prepared by Australian Bushfire Consulting Services.

N Geotech Requirements:

Not Applicable.

3. DESIGN ELEMENTS:

O Site Calculations:

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1. | Site Area | Approx. 667.40 m2. |
| 2. | Floor Space Ratio | Not Applicable |
| 3. | Minimum Soft Landscaped Area Required | 266.96 (40.00%). |
| 4. | Proposed Soft Landscaped Area | Approx.378.37m2 (56.70%). |
| 5. | Minimum Private Open Space required | 24m2 (Minimum dimension – 4m). |
| 6. | Proposed Private Open Space (Backyard/Deck). | Approx. 80.00m2. |
| 7. | Maximum Building Height Required | 8.5m. |
| 8. | Proposed Maximum Building Height | Approx.3.0m. |
| 9. | Boundary Setback Requirements/Proposal:
Refer: 3 Design Elements Clause B Building Form (Building Setbacks). | |

Reference to Coastal Management Act 2016 & SEPP Coastal Management:

The proposed works do not in any way compromise the core objectives of the Coastal Management Act 2016 or that of the SEPP Coastal Management.

The integrity of the coastal processes or public use and access of the beach, coastal headlands, related estuaries or Angophora Reserve will not be compromised as a result of the proposed works.

CONCLUSION:

The proposed extensions and renovations provide design elements which are in the main, consistent with Council's objectives for the area and the design concept is primarily informed by the context of the site and surrounding properties and their buildings.

Furthermore, all reasonable measures have been taken to ameliorate any potential environmental impacts with the proposal.

In view of the design elements associated with this site and proposed project and in the absence of any significant adverse environmental effects we believe our application is considered worthy of Council's favourable consideration.

Yours faithfully,

GWN DRAFTING ON BEHALF OF JOANNE & GREG NICOL

GREG NICOL

Enclosed:

- Site Photographs.