

STATEMENT OF ENVIRONMENTAL EFFECTS

22 Orinda Ave, North Gosford

The following information is provided for the Development Application for Garage and change of use space, 22 Orinda Ave, North Gosford.

1. Compliance with Local Environmental Plan (GLEP 2014). The proposed Development complies with provisions of Gosford Local Environment Plan 2014, Part 2, Land Use Zone R1 General Residential objectives and permitted development with consent.

2. Compliance with Gosford Development Control Plan 2013 (GDGP 2013). Show how your proposal satisfies the relevant site planning and design guidelines. Relevant considerations include streetscape, topography, setbacks, building envelope and fences. Also, you need to consider local context and building character, including massing, roof design, verandas, balconies, windows, materials and decorative detailing.

The development application applies to further development on an existing residential building and land in North Gosford Woodland Hillsides area.

Objective: The desired character is to retain very leafy low-density residential hillsides, conserving natural and scenic qualities of the bushland backdrops that are fundamental features of Gosford City's identity, where landscape settings that adjoin bushland reserves are not dominated by new development.

Response: The proposed development has no impact on current trees on the property. The external development (Double Garage) will replace the area of the existing concrete driveway and provides the ability to reclaim concreted driveway area for enhanced landscaping of the front of the property.

Conserve natural and scenic characters of wooded hillside properties plus unformed road verges by retaining natural slopes and the continuity of tree-canopy that is provided by existing bushland remnants. Complement the established tree canopy by new plantings that are predominantly indigenous, and do not plant any identified noxious or environmental weeds. Facing all boundaries, emphasise a leafy garden character by avoiding tall retaining walls, fences that are not see-through, elevated structures such as terraces or pools, and steep driveways that would visibly compromise the existing bushy hillside character.

Response: The proposed development provides the opportunity to increase plantings of native trees and scrubs by removing the existing curved driveway that takes most of the front of the property. The structure is to have a flat roof that provides further area for potted plants & screening that will enhance street appeal.

Objective: In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to thinning of the canopy to establish breaks between

existing trees. Screen or shield all verandahs, windows, roofs and suspended floors to prevent the entry of sparks and flying embers.

Response: The proposed development minimises fire risk through concrete / concrete block construction. The absence of gutters removes the possibility of leaf litter fire hazard in the structures roof.

Objective: Avoid disturbing natural slopes and trees by appropriate siting of structures plus low-impact construction such as suspended floors and decks rather than extensive cut-and-fill. On the steeper sites, locate parking next to the street in structures that are designed to blend with their natural setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings within setbacks that are similar to their surrounding properties, and by providing at least one wide side setback or stepping the shape of front and rear facades.

Response: The development replaces a rock retaining wall with a garage that covers approximately half of the property frontage. The remainder of the property will be landscaped to enhance the leafy street appeal and avoid a continuous wall across the property. The structure will be set into the existing slope through rock excavation and will have minimal impact on change of height or width of the existing area to be excavated. The setback of the garage will be aligned to and in character with the adjacent property.

Objective: Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

Response: The garage development is single story, with a flat roof which reduces overall height. The height of the structure is comparable to the adjacent property. Set into the slope, the impact to the neighbouring properties and character are minimised.

Objective: Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. Where dwellings would be visible from their road frontage, display a traditional "street address" with verandahs or decks, and living rooms or front doors that are visible from that roadway. Avoid wide garages that would visually-dominate any front façade. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Response: The development will be a traditional double garage, Pedestrian entry and landscaped native garden. The existing building facades are maintained.

3. The Suitability of the Site

The site is suitable for the proposed development as it will be set into the slope and will have minimal impact on the neighbouring properties. The existing dwelling and this structure will be constructed by excavating the site and built on natural rock substrate. Ground water is currently diverted on the property and there will be no impact on flooding, bushfire or ground water.

4. Present and Previous Land and Building Uses

There is no change to the land use.

5. General Accessibility

The proposed development adds stairs to the front of the existing dwelling. This will improve safety for people entering the dwelling.

8. Privacy, Views and Overshadowing

The proposed garage is set into the slope and will not produce shadows or impact views. Privacy will be maintained through appropriate plantings and screening plants. The outlook from the building is onto the existing roadway and will not impact neighbours. Headlight glare will be reduced through the street level garage and removal of the current driveway. The flat roof reduces overall height and ensures views from the property are not interrupted.

9. Air and Noise

The proposed development will not have any impact via changes in air or noise.

10. Drainage

Storm water will be unchanged for the property and will continue to flow to the street. The proposed garage and removal of existing driveway will decrease run off.

11. Erosion and Sedimentation Control

Sediment control will be chain wire and mesh barriers as shown on the plan. Existing soil and rocks will be reused for landscaping or removed from the site.

12. Waste Management Required for all applications requiring consent, including residential, industrial, commercial and accommodation proposals. For further details, refer to the Waste Management Plan section within the Supporting Reports chapter of this Guide. A copy the Waste Management Plan template is available for download from council's website.

13. Site Management

The construction site will be managed to ensure public safety and to minimise public inconvenience through the use of perimeter fencing to restrict public access to the construction site.

14. Photographs

