



Design Harmony

Project  
Proposed Addition  
Lot 192 DP 812167  
# 1014 Pacific Hwy,  
Lisarow

Owner  
Ms P. Robson

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## 1.0 INTRODUCTION

### 1.1 - PURPOSE OF THE REPORT

This Statement of Environmental Effects relates to an application for Proposed Additions to an existing residence at Lisarow. The positions of the closest existing buildings are indicated on the site analysis drawing (last page of this report). The following photograph shows the view onto the site from standing on the front boundary.



1.2 - Photo 1 Looking South West towards the front of the existing residence.

### 1.3 - OBJECTIVES

- To enlarge the existing residence to suit the owners requirements.
- To provide a covered outdoor recreation space.

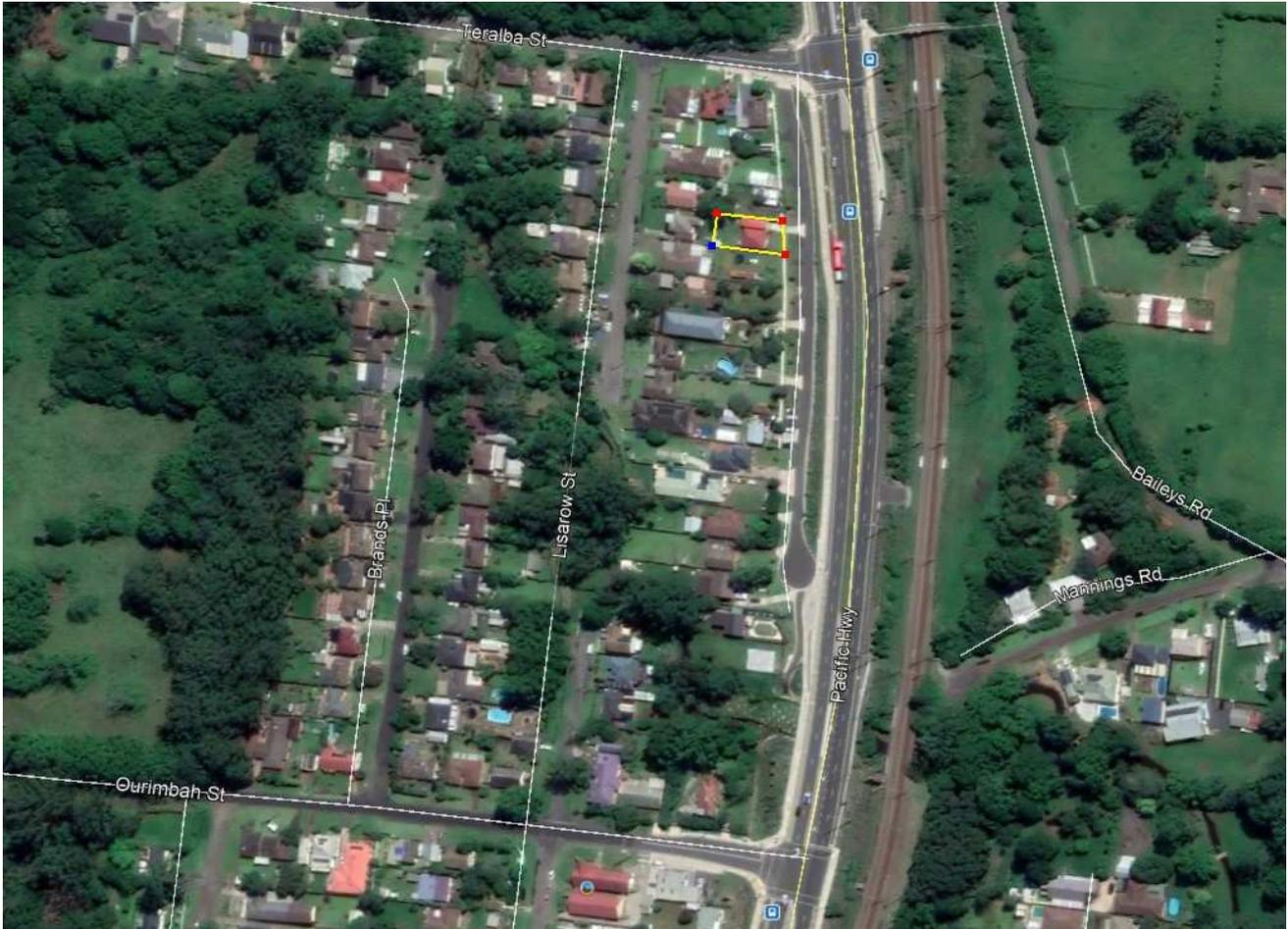
## 2.0 SITE ANALYSIS

### 2.1 – SITE LOCATION AND DESCRIPTION

The site is located on the western side of Pacific Hwy at Lisarow. The property is accessed via a service road that runs for 250M parallel to the Pacific Hwy, and is itself accessed from Teralba St. The property is approx. 75M from the Teralba St entrance to the service road.

The development along the service road is varied and disjointed. There are a number of properties that run through to the next parallel street (Lisarow St), and use the service road as a rear property entrance, but in addition there are also properties that solely face the service road. The properties are all residential sites that are all developed for housing. There is a vegetated buffer and cycleway between the service road and the Pacific Hwy that assists in providing a buffer zone from the busy roadway.

As shown on the 'Site Analysis Drawing' the site is roughly rectangular, with the long axis of the block running roughly east - west. The site has an area of 495.7sq,M and presently contains a residence and separate garage and carport.



1.2 - Photo 2 Aerial Photo of Site Location (Site is roughly edged in Yellow Lines).

## 2.2 – SITE ZONING COMPATIBILITY

The site is zoned residential R2 (Low Density Residential) the proposed additions are allowable within the R2 zone. The proposal is controlled by CCC - GCC DCP Chapter 3.1 (Housing).

## 2.3 - SITE SUITABILITY

The block would be considered to be level, but actually has a very mild slope (downwards) towards the south - west, there do not appear to be any inherent drainage problems or watercourses on or nearby to the site. The site has a consistent slope, and is free of any steep banks or rocky outcrops. We note that roof water collected from our development will be managed by a water tank and piping to the street (Pacific Hwy service road).

The property has overhead electricity, underground phone, water and sewer services available and already connected.

The building location has good northern solar access and has access to natural cooling breezes from the north – east. The property is not subject to any heritage listing or restriction. The site is considered to be well suited for the proposed usage.

### **3.0 PROPOSED DEVELOPMENT**

#### **3.1 - DESCRIPTION OF PROPOSAL**

The development application seeks approval to construct a single storey timber frame addition onto the rear of the existing single storey residence. The existing laundry and open timber deck will be demolished to make way for the additions. The proposed addition will contain a new main bedroom suite, an extension to the house living area and a replacement Laundry. One existing bedroom will be lost as it is converted into the Ensuite and Walk in Robe for the new bedroom. The existing residence will retain two other bedrooms, a bathroom and Lounge. The existing kitchen will be rebuilt and reconfigured. The proposed replacement rear deck will also be covered by the roof to improve its functionality and to provide vital shade protection from the western sun. This area is located centrally on the site to minimise impact on the neighbouring residences, and is in a similar situation to the existing deck.

#### **3.2 – NEIGHBOURING DEVELOPMENT IMPACT**

The property to the north (#56 Lisarow St) has a single storey brick veneer residence that is situated fronting Lisarow St, and as such is not in alignment with our residence. The area of their property that is adjacent to our site is vacant except for two metal sheds constructed on the northern side of their site, and these sheds are screened the presence of our garage. We note the presence of a 1.8M high colourbond fence along the common boundary that also screens inter-allotment overlooking. We feel that due to the fence and the presence of our garage that there will not be any impact on privacy between these homes. The neighbouring property to the rear (#54 Lisarow St) has a single clad cottage that also fronts Lisarow St. There is also an existing 1.8M high colourbond fence along the common boundary that assists with screening between the homes. With the presence of the fence, and the distance separation between the homes no privacy concerns are foreseen.

To the east is the service road, and then the vegetation buffer, and then the Pacific Hwy.

To the south (#52 Lisarow St) is a single storey brick residence is set well away from our proposal as it too faces Lisarow St. It is also vacant in the area immediately adjacent to our site (except for a separate shed building), and is also screened behind the existing 1.8M high colourbond boundary fence.

The placement of the existing buildings, their orientation, and other structures are indicated on the site analysis drawing.

#### **3.3 - PRIVACY, VIEWS AND OVERSHADOWING**

Due to the distance separation, orientation, existing vegetation and fencing, privacy issues are generally minimal.

The subject property has the benefit of an elevated position to take advantage of cooling breezes.

The proposal does not impact on any view available to any other house.

The proposal is all single storey and as such is not expected to generate any nuisance overshadowing.

#### **3.4 - ACCESS TRAFFIC AND CARPARKING**

The proposed building will have standard residential usage which the existing paved service roadway has been designed to cater for. The driveway that enters from the service road is located in a position that allows for good vision of approaching traffic, ensuring safe use. The existing residence includes a garage and carport which provides secure off-street parking for two vehicles. Access onto the site is a concrete driveway that is in existence built from Pacific Hwy.

### 3.5 - AIR AND NOISE

It is not expected that there will be any air or noise pollution generated by the proposal that is not consistent with residential development. The addition will be well insulated, which will assist in suppressing any noise.

### 3.6 – SETBACKS

There is a disjointed pattern of street setbacks along the service road as many of the nearby houses front the next road (Lisarow St). The proposal is for an addition to an existing residence, therefore the site position is already set. The current setback to Pacific Hwy is 7.4M, but is proposed to reduce this in order to enlarge and existing entry porch. The proposed porch extension is an open deck that is less than 1.0M above the ground and is visually screened from public view by the existing 1.8M high front fencing. The porch is 5.2M from the street boundary, and fits the criteria for an entry porch within the articulation zone. The side boundary setback to the south side is 1.58M which is well in excess of the required 900mm. The rear setback is in excess of 6.0Metres (exceeding the 3M minimum). The setbacks are in accordance with GCC Chapter 3.1 Section 3.16 and with Section 3.7.1 of the NCC (BCA).

### 3.7 – HEIGHT AND BULK

The overall height of the proposal (at the highest point) is 5.3M above natural surface level, which is below the required 8.5M maximum.

The available open space on the site is 58% which again exceeds the minimum of 40%.

The proposed residence fits within the angled Building Envelope Lines on all sides.

## 4.0 ENVIRONMENT

### 4.1 - SOIL AND WATER

Siltation control measures will be installed to retain topsoil on the site. At the completion of the works, the site will be restored with turf and garden beds installed to landscape the project to a standard that matches the surrounding community. The proposed additions have been designed with elevated floors that match the existing. Some excavation will still need to occur, but only for footing trenches. All roof water will be directed to water storage tanks with the overflow being directed to the existing street system.

### 4.2 - FLORA AND FAUNA

The site is located in an urban environment that has been substantially developed for residential purposes. The construction areas at present contain a mixture of turf, gardens and a few trees. As such, impact on native Flora and Fauna is considered to be minor. There are no trees affected by the proposal.

### 4.3 - ENERGY

The proposal has been thoughtfully designed to maximise the benefits of solar access and natural ventilation. The proposal is accompanied by a Basix Certificate showing compliance with relative building sustainability indexes.

### 4.4 - BUSHFIRE RISK

CCC has indicated that the building site is not in a bushfire prone area.

No specific building protection measures are required.

## 4.5 - OTHER RISKS

CCC indicates that the rear of the site is at risk of flood inundation, but the flood level is well below the existing and proposed floor level.

CCC Maps indicate that the area is in a class 5 region of Acid Sulphate Soils.

## 5.0 CHARACTER STATEMENT

### 5.1 - EXISTING CHARACTER

GCC DCP 159 identifies the site as being in the township of Lisarow and in “Place 1” – “Parkland Bungalows”.

The existing character of this “place” is that it has ..... *On gentle to moderate slopes that have been cleared almost entirely of their original vegetation, an older subdivision with a regular pattern of medium-sized lots forms a backdrop to the main road and railway.*

*Originally accommodating traditional dwellings that were once widespread throughout coastal suburbs, many allotments have been redeveloped for new brick houses. In addition, a former highway service station situated on a corner property operates as a main road business.*

*Facing the Highway or along narrow street pavements that are flanked by shallow swales, wide grassed verges extend into deep front gardens that vary from broad areas of open turf to a mature mix of planted trees and shrubs that frame individual dwellings. Occasionally, gardens contain mature conifers or isolated tall bushland remnants that shade buildings and provide distinctive neighbourhood landmarks.*

*The original dwellings are mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed structures, typically with a double-fronted configuration and capped by hipped or gabled roofs, clad in simple sheet-materials or weatherboards. The newer houses are brick and tile, mostly single storey, elevated above basement garages on the steeper slopes, and capped by pitched roofs that accentuate an inherently modest scale.*

### 5.2- DESIRED CHARACTER

The Desired Character suggests that ..... *These areas should remain low-density residential neighbourhoods where the scenic quality of the existing tree canopy is maintained, and where new buildings complement the architectural character of mid-Twentieth Century bungalows that are distinctive streetscape features in older areas of the City’s northern Valleys.*

*Surround each dwelling with a leafy garden to conserve existing bushland remnants and trees that are visually-prominent, particularly any corridors or clusters along back fences and street verges. New trees should be mostly-indigenous to enhance the established canopy.*

*Ensure that new structures complement the siting of surviving traditional bungalows nearby. Maintain street setbacks that are similar to neighbouring properties. Avoid the appearance of a continuous wall of buildings along any street or laneway by providing at least one wide side setback or by stepping the shape of front and rear facades.*

*For new dwellings and additions to existing dwellings, reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale and bulk of exterior walls. Use stepped floorplans, or divide floorspace into linked pavilion structures that are capped by individual roofs and separated by landscaped courtyards. Any facades that are taller or longer than those of neighbouring dwellings should be screened by an extra setback or by balconies and verandahs. Preferably, provide parking as open carports or in detached garages that are screened by shady trees.*

*In order to complement the scale and design character of traditional bungalows, a “light-weight appearance” is preferable for facades that are visible from the street. For example, incorporate large*

*windows plus timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry. Also, provide a traditional "street address" with verandahs and living rooms or front doors that are visible from the road and rear laneways. Ensure that wide garages do not visually-dominate any facade or rear-lane frontage.*

*Facing the street, maintain the informal qualities of existing wide street verges that are dotted with shady street trees. Plant the boundaries facing streets and laneways with hedges or shrubs to allow a filtered view from each dwelling, rather than using fences that are tall and opaque. Screen terraces and balconies to protect the privacy and amenity that are enjoyed by neighbouring dwellings.*

### 5.3 – PROPOSALS CHARACTER RELATIONSHIP

The subject site is typical of the place description. Our development is located behind the required setbacks, and parking is provided in a detached garage and open carport. Planting has been added along the front boundaries and along the side of the driveway.

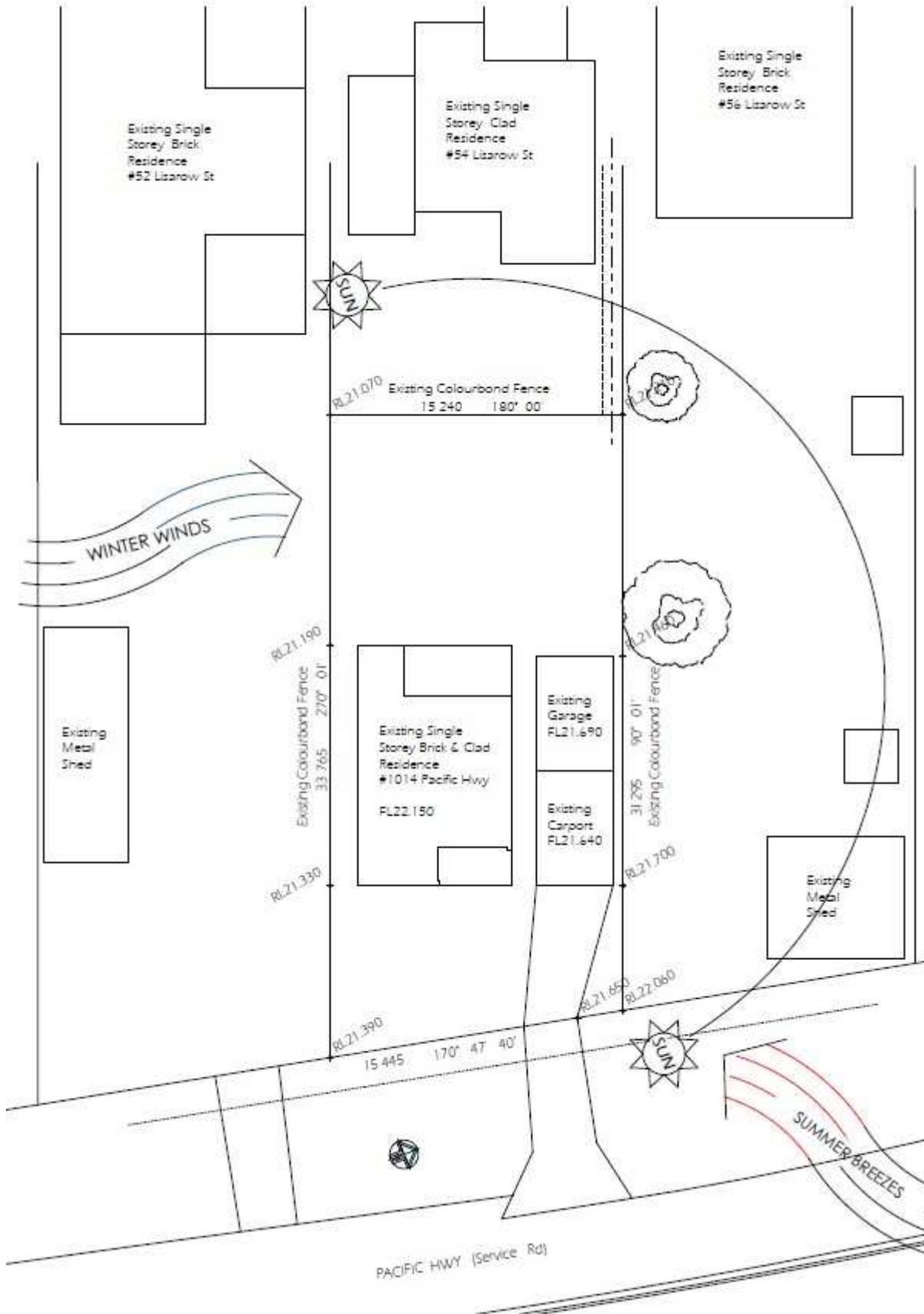
We note that the proposal is substantially an addition to the rear of the existing residence that does not alter the street appearance. We feel that the scale and style of our proposal has many of the community characteristic (as outline in the DCP character statement) and so we feel that our proposal will contribute positively to the on-going character development of this area. We are also able to find many matching aspects between the existing and desired character, and our proposal.

### 6.0 CONCLUSION

The proposal has no impact on the natural environment while providing an improved home that is suited to the topography and the community. The new work utilises new materials and technologies and is stylish and distinctive in its appearance.

The proposal will have little (or no) impact on the other adjoining properties, while providing a home that maximises the attributes of the site. Given the low impact and high benefit of the proposal, we ask that it be supported.

APPENDIX – A



SITE ANALYSIS DRAWING