

STATEMENT OF ENVIRONMENTAL EFFECTS

18 Burrawang Street, Ettalong Beach

Lot: 510 DP: 10570

RE:

Demolition of Existing Dwelling,
Construction of New Dwelling House & Detached Garage.

1. Introduction

This Statement of Environmental Effects has been prepared on behalf of the owner in support of a development application for the proposed demolition of the existing dwelling and construction of a new dwelling with detached garage.

1.1 Site Description & Existing Development

The site is known as Lot 510, DP 10570 and is a residential site located on the southern side of Burrawang Street. The site is rectangular shaped and has dual access via the primary frontage to Burrawang Street and secondary access to the rear unnamed laneway.

The site contains an existing fibro clad single storey dwelling with Colourbond roof.



Figure 1 (Aerial Image - Gosford Online Mapping)

1.2 Proposed Development

The proposed development is shown on plans prepared by Daniel Morrissey dated May 2020 which includes the following drawings:

- 1/9 – Demolition Plan
- 2/9 – Site Plan
- 3/9 – Ground Floor Plan
- 4/9 – First Floor Plan
- 5/9 – North & South Elevation
- 6/9 – West Elevation
- 7/9 – East Elevation
- 8/9 – Roof plan & Section
- 9/9 – Garage Plan & Elevations

The proposed development incorporates the following works;

- Demolition of existing dwelling.
- Construction of new two storey dwelling.
- Construction of detached garage providing access off rear laneway.

2. Gosford Local Environmental Plan 2014

The site is zoned R1 General Residential in accordance with the Gosford Local Environmental Plan 2014 (the 'LEP'). Dwelling Houses and ancillary structures (i.e. garages) are permissible development under the zoning.

2.1 Floor Space Ratio

The site is mapped as having an Floor Space Ratio (FSR) as 0.7:1, however is reduced to 0.5:1 in accordance with Clause 4.4 of the LEP (as the proposed development is for a Dwelling House). The site area is 518.5m², therefore the maximum floor space is 259.25m². The proposed development complies with this requirement.

2.2 Maximum Height

The Maximum Building Height is 8.5m under the LEP. The height of the proposed dwelling house is <8.5m and satisfies this requirement.

2.3 Flood Prone Land

The subject site is not located on flood prone land.

2.4 Bushfire Prone Land

The subject site is not located on bushfire prone land.

2.5 Acid Sulfate Soils

The subject site is mapped as Class 4 Acid Sulfate Soils. Excavation beyond 2 metres is not proposed, and it is not expected that Acid Sulfate Soils will be encountered.

3. Gosford Development Control Plan 2013 - Part 3

Development Standard	Description	Compliance
3.1.2.1	- Max Building Height - Number of storeys - Building height Outbuildings	- Dwelling height 8.17m at highest point. (<8.5m max). - 2 storey dwelling - Outbuilding is 4.75m at highest point (<4.8m max). Complies
3.1.2.2	Site coverage required	230m ² site coverage total (approx. 44%) <50% max. Complies
3.1.2.3	Floor Space Ratio	204m ² Floor space. FSR = 0.39:1. <0.5:1 max. Complies
3.1.3.1a	- Front setback	Average setback of two nearest dwellings = No. 20 = 12.1m

	- Front setback for garage/carport	No. 16 = 6.0m Average = 9.05m Proposed = 6.0m (non-compliant with control.). Proposal is compliant with objectives – refer to justification below. - Garage 1m behind building line (complies)
3.1.3.1b	Rear setback	Min. rear setback = 12.19 (rear boundary) x 50% = 6.01m Proposed = 19.5m (complies)
3.1.3.1c	Side setback	Lot width at building line = <12.5m Zero setback permitted for up to 10m, remainder to be 0.9 for height up to 4.5m. Any part over 4.5m height = ¼ of height above 4.5m + 0.9m Proposed = 0.9m eastern side (non-compliant as >10m length). See justification below. 0.9m western side (Ground floor) & 1.35m western side (First floor) – Compliant.
3.1.3.1g	Outbuildings Setback	Required = Zero for up to 50% (rear laneway), otherwise 0.5m + ¼ of height >3.8m Proposed = 0.9m (complies)
3.1.3.3.1	Articulation Zone	Required = up to 1.5m for 25% of the area of articulation. Area of articulation = 12.19m (lot width) x 1.5m = 18.3m ² Proposed = 1m wide patio x 4.75m long = 4.75m ² 25% = 4.57m ² . Minor variation (4%), complies with objectives.
3.1.3.3.2	Garage Door articulation zone	<6m wide garage door proposed (4.8m proposed). Complies
3.1.4.1	Views	Proposed dwelling will not result in any view loss. Complies
3.1.4.2	Visual Privacy	Main living areas are located on the ground floor and are orientated to the rear yard providing nil impact on adjoining properties. The first floor consists of primarily bedrooms, most of which have either highlight windows or windows orientated to the front (Burrawang Street). Complies
3.1.4.3	Private Open Space	>24m ² private open space provided to rear yard and >3m wide. Complies
3.1.4.4	Sunlight Access	Large rear yard will receive more than 3hrs unobstructed sunlight access. Complies
3.1.5	Car Parking & Access	4 bedrooms proposed. 2 car parking spaces provided through attached and detached garage. Complies
3.1.6.1	Earthworks	Minimal cut and fill required to accommodate proposed slab.

		Deepened edge beam (DEB) to rear side of detached garage slab to eliminate need for extensive cut. DEB to be designed by a Structural Engineer. Complies
3.1.6.3	Drainage	All stormwater to be directed to proposed 5000L rainwater tank with overflow to rear infiltration trench to future detail. Complies.
3.1.7.2	Outbuildings	Max floor area of outbuildings for site up to 600m ² = 45m ² Proposed detached garage = 56m ² . Non-compliant with controls. Complies with objectives. Refer to justification below.

3.1 – Justification for Variation to Part 3.1.3.1a

The development control for Part 3.1.3.1a requires the front boundary setback for the dwelling to be the average setbacks of the two nearest dwelling houses. No. 16 has a 6.0m setback and No. 20 has a 12.1m setback resulting in the average setback of 9.05m.

The proposed setback is 6.0m and does not comply with the development control however complies with the objectives. The majority of dwellings in Burrawang Street have a standard 6.0m front setback. The front setback of No. 20 Burrawang Street is inconsistent with the remaining street and therefore we would argue should not be considered (refer to image below)



Figure 2 - Indication of consistent front setbacks along Burrawang Street

Given consideration to the above, the proposed 6.0m front setback is compatible with the character of the area and is appropriate to the context of the local area. We conclude that the front setback complies with the objectives of the DCP.

3.2 – Justification for Variation to Part 3.1.3.1c

The development control for Part 3.1.3.1c permits a zero side boundary setback for one side only for a maximum length of 10m with the remainder to have a 0.9m setback for a height up to 4.5m and for any height of >4.5m, 0.9m plus ¼ of the height above 4.5m.

The development as proposed, is for the eastern side to have a 0.9m setback while the western side has a 0.9m ground floor setback which steps in a further 0.45m for the first floor (1.35m total side setback). While the western side is compliant with the control, the eastern side results in minor encroachment into the building envelope as shown in the figure below.



Figure 3 - Building Envelope

Noting that eaves are a permitted encroachment, the non-compliance, at the highest point, results in a 0.3m wall encroachment. The development control permits a zero (0) boundary setback to one side for up to 10m. In lieu of providing a zero setback, the building has a 0.9m setback so as to be consistent with the character of the area. We consider that a minor encroachment of 0.3m into the building envelope is a significantly better outcome than maximising space by providing a zero boundary setback.

The western side has been stepped in 0.45m for the first floor and provides visual articulation for the front façade and complies with the development control.

The visual bulk of the building is further softened by the following design attributes;

- Garage setback 1m behind the front façade.
- Mixed roof design consisting gable and hip ends
- An articulated front porch extending 1m forward of the building line.
- Eave overhangs on both ground and first floor levels.

- The eastern elevation is articulated mid-way through on the ground floor level adjacent the proposed laundry area.

Despite the numerical non-compliance with the development control to the eastern setback, we consider the design proposed to be overall superior to a design that would be control compliant (i.e. zero setback for 10m) and that the design complies with the objectives of the DCP.

3.3 – Justification for Variation to Part 3.1.7.2

The development control for Part 3.1.7.2 requires outbuildings (i.e. the detached garage) to have a maximum floor area of 45m² for lots with a site area up to 600m². The detached garage as proposed has a total floor area of 56m². The lot size is 518.5m² (lots > 600m² are permitted an outbuilding up to 60m²).

The detached garage will comply with the objectives of Part 3.1.7 in that it will be appropriately sized, sited and compatible with the local context. We note that Burrawang Street and the rear laneway has numerous examples of large detached garages and Secondary Dwellings up to 60m².

We further note that while a Secondary Dwelling is not being proposed, it could be undertaken on the subject site as Complying Development with a size up to 60m² (larger than the detached garage that is being proposed). The detached garage will have less of an impact than a Secondary Dwelling and is primarily required to accommodate the owners recreational vehicles (boat etc.). We conclude that the detached garage complies with the objectives of the DCP.

4. Character Statement

The site is subject to Character Statement, Ettalong Beach 7: Sandplain Mixed Density. The 'desired' character statement applicable is extracted below;

Ettalong Beach 7: Sandplain Mixed Density - Desired

Desired Character

These areas should remain leafy mixed-density residential neighbourhoods that retain some of the original mid-Twentieth Century bungalows which remain distinctive elements of the Woy Woy Peninsula's identity, and future developments achieve significantly improved standards of amenity and urban design quality by reflecting features of those traditional bungalows, as well as providing a variety of low-rise dwellings that include apartments, town houses and villas.

Surround each development with leafy gardens to conserve existing visually-prominent trees, particularly along back fences and street frontages or verges, as well as to provide space for shady trees and shrubs planted as backdrops to new buildings. Maintain the informal qualities of existing wide grassy street verges and conserve existing shady street trees. Complement the surviving canopy by planting a combination of trees and shrubs that are mostly-indigenous along all property boundaries, and use hedges or fences that are low or see-through rather than tall and opaque in order to maintain the informal character of existing street frontages.

Ensure that new developments complement the siting, form and scale of surviving traditional bungalows upon nearby properties, as well as maintaining reasonable levels of sunlight, privacy and amenity for neighbouring dwellings plus their private open spaces. Maintain street setbacks that are similar to surrounding properties, and minimise the extent of hard-paved surfaces. Avoid the

appearance of long or continuous buildings facing any front or side boundary by stepping the shape of visible facades, by providing at least one wide landscaped setback that varies in width, and lining driveways with avenues of trees and shrubs.

Reflect the modest scale of traditional mid-Twentieth Century bungalows, for example by dividing new developments into individual dwelling pavilions with a varied form or orientation, separated by landscaped courtyards and verandahs or parking structures. Any facades that are taller or longer than neighbouring buildings should be disguised by a combination of extra setbacks, stepped forms, and balconies or verandahs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale and bulk of exterior walls. Parking is preferable in open carports or part-basements, rather than in wide garages that would accentuate building bulk or dominate visible facades.

In order to complement the scale and design character of traditional bungalows, a “light-weight appearance” is preferable for all visible facades, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, painted finishes and some sheet or board cladding rather than extensive plain masonry. Where facades face a street, a laneway or a driveway, provide a traditional “street address” with visible verandahs, living rooms and front doors.

Screen driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.

Comment:

The development complies with the above character statement through the implementation of the following design attributes;

- Lightweight James Hardie cladding in shale grey proposed to complement existing ‘traditional bungalows’ in Burrawang Street.
- Stepped front façade with garage setback behind front wall of dwelling
- First floor stepped in on western side to provide visual articulation and reduce the overall building bulk.
- Normal pitched roof with combined gable and hip ends to promote visual interest.
- Front façade shaded by eave overhangs to both first and ground floors.
- Front porch with gable end to provide ‘varied form’ to the building.
- Existing front white picket fence and soft landscaping to be retained to further soften street frontage.



Figure 4 - Design Inspiration

5. Summary

5.1 Environmental, Social & Economic Impacts

There are likely to be few, if any, environmental impacts associated with the proposed development. The subject site has been occupied in a residential setting for a period of time. The proposed dwelling and garage are appropriately set back from boundaries, and generally comply with Council's Development Controls. The proposal complies with the density provisions of the DCP, and the overshadowing impacts are negligible.

5.2 Suitability

The site is suitable for the development by virtue of its zoning, existing use, topography, and construction. The proposed development is unlikely to result in any significant impacts on the surrounding environment.

5.3 Public Interest

The proposed development is not contrary to the public interest. The proposed development is consistent with the relevant objectives of the zone and will not have any significant impacts on the environment.

5.4 Conclusion

The proposed development comprises the demolition of the existing dwelling, construction of new dwelling house and detached Garage. An assessment of the proposed development in accordance with the Gosford Local Environmental Plan 2014 and associated Development Control Plan 2013 demonstrates that the proposal generally complies with the requirements of the LEP and DCP. The proposal is reasonable and appropriate when considered under the relevant heads of consideration in s.4.15(1) of the Environmental Planning & Assessment Act 1979, and is worthy of favourable consideration by Council.