

# SHIMDESIGN

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17 Argyle Street Bilgola Plateau  
For Sally Bird

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## STATEMENT OF EFFECTS

### PROPERTY DESCRIPTION

#### Site and surrounding area

The site is 17 Argyle Street Bilgola Plateau, Lot 2079, DP 16327 and comprises an area of 490.5m<sup>2</sup>. It is zoned E4 environmentally sensitive. The land falls from the Eastern street front RL 136.81 to the rear Western boundary, below RL 129. The property is surrounded by one and two storey dwellings.

Side boundaries, levels and neighbour outlines are as per the current survey provided by DP Surveying , ph 9918 3359 Ref 3210 dated 21/03/19

#### Existing house

There currently stands an original weatherboard and tile cottage with a brick under storey containing rumpus, office and bathroom/laundry. There is a covered tiled balcony across the rear of the dwelling.

The accommodation is extremely modest, with three small bedrooms and one tiny bathroom and a combined living/dining space opening onto the street front.

Vehicle access is via a concrete crossing with concrete strip driveway along the northern boundary with a stacked carport (which is actually too narrow for cars)

### THE PROPOSAL-EXTENT OF WORK

The proposal is to extend the dwelling forward over the existing concrete patio at the front to provide a new covered entry and bedroom. The elevated tiled terrace under the existing roofline at the rear shall be partly enclosed to provide a larger living room and a new timber deck with all weather cover and solar protection from the west shall extend 4.0m. An external timber stair shall be added to provide connectivity with the rear garden and the rumpus room below. There shall be privacy screening to 1.8m high on the southern end of the deck.

A second storey shall include a master bedroom, bathroom and parents retreat, with covered balcony to the rear, partly within the roof space.

The existing concrete tiled roof shall be replaced with Colorbond custom orb, "Windspray"

There shall be a double carport on the front boundary.

A semi inground fibreglass swimming pool 7m x 3.6m shall be located at the rear, with pool fencing and acoustic filter box enclosure to comply with relevant Australian Standards. Pool fencing and Resuscitation chart shall be designed, constructed and maintained in accordance with the Swimming Pools Act 1992 and regulations.

### LOCALITY SPECIFIC DEVELOPMENT CONTROLS - BILGOLA

#### Character as viewed from a public place

The proposal achieves the desired future character of the locality and sensitively relates to the spacial character of the existing built and natural environment. The scale is in keeping, assisted by increased side and front setbacks. The articulated facade with an open covered verandah enhances the streetscape. The carport shall be lightweight and open/see through, so does not impede vistas from the street.

### Scenic Protection

The stepped design, with roof kept as low as practicable oriented in a east/west axis, seeks to minimise any visual impact on the natural environment. The carport floor level is kept as low as possible, whilst still complying with Council driveway gradients and the pitch of the carport roof is lowered by 10 degrees to minimise the overall height and bulk.

### Colours and materials

The extension shall be sympathetic to the original design with painted weatherboard cladding and timber windows to match existing.

### Setbacks

Street Front as existing 6.1m to house, to proposed deck addition 6.5m  
Street front to Carport -nil (due to existing site constraints)  
North to house as existing 2.650m min, as existing to carport  
South as existing 0.625m, proposed addition 1.0m  
Rear approximately 16.6m

The proposed carport does not comply with the required 6.5m front setback, but is consistent with similar development in the immediate vicinity. (See No. 7 Argyle Street) The outcomes are achieved, maintaining the desired future character and enhancing the streetscape. Due to the location of the existing house (setback 6.115m) and the distance from the side boundary (2.65m) a nil setback is the only option to provide car parking off the street. The carport is open with no walls, just balustrading to comply with the BCA, so will not be dominant in terms of bulk and scale when viewed from the street. The roof pitch is 10 degrees lower than the house in an effort to reduce height and maintain amenity and view sharing.

### Building Envelope

The outcomes are achieved whilst the controls are not strictly adhered to. The desired future character of the locality is maintained and the streetscape is enhanced with reasonable privacy, amenity and solar access for neighbours.

It is a smallish lot which excludes the development of a huge footprint. The floor levels of the existing dwelling have been maintained, thus a variation may be permitted.  
The second storey has been offset with a generous 2.0m side setback from the southern boundary, and ceiling heights to the sides of the upper rooms are reduced, however there is an unavoidable encroachment of the building envelope.  
(See West elevation/south side)

### Building Height

The maximum height of the building is to be less than 8.5m, however due to the existing floor levels and the slope of the land, the proposed maximum height is 9.0m, thus there is an encroachment of 0.5m  
Primarily it is the eaves to the rear upper balcony, providing solar protection from the West, that encroach the building height.

From the street front elevation the building envelope and the building height both comply.

### Landscaped area

**294.3m<sup>2</sup> or 60%**

Proposed soft landscaping 268.37m<sup>2</sup>  
plus allowable open and covered decking (6% or 29.43m) TOTAL 297.8m<sup>2</sup> or 60.7%  
Therefore complies  
(excludes 21m<sup>2</sup> of turf at ground level below rear deck)

Additional site coverage 46.34m<sup>2</sup>, therefore no OSD required

## **DESIGN CRITERIA**

### **Landscaping**

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

The existing established trees and vegetation shall remain and the proposal will not require the removal of any significant trees. There shall be additional perimeter and street front planting of locally significant species. Noxious weeds to the rear shall be removed.

A 'Landscape Concept Plan' only has been included with submission, as there is minor impact to streetscape or adjoining properties and site disturbance of less than 50m<sup>2</sup>. New work includes a second storey addition, extension of decking over existing rear concreting and single storey works over existing front concrete patio

### **View Sharing**

Views from the road and neighbours across the higher side of the street have been considered and maintained with a reasonable level of view sharing.

The ridge has been designed to run east/west to maximise visual access and minimise obstruction between the adjacent buildings so that all neighbours can enjoy any water and bushland views to the West.

The ridge has been lowered as much as possible, with ceiling heights reduced to as low as practicable, whilst still maintaining minimum BCA requirement. (External walls at 2100mm, with a raked ceiling to achieve overall height compliance)

The second storey addition is set into the existing roofline and side setbacks have been increased.

Following consultation with the neighbour across the street, the carport has been redesigned with a lower pitch roof, to preserve shared views toward the west for pedestrians and residents.

### **Solar Access**

There shall be minimal impact or loss of sunlight to neighbours. See survey, site plan and attached shadow diagrams.

### **Private Open Space**

There is adequate private open space directly accessible from the living/dining room and this is screened from the neighbour with a battened screen. The rear garden area shall be accessed via a new external stair, providing additional egress in the case of fire.

### **Visual and Acoustic Privacy**

The proposal is designed to provide reasonable privacy to adjacent properties and shall have minimal effect on the neighbours. The proposed dining room extension to the rear is enclosed by the existing walling to the deck and there shall be a battened privacy screen to the southern end of the new deck.

There is one small window to the stairwell on the northern elevation, and the front bedroom window is relocated to the northern wall which has a 2.65m side boundary offset.

Skylights have been employed in the design of the upper level to avoid any overlooking. All adjacent neighbours enjoy westerly views toward Pittwater.

The pool pump and filter shall be housed in an acoustic enclosure.

## **HAZARD CONTROLS**

**Bushfire Hazard** The property is not within a bushfire hazard zone.

**Flood Hazard** The property is not within a flood zone.

**Landslip** The property is not within a designated Geotech Hazard zone.

**Acid Sulphate Soils** The property is not located in an Acid Sulphate Soil area.

## **WATER MANAGEMENT**

### **Stormwater**

Downpipes shall be connected to the existing stormwater shall be piped to the existing system at the rear.

## **ACCESS AND PARKING**

### **Offstreet Parking**

The existing concrete strip driveway and narrow hardstanding is impractical, too steep and unsafe and inconvenient. The proposed double carport on the street front boundary achieves the outcomes, in that it provides functional parking for 2 cars and minimises the visual and environmental impact whilst maximising pedestrian and vehicle safety.

## **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. The builders contract shall detail OH & S matters requiring legal removal and disposal of Asbestos material.

### **Excavation and Landfill**

There shall be minimal excavation as required for the footings of the additions and some excavation to accommodate the pool. The works shall be carried out under the supervision of the consulting structural engineer.

### **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.

## **SITE FENCING AND SECURITY**

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

## **BASIX**

The proposed additions 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 A344623 Dated 15-7-19

## **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 character of the existing home and the streetscape. The design is well considered and aesthetically pleasing and will greatly improve the amenity of the occupants.

The single storey addition to the front is necessary to provide a third bedroom in this modest family home.

A generous rear deck for outdoor dining, with solar and wet weather protection from the west is vital, as the living spaces on this sloping block are elevated and disconnected from the lawn below.

Car parking on the site is currently unavailable as the north side setback is too narrow and the existing driveway is quite steep. The gentle gradient of the new footpath crossing leading to the double carport will provide safe and weatherproof parking for cars off the street.