

STATEMENT OF ENVIRONMENTAL EFFECT & CHARACTER STATEMENT

PROPOSED NEW WINDOW
UNIT 3 No9 LOT 3 SP6265 FICUS AVENUE
AVOCA BEACH NSW



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Southern view from Ficus Avenue

1. INTRODUCTION

This Statement of Environmental Effects is an environmental assessment of the proposed new window to Unit 3 No 9 Ficus Avenue NSW.

2. EXISTING SITE DESIGN

The subject site is located within Avoca 1: Ocean Beachfront under Councils DCP 2013 Part 2: Chapter 2.1 Character Avoca. (see Character Statement below).

The subject site is legally referred to as LOT 3 SP6265.

The site is presently occupied by a three-storey brick residential unit development with ground level lock up garages. The building is approximately 60 years old and aesthetically comprises red texture bricks, dark grey concrete roof tiles on a low pitched hipped roof and is fitted with aluminium windows. Small narrow balconies are cantilevered on the east and west elevations that provide limited open external spaces to each unit.

The site is a north/south orientated rectangular shaped allotment that fronts Ficus Avenue to the south and adjoins Bulbaring Lagoon also known as Avoca Lake to the north. The eastern & western boundaries are shared by adjacent single private dwelling developments. The existing vehicular and pedestrian access to the site is from Ficus Avenue. Vehicular access is along the western side of the site and provides access to private lockup ground floor garages and visitor parking on the north side of the existing development between the building and the lake frontage. Pedestrian access is along the eastern side of the development and provides access to a centrally located stair well that in turn provides access to all the units within the building.

The northern portion of the site adjoining Avoca Lake is occupied by the visitor car park area as previously mentioned and an open grassed common area that leads to the lake edge.

The topography of the site is generally featureless and flat from Ficus Avenue through to the lake edge.

3. THE PROPOSAL

The proposal is install a new aluminium framed window into the northern wall of the Bedroom 1 of Unit 3.

4. DEVELOPMENT STATISTICS

Site Area	= 1576m ² (Survey)
Gross Floor Area of Existing (as defined Gosford LEP 2014)	= 606m ²
Gross Floor Area of New Work (as defined Gosford LEP 2014)	= 0m ²
Total Gross Floor Area (as defined Gosford LEP 2014)	= 606m ²
Proposed Floor Space Ratio	= Not Applicable

5. PROXIMITY TO SERVICES.

All services are presently connected to the existing residence

6. DEVELOPMENT DESIGN

The development design remains as existing.

7. TYPES OF CONSTRUCTION

The type of construction remains as existing

8. STATUTORY COMPLIANCE

(I) Zoning

The site is zoned R2 Low Density Residential under the provisions of the Gosford City Council's 2014 LEP. Additions and alterations to existing buildings are permitted with consent.

(ii) Council DCP 2013 Part 3 Chapter 3.3 Multi Dwelling Housing and Residential Flat Buildings.
This proposed development complies with all the objectives and performance requirements of the DCP.

(iii) Councils DCP 2013 Part 2: Chapter 2.1 Avoca 1: Ocean Beachfront
This proposed development complies with all the objectives and performance requirements of the DCP (See attached Character Statement).

9. OTHER ISSUES

(i) Erosion Control and Siltation
Not relevant to this project.

(ii) Water Cycle Management
Not relevant to this project.

(iii) Flora & Fauna
Not relevant to this project.

(iv) Bushfire Threat
Not relevant to this project.

10. CONCLUSION

The proposed new window the existing residential building will have no impact socially, environmentally or economically to the immediate area the development.

Pursuant to Section 79(c) of the Environmental Planning and Assessment Act 1979, the site attributes are conducive to the development.

The proposal fits the character of the development in the area (refer to Character Statement to follow)

CHARACTER STATEMENT

PROPOSED NEW WINDOW UNIT 3 No9 LOT 3 DP6265 FICUS AVENUE AVOCA BEACH NSW



Northern view from Avoca Lake

The subject site is located within Avoca 1: Ocean Beachfront under Councils DCP 2013 Part 2: Chapter 2.1 Character Avoca.

Avoca 1: Ocean Beachfront – Existing Character

A foreshore residential subdivision exposed to the coastal weather, and the adjoining open ocean beach.

Located upon a traditional subdivision of relatively uniform allotments facing a local thoroughfare with a formed edge and footpath along one side, opposite a wide sloping grassed verge, accentuating a generally casual seaside atmosphere.

A medium-density mix of apartments plus scattered houses and seaside cottages can be viewed from two frontages. Over the past three or four decades, most original timber-framed seaside cottages have been redeveloped for large individually-designed apartment buildings and houses of two-storeys, accommodating both residents and holidaying visitors. Built to capture panoramic ocean views, the new buildings turn their backs to the street and create an almost continuous wall of buildings along the beachfront.

Facing the beach, gardens are small and open, while traditional open street front gardens are often converted to parking courtyards enclosed by tall walls for security. Significant landscape elements include partial lines of Norfolk Island pines, and occasionally, surviving traditional cottage gardens that are densely-planted.

Avoca 1: Ocean Beachfront – Desired Character Desired Character

The existing character of the residential building remains essentially unaltered as a result of the proposed new window.