

Statement of Environmental Effects

for the

Proposed Deck Widening and Associated Landscaping

to

Blocks 7 to 12

at

The Fred Hutley Village 183 Allambie Road Allambie Heights

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May 2019

EXTENSIONS of EXISTING WALKWAYS to BLOCKS 7-12

**at FRED HUTLEY VILLAGE,
183 Allambie Road Allambie Heights**

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1 This Proposal

This proposed development is generally to upgrade access walkways and landscaping to several residential blocks within the Fred Hutley Village, 183 Allambie Road Allambie Heights comprising 16 blocks in all.

The blocks concerned, Blocks 7 to 12 inclusive, are to have walkways widened to enhance the access and circulation by extending over existing narrow external concrete walkways. New steps and balustrades are proposed to replace the existing concrete steps and wrought iron railings along the lengths of Blocks 7 to 12.

Landscaping is to be improved by the removal of large sections of existing concrete paving and providing new concrete paths and paved communal areas with associated planting to enhance the internal spaces of this site as well enhancing the streetscape viewed from the existing internal road on site.

Generally this will bring these 6 blocks up to the visual and access standard of the recently-completed Block 1 walkway and landscaping.

2 Reasons for this development:

There is a perceived need to enhance the appearance and functionality of the existing walkways to Blocks 7 to 12. This can be achieved by widening these walkways currently serving as outdoor accessways for residents. This is proposed to be done by providing a timber surface for a more natural, softer appearance to Blocks 7, 9 and 11 to match the recently-constructed walkway for Block 1 on this site.

Blocks 8, 10 and 12 will be concrete construction due to fire issues as stated in the Bush Fire Report by Travers Bushfire & Ecology which accompanies this statement.

The general appearance and functionality is to reflect the recently-completed walkway widening to Block 1 was approved by council DA 2017/1251.

The walkways proposed in this application to be widened serve as front-door accessways to the individual units in these 6 blocks and the widening will also offer space for the occupants to sit and enjoy the views and conversation areas with their neighbours.

Access to the garden areas is to be generally upgraded by wider stairs and more effective use of pathways and paved areas with associated planting.

This proposed enhancement will not alter the use, configuration, services or structure of these buildings as these proposed changes are essentially landscaping works and external to the buildings as a whole.

We propose using fire-resisting decking and either hardwood or steel in the walkway framing as required to meet the BAL ratings for Blocks 7, 9 and 11.
We propose concrete walkways and stairs for Blocks 8, 10 and 12.

3 Documents Submitted:

The layout of the walkways and associated landscaping works are shown on drawings 998.1A to 10A inclusive by Linklater Associates Pty Ltd Building Design Consultants which accompany this submission.

Site boundaries and block relationship layouts are shown on a survey plan 56801003A (comprising 3 separate but co-joined drawings due to land size) by Hill & Blume surveyors which accompany this submission.

Landscape layouts of paving and plantings are as shown on Landscape Plans 998.L1 to L7 by Linklater Associates Pty Ltd Building Design Consultants which accompany this submission.

Fire hydrant drawings HS 100, 101 and 102, statement of water pressure (from Sydney Water) by JS Potter Associates Pty Ltd which accompany this submission.

Letter of authority from the land owners, NSW Department of Industry- Crown Lands and Water Division is accompanying this application. Copies of signed drawings 998.1 to 10 are available if requested by council.

4 Planning Instrument Controls and Zoning:

This proposal is submitted under Northern Beaches Council WLEP 2011 and DCP 2011.

The land is in a low density residential zone R2 and the existing and proposed use is permissible within this zone.

5 The Site

The site for this project is part of lot 2610 in DP 752038 known as 183 Allambie Road, Allambie Heights with a total area of 18179.9 sqm.

The site falls gently from north to south, remaining relatively level from east to west.

6 Existing Buildings, Heritage and Streetscape:

Fred Hutley Village is a long-established retirement facility comprising 16 separate blocks comprising 12 single-storey and 4 two storey building types with central driveway and parking areas as seen from the survey plan and from design drawings accompanying this Statement.

The village has no current heritage listing so no heritage issues are involved in this small project.

The streetscape to Allambie Road will not be affected by this proposal as the works are for 6 existing blocks deep within the site and not readily visible from Allambie Road as seen from the Site Plan drawing 998.1.

7 Existing Buildings and Internal Streetscape Pictorial:

The existing Blocks 7 to 12 are shown in the following photographs:



View 1 Eastern wall of Block 8 with Block 7 behind (southern end of Block 2 is seen on the right but is not part of this submission)



View 2 South wall of Block 8 facing internal road



View 3 South wall of Block 10 facing internal roadway



View 4 Driveway between Blocks 10 and 12 with Block 11 beyond



View 5 Looking westward along the internal road where Blocks 13 to 16 can be seen beyond



View 6 Looking eastward at the south-west corner of Block 9 which faces the internal courtyard (Block 7 and 11 similar)

Generally, Blocks 8, 10 and 12 are located parallel to the existing internal roadway and Blocks 7, 9 and 11 are parallel to Blocks 8, 10 and 12 but set behind these blocks with small glimpses of Blocks 7, 9 and 11 seen between the street-fronting blocks 8, 10 and 12.

8 Proposed Works:

The works proposed in this submission comprise both walkway enhancement and landscaping changes.

WALKWAYS are proposed to be framed in hardwood, steel or concrete to overarch the existing narrow concrete walkways and steps, retaining the existing construction in situ and topped with Modwood planks or tiled concrete depending on the required BAL rating.

Stairs are to be constructed in hardwood, steel or concrete faced with Modwood planks or tiled concrete depending on the required BAL rating.

Balustrades are to be 50 dia stainless steel tubing with tensioned stainless steel wires to match the existing balustrades on Block 1 as shown in the following photograph.



View 7 existing balustrade to Block 1

LANDSCAPING is to comprise removal of several sections of vehicular driveway/parking areas to return these areas to pedestrian use together with paved areas between the various blocks to provide communal outdoor seating space and improved access to clotheslines.

Selective planting is to be provided to enhance the visual effect of these communal areas.

Landscaping paving and planting extents is generally as shown on the landscape Plans 998.L1-L7 by Linklater Associates Pty Ltd Building Design Consultants which accompany this submission.

9 BCA Classification:

The existing BCA classification of Class 2 for these Blocks as a whole is not being altered as the use is not changing nor are any other internal or service changes proposed thereby not altering the existing Fire Safety provisions for this building group.

10 Bush Fire Prone:

The site is recorded on the Northern Beaches Council Bush Fire Prone Map.

A bushfire risk report A17186A has been prepared by Travers Bushfire & Ecology and is accompanying this application.

Blocks 7, 9 and 11 of this proposal have BALs of 12.5 which is minimal.

Block 8 has a BAL of 29

Blocks 10 and 12 have a BAL of FZ all as described by Travers Bushfire & Ecology.

These BAL ratings have been recommended by Travers Bushfire & Ecology in their Bush Fire Report which accompanies this submission.

From following the recommendations of Travers' report we believe there will be minimal if any fire safety issues relating to these walkways and landscaping changes as the works are sufficiently removed from boundaries so as not to be affected by requirements of the Building Code of Australia.

11 Fire Safety Services:

A fire hydrant system was constructed as part of the recommendations of the Bush Fire Report (also by Travers Bushfire & Ecology) arising from the Block 1 deck widening. This system within the site provides both building protection and bushfire protection to the site as a whole.

Details of this hydrant installation are accompanying this submission shown on drawings HS100, 101 and 102 by JS Potter Associates Pty Ltd.

This installation has been designed and installed to address and satisfy fire fighting needs under the bushfire provisions of the BCA as well as the requirements of the Rural Fire Service.

The fire hydrant system installed has the main control valves at the street entry and the entry road has been widened to provide adequate width of roadway for fire truck access and vehicular access as works required previously under the Block 1 works as seen in the following photograph:



View 7 Entry where brigade valves and wall are located

12 Flooding

The site is NOT prone to flood and an established drainage system is effectively collecting and dispersing stormwater so no new provisions are required for this proposal.

As 3 of the 6 proposed decks are boarding with slats spaced apart, they will not increase the impervious area of the site. Blocks 8, 10 and 12 being of concrete will have a minimal increase in impervious area as they sit over the top of the existing walkways with an increased width of only 900. This small increase in impervious area is counterbalanced by the reduction in hard paved surfaces throughout the site where several large sections of existing concrete pavement are to be removed and replaced with smaller pathways resulting in the net impervious area of the site being reduced.

No on-site detention of stormwater should be required as a result of this proposal as the impervious area is being decreased.

13 Impacts on the Environment:

This proposal is for minor external walkway extensions and landscaping within a group of separate blocks comprising this Retirement Village.

The buildings, walkways and road are all existing and impacts if any on the environment have already been considered in prior development work.

Excavation for footings will be post holes only with recovered material dispersed over the internal courtyards as part of the landscaping works.
We believe no sedimentation controls would be required for this minor work.

Accordingly, we propose that the extent of works proposed in this application will not adversely affect the amenity of the immediate village area but will enhance it.

There will be no additional noise, overlooking, traffic or privacy issues arising from this proposal.

14 Building Fabric Effects:

This proposal is to modify 6 existing walkways and landscaping and as it is totally external, it does not affect the fabric or functionality of the existing buildings.

These proposed works will not detract from the existing buildings design or character but will enhance both.

15 Previous Approval:

A Development Consent (DA 2017/1251) permitted replacement of the existing narrow walkway and landscaping to Block 1 of this complex with associated road widening and paving to enhance the main entry to the complex.

This submission is for consent to continue this style of upgrade to the adjacent Blocks 7 to 12 inclusive in the same manner, design and detail and we trust council will consent to the furthering of this complex upgrade.

16 Waste Management:

A Waste Management Plan is appended to this Statement,

17 Colour Schedule:

The materials proposed for this development are to be stainless Steel railings and balustrades, painted hardwood timber or galv steel for framing with brown Modwood Flameshield composite timber or tiled concrete for decking and stair treads.

18 Compliance Table:

control	values	complies
zoning	R2	yes
Flood Prone	No	yes
Bushfire Prone	Bushfire affected	No but with design measures meets the

		control
FSR	N/A	yes
Height of Buildings	N/A	yes
Heritage	N/A as not heritage affected	yes
Parking	N/A as no occupancy change	yes
Public Transport	Buses at site entry	yes
Shadowing	N/A	yes

19 Conclusion:

The proposed works are relatively minor, provide the residents with improved access and improved social communication areas. This project will also greatly improve the landscaping and private internal streetscape.

Bush fire risk is stated for each block in the Bush Fire Report by Travers Bushfire & Ecology and the buildings will be protected by an established fire hydrant system within the site.

Materials used in the deck extensions are fire resisting Modwood and tiled concrete with either hardwood or galvanised steel or concrete framing to resist the effects of possible bush fire.

The works will enhance the general appearance of this building group without affecting the structural integrity or functionality of each block.

Impervious area of the site will be slightly reduced thereby not requiring on-site detention.

We believe Council is well able to approve this development application.

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12 June 2019