

# SHIMDESIGN

51 careel head road avalon nsw 2107  
mob 0400 898 744  
email k2shimeld@gmail.com

160 Plateau Road Bilgola Plateau  
For Mr and Mrs Dean Jones

22-11-18

## STATEMENT OF EFFECTS

### PROPERTY DESCRIPTION

#### Site and surrounding area

The site is 160 Plateau Road Bilgola Plateau, Lot 55 D.P. 12838 and comprises an area of 820.7m<sup>2</sup>. It is zoned E4 environmentally sensitive and is in a Bush Fire Hazard Zone. The land rises from the high side of Plateau Road RL 139.23 to the existing building platform RL 139.82 and then gently falls away to the rear Western boundary RL 137.07 which abuts Bilgola Plateau Public School. The property is surrounded by one and two storey dwellings and is separated from dwellings to the south by several battle axe handles.

Side boundaries, levels and neighbour outlines are as per the current survey provided by DP Surveying, ph 9918 3359 Ref 3125 dated 6/06/18

#### Existing house

There currently stands an original and outdated two storey brick and flat metal roofed cottage with stacked garaging and storeroom under. The lower level also has self contained accommodation and a sauna. There are two concrete balconies facing the the street with ocean views and external concrete stairs lead to the entry on the upper level. There is a small concrete deck with stairs to the rear providing outdoor living space to the NW.

Vehicle access is via a brick paved driveway with hardstanding for two small cars. A small timber framed cabin is located in the rear garden.

### THE PROPOSAL-EXTENT OF WORK

The proposal is to remove the kitchenette and sauna on the ground floor and locate the main entry here in lieu, providing internal stairs to join the two floors.

The rear of the carport shall be converted to a bedroom and the rear garage door replaced with glazed doors.

The master bedroom upstairs shall be extended forward 2.0m onto the front deck. The existing external concrete/pebblecrete stairs shall be demolished and the front deck extended across the facade. New aluminium windows and doors shall replace the existing facade door units and coloured glass windows.

The upper rear deck shall be extended to provide usable recreation/dining space with a low pitched skillion roof for all weather cover. The existing dining window shall be replaced with a wide sliding door and the existing single door deleted.

A double carport and covered entry colonnade shall be located to the front, and the existing brick paved driveway widened to improve safety and visibility when exiting the site close to the Primary School.

The extension shall be sympathetic to the original design with painted and natural timber cladding to blend with the bushy streetscape.

## **BUILT FORM**

### **Setbacks**

Street Front as existing to house varies 9.8m-11.2m approx.  
proposed to carport varies 5.2m-6.0m approx.  
North as existing approx. 1.0m , to proposed carport 1.0m  
South as existing approx. 0.9m  
Rear to deck varies approximately 27.6m

*The side setbacks do not comply with the required 2.5m/1.0m, however the original existing setbacks shall be maintained. There are no windows to the northern wall, thus no privacy, acoustic or overlooking issues, and being to the north side of the property creates no overshadowing. There are two windows to the southern wall, one of which shall be reduced. The adjacent land is battle axe handle, therefore there are no neighbourly issues.*

*The front setback of the proposed carport does not comply, but is close. Compliance is impossible due to the location of the existing dwelling, however the desired character of the street is maintained. The outcomes of the control are achieved, views and vegetation are retained, as are privacy, amenity and solar access. The proposed carport is an attractive low, dark coloured open structure, which provides good articulation to the facade, enhancing the streetscape and reducing the bulk and scale of the existing boxy two storey dwelling.*

### **Maximum Height**

Building height is as existing, less than 8.5m therefore complies.  
The existing floor levels are to be maintained.

### **Building Envelope**

*The existing building outline is to be maintained, and as the side walls are located close to the boundaries there are encroachments both sides. However the outcomes are achieved. Privacy and views are maintained, vegetation is retained and bulk and scale are minimised. The addition of the carport to the front enhances the streetscape and reduces the bulk and scale of the facade.*

*The roof cover to the proposed rear deck extends outside the building envelope, however is permissible as a shading device.*

**Additional site coverage** 37.85 m<sup>2</sup> , therefore no OSD required

### **Landscaped open space**

**60% required or 492.42m**

Proposed soft landscaping 457.83m

plus allowable open and covered decking (6% or 49.2m<sup>2</sup>) TOTAL 507.03m or 61.7%

## **BASIX**

The proposed alterations and additions achieve all the 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 A 324187 Dated 15 October 2018.

## **DEVELOPMENT CONTROLS**

### **Landscaping**

Proposed Landscaped area 61.7%, therefore complies

All landscaped areas are well located, easily accessed and provide adequate recreation, drying and landscaping opportunities. The existing established trees and vegetation shall remain.

See Impact and Management Statement by Kyle Hill, Growing My Way Tree Services, dated Nov 2018

**Views** There are no view sharing issues.

#### **Solar Access**

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

The carport and covered entry shall provide self shadowing only and the covered deck at rear shadows the battle-axe driveway handle.

#### **Visual and Acoustic Privacy**

The proposal is designed to provide reasonable privacy to adjacent neighbours and shall have minimal effect on the neighbours' privacy.

Windows to the front and rear merely replace similar existing units. (Except for the lower bedroom window/door replacing the garage door, however this creates no privacy issue)

One window to the south elevation (living room) shall be reduced and a door to eastern wall (kitchen) shall be deleted.

Neighbours amenity shall be improved and traffic congestion shall be reduced by the removal of the (unapproved) secondary dwelling on the ground floor.

#### **VEHICLE ACCESS AND PARKING**

Two covered car spaces shall be provided within the double carport, replacing the current narrow, difficult and unworkable stacked parking arrangement under the house.

#### **RISK MANAGEMENT**

**Bushfire hazard** The property is within a bushfire hazard zone.

See Bushfire Assessment Report by Building code and Bushfire hazard Solutions P/L dated 24th Sept. 2018 Ref. No 190052

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

**Flood** The property is not located within a Flood Planning Area

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

#### **CONSTRUCTION AND SITE ASPECTS**

##### **Demolition and waste management**

All demolition materials will be sorted on site for recycling and will be transported to Kimbriki Recycling Centre. Delivery of materials and equipment will be placed on site as per the Construction Management Plan.

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

##### **Stormwater**

New downpipes shall be connected to the existing storm water and piped to the street system

##### **Sediment control / Excavation**

Sediment control shall be by hay bales or geotech fabric fixed to star posts. There shall be minimal excavation as required for the footings of the addition.

**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, particularly removing the ad hoc and unapproved second dwelling on the ground floor and uniting the two living levels with an internal stair to create a practical and attractive family home close to local shops and the Primary School.