



DUPLEX
Building Design

STATEMENT OF ENVIRONMENTAL EFFECTS

CLIENT

Matthew Colton

SITE

14 Algona Street,
Bilgola Plateau, 2107
Lot 50, DP 222083

PROPOSAL

Proposed Alterations + Additions

1.0 EXECUTIVE SUMMARY

Nathan Battishall of Duplex Building Design has been commissioned to prepare this Statement of Environmental Effects in relation to Proposed First Floor Additions.

14 Algona is a single storey dwelling among a well-established neighborhood. The site is located in Zone E4 (Environmental Living) in the Pittwater Local Environmental Plan. This site is appropriately zoned for the development proposed.

I have undertaken a detailed assessment of the proposed development against the relevant planning controls and development standards. The proposed development is compliant with these controls and standards.

The site is suitable for the proposed alterations/additions. I therefore respectfully recommend that the proposed alterations/additions be approved.

2.0 SITE ANALYSIS

The site is an existing single storey Dwelling set back 6.9m from the front setback with a tiled roof.

Arial View



Location 14 Algona Street



14 ALGONA STREET, BILGOLA PLATEAU, 2107 LOT50/-/DP222083

2.0 Site Calculations

Site Area	717.41m ² (from DP)
Building Areas	
Existing Floor Area	143.1m ²
Proposed (inc. Existing)	143.1m ²
Proposed First Floor	123.2m ²
TOTAL GFA (site coverage)	234m ² or 32.6%
Floor Space Ratio (FSR)	0:50:1 - Required
	0:3263 – (32.63%)

3 Present and Previous Uses:

The land in an older established residential area.

Present use of the land zoned E4 (Environmental Living)

Proposed use of the site is to a new Floor level (first floor) weathertex cladding, on timber flooring. A new proposed Entertaining roof to the West of the existing dwelling

4 Development Standards: **Pittwater Local Environmental Plan 2014**

This section discusses the statutory considerations under Pittwater Local Environmental Plan 2014 herein referred to as "the LEP". Only those clauses which relate to the development proposed are discussed.

Development Criteria	Requirements	Proposed	Complies
Land to which the development applies	E4 Environmental Living	Dwelling houses E4 Environmental Living on 717.41m ² block	Complies
Height of Building	To ensure the height of a building on any land does not exceed 8.5m maximum height	Maximum Height 8.4m	Complies
Floor Space Ratio	Floor Space Ratio for a Building on any block of land to not exceed 0:50:1	Floor Space Ratio 0:3263 (32.63%)	Complies

5.0 Warringah Development Control Plan (DCP) 2011

This section discusses the statutory considerations under the Warringah Development Control Plan (DCP) 2009 herein referred to as "the DCP". Only those clauses which relate to the development proposed are discussed.

Controls	Title	Comment	Status
B1 & B2	Wall Heights/ Number of Stories	E4 Environmental Living and to which an 8.5m maximum height of building control applies under LEP 2011 Max building height 8.4m Max Wall height 7.2m	Complies Complies
B4	Site Coverage	33.3% - the total building footprint(s) must not cover more than 33.3% of the site area Site Coverage 234m ² (GFA) = 32.6%	Complies
B5, B7, B9	Front, Side and Rear setbacks	Land Zoned E4 Min 1m Side setbacks 2.6m & 2.1m side setbacks Min 10m Front setback	Complies

		13.2m front setback Min 6m Rear setback 15.2m rear setback	Complies
			Complies

6 Design Guidelines:

The Proposed First Floor is to be Weathertex Cladding, with a Flat & Raked ceiling and a Colorbond Roof

Proposed entertainment deck Roof (Colorbond)

The proposed addition is to be designed with the following criteria in mind.

Security - The addition needs to be secure along the boundary while meeting all regulations in regard to fire safety.

Landscape - The development will have a minimum impact on the current landscape

7 Access and Traffic:

The existing driveway will be used.

8 General Accessibility:

This will not change in the proposed development.

9 Drainage:

All stormwater and overflow from the Additions will be collected by downpipes and will be connected to the existing stormwater system to the street.

The additional waste will be connected to Council's sewerage system.

10 Erosion and Sediment Control:

No major excavation to be carried out on this development, therefore erosion and sediment control not required.

11 Heritage:

Not applicable to this development.

12 Energy Efficiency:

The proposed development meets all Basix Requirements.

13 Waste:

Household waste will be sent to Kimbriki Resource Recovery Centre

Construction Waste will be collected in on site container/skip and sent Kimbriki Resource Recovery Centre periodically during development.

14 On Site Management:

Existing fencing surrounds boundary. Gates will be locked when no work is being carried out to prevent unauthorized entry to building site.

15 Conclusion

15.1. Generally

This Statement has briefly examined the effects of the proposed development, of the addition to the existing dwelling.

15.2. Compliance with Development Standards

The development is permissible with development consent and is compliant with the development standards of the Pittwater LEP and Warringah DCP.

This is a development that is compatible with surrounding developments in scale, bulk, height, sitting and architectural characteristics.

15.3. Recommendation

The proposed development is compliant with the relevant development standards. The proposed development is consistent with the aims and objectives of the LEP. We believe it is therefore considered appropriate that development consent be given for the proposed development. We respectfully ask for a favorable consideration of this Development Application.