



Statement of Environmental Effects
at
30 Utingu Place,
Bayview
NSW 2104
For
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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 30 Utingu Place, Bayview.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

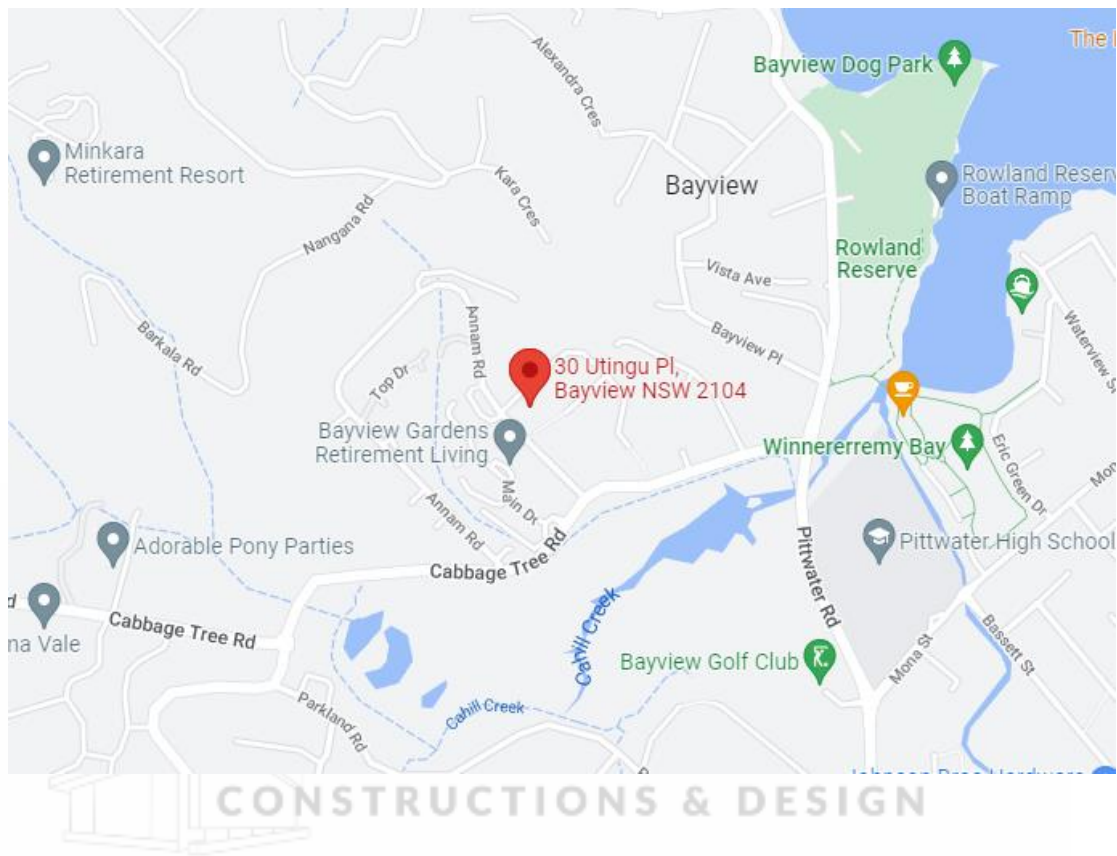
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Utingu Place in the residential neighbourhood of Bayview.

Site Address: No. 30 Utingu Place, Bayview.

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Pittwater)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 17 DP 248062 known as 30 Utingu Place, Bayview has a Zoning of C4 Environmental Living.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 21

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling on a regular block with housing surrounding. Houses in the street are mainly single, double & triple storey of varying periods with a mix of period homes & modern architectural style housing with housing along the escarpment. The locality is considered a low-density area. An important characteristic and element of Bayview significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling.

2.7 Existing off-street parking

There is parking available for 2 cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small to large scattered native trees & shrubs along the front boundary & to the rear. To the rear yard the topography

falls around 5.5m from the dwelling to the rear boundary with a mix of scattered trees & grassed areas. The existing landscaping is to be maintained where possible for this development as the proposal is mainly over an existing paved area & within the dwelling footprint.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building. The appearance & bulk of the building is to remain the same and in keeping with surrounding properties. The proposed works provide minor internal alterations, extension of deck and new patio on lower floor with two non-protected trees proposed for removal.

The proposal is in sympathy with the existing residence maintaining a consistent streetscape and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New extension of deck
- New patio
- Remove two non-protected trees adjacent to addition

Internally the proposal encompasses:

- Removal of internal walls, refurb of wet areas

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for outdoor entertaining areas. The owner is looking to add a larger deck, patio area and minor alterations while maintaining certain key components of the existing dwelling by adding to internal areas to be more usable for the owner's family. The design maximises the existing

dwelling & available area of land whilst keeping the bulk consistent with Utingu Place. The proposed development maintains the northern aspect improving the lifestyle for the resident.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable, and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Alloy windows & doors to all elevations

Timber posts & beams

Tiling & paving

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	1477.9 sq m	-
GFA (Gross Floor Area)	199.88 sq m	-
Height	7.6m	8.5m
Impervious area	336.48 sq m	280 sq m (max)
Landscaping	363.52 sq m	420 sq m (min)

A concession is requested for the landscaping area for being under than the required amount. The existing landscaped area is currently at 355.88 sq m, while the proposed development has increased the landscaped area to 363.52 sq m.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Side Setback North-East	1.088m (Proposed) 0.833m (Existing)	1.0m
Side Setback South-West	4.014m (Proposed) 0.922m (Existing)	2.5m
Front Setback	6.583m (Proposed) 6.583m (Existing)	Est. (6.583m)
Rear Setback	11.500m (Proposed) 12.701m (Existing)	6.5m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties apart from the Rear extended out for a patio area well within the required 6.5m rear setback.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Utingu Place to be retained. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No. 30 Utingu Place has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimises overlooking into neighbours' living areas and recreation space with none of the proposed windows having direct view lines into neighbouring dwellings, this has also been achieved by adding privacy screening where necessary. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the norther-west to south-east. Shadowing will be maintained/existing as there are no major works being done to increase shadow.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded walls and

timber floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The sleeping spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

4.2 Passive Solar Heating

The sleeping spaces have timber floor and cladded stud walls. The roof areas are to be sheet metal to promote heating during the winter months. Materials that have a similar thermal mass to the existing have been proposed to maximise the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium windows with pyrolytic low-e glass & window awnings are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The insulation and thermal mass of the building will be maintained as there will be no new flooring or walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Bayview is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front. 30 Utingu Place is a good example of this in that it has its car parking in the garage minimising cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Development on Sloping Land

No. 30 Utingu Place is shown in Landslip Area H1 on Northern Beaches Council Landslip map. The proposed development has a low risk of landslide in relation to both property & life structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil.

4.9 Building Form

Residential buildings in Bayview are uniformly single, double & triple storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be cladded to match existing. The new works have been designed to maintain the overall look of the building form & to create a modern

design that suites the area.

4.10 Roof Form

Roofs are to be maintained for this development.

4.11 Walls

Walls are to be maintained for this development.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Bayview area. These individualise each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 30 Utingu Place are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Bayview allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Two unknown species tree is proposed for removal that is in close proximity to the dwelling that has low importance as it is small in comparison to the native trees surrounding with high value to be retained. The remaining vegetation

including the streetscape is to remain.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 30 Utingu Place are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Bayview. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Support Posts	Timber	By Owner	By Owner
6.1.2 Window	Alloy & glass	Paint	Match existing

