

Statement Of Environmental Effect

Property: 338-340 Booker Bay Rd Booker Bay

Prepared by:

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Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Central Coast Council. Consent is sought for a demolition of the existing dwelling and construction of a Residential Flat building. A Development Application is submitted pursuant to the provisions of the Gosford Council Local Environment Plan 2014 and the Gosford Council Development Control Plan 2013. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 4.15 of the Environmental Planning and Assessment Act 1979 and surmises that the proposal is worthy of approval on its merits.

Existing Use:

2 Single residential dwellings

Site Analysis:

Legal description: Lot 1 DP 546798 & Lot 378 DP 882567

The sites are situated within a residential R1 zone.

The sites are rectangular in shape and relatively flat

Total Site area: 1795.6m²

The subject site is surrounded by 1 and 2 storey residential dwellings.

Project aims and objectives

-To integrate the proposed development with the surrounds and the desired future character of the locality.

-To achieve a development that enhances the visual amenity of the area, whilst integrating into the local street-scape.

-To create a high quality development with excellent amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the buildings is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with terraces, sun screening devices, and decks, and the articulation of building elements results in dwellings of appropriate scale and architectural relief so as to be readily absorbed into the context.

The resultant buildings integrates within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

State Environmental Planning Policy No. 65 (Design Quality)

SEPP 65 not applicable as the proposed development is only 2 storey. However, the proposed buildings are consistent with the 9 Design Quality Principles of SEPP 65.

State Environmental Planning Policy No. 71 (Coastal Protection)

The proposed development will not inhibit the achievement of any of the stated aims of the policy.

In terms of Part 2 of SEPP 71 - Matters for Considerations, the proposed development:

- Will not impact upon any public access to and along the coastal foreshore;
- Will not reduce the opportunities to provide new public access to and along the coastal foreshore;
- Is suitable given its type, location and design and its relationship with the surrounding area as it is consistent with the desired character of the area;
- Will not have any detrimental impact on any of the foreshore and will not involve any overshadowing of the foreshore, nor significant loss of views from any public place to the foreshore;
- Is unlikely to have any adverse impact on the scenic qualities of Brisbane Water or its foreshore areas;
- Will not have any impact whatsoever upon threatened species, or their habitats;
- Will not have any significant impact upon fish habitat or marine vegetation;
- Will not impact upon any wildlife corridors in any manner as the vegetation on the site has been previously cleared and does not form part of a wildlife corridor;

- Will not have any detrimental impact upon normal coastal processes and will not be susceptible, nor create any conditions, where the land or adjoining lands will be subject to any extraordinary coastal hazards;
- Will not result in any potential conflict between land-based and water-based activities;
- Will not impact on the water quality of coastal water bodies;
- Will not impact upon any cultural place, belief or traditional knowledge of Aboriginals as there are no known items of aboriginal or archaeological or cultural heritage significant to the land;
- Will not have any impact upon the conservation and preservation of items of heritage, archaeological or historic significance as there are no heritage items on the subject site or within the relevant vicinity of the site; and
- Will not have any significant detrimental cumulative impacts on the environment.
- Will comply with BASIX and Gosford DCP in relation to Dwelling Houses and Ancillary Structures ensuring that water and energy usage by the proposed development is efficient.

Gosford Local Environment Plan 2014

The land is zoned R1 (General Residential). The proposed two duplexes and single home is permissible within the R1 Zone. The proposed development is consistent with the objectives of the zone:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is compatible with the desired future character of the zone.*
- *To promote best practice in the design of multi dwelling housing and other similar types of development.*
- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.*

The proposal provides additional alternative housing needed by the community. The bulk, scale, and height of the proposed buildings is consistent with existing buildings in the immediate and nearby context, and compatible with the desired future character of the zone.

Clause 4.3 Height of Buildings

The proposed buildings are within the maximum building height of 8.5m.

Clause 4.4 Floor Space Ratio

The proposed building achieves the maximum allowable floor space ratio of 0.5:1

A basement carpark was not feasible in this instance due to the proximity to the water, the height above the water table, and potential for flooding.

Clause 7.1 Acid Sulphate Soils

The site is not identified as having Acid Sulphate Soils

Clause 7.2 Flood Planning

The site is identified as flood prone with a minimum floor level of 2.32m. The proposed floor level is 2.4m

Gosford Development Control Plan 2014

Chapter 2.1 - Character

The site falls within the Mixed Density Foreshore. The proposed design is consistent with the aims and objectives of the desired character statement achieves the desired urban design quality. Specifically, the proposed design does not dominate the informal scenic qualities of the fore-shore due to its low-rise form, gentle pitched roof, and well articulated forms. The bulk and scale of the building is divided into pavilion sized elements reflecting the individuality of each unit and at the same time reflecting the scale and bulk of the the adjacent houses.

Chapter 2.2 - Scenic Quality

No impact on scenic quality as the proposed building will be readily absorbed into the existing built environment.

Chapter 3.3 Multi Dwelling Housing and Residential Flat Buildings

The proposed buildings achieve the aims and objectives of DCP 3.3.1.3 and 3.3.1.4.

The natural scenic qualities of the locality are maintained and the development is consistent with the established residential neighbourhood.

Chapter 3.3.2.1 New Developments

The development is consistent with Chapter 2.1 and achieves the Desired Character of Chapter 3.3.2.1:

- a. Scenic setting is protected and enhanced
- b. Natural features of the site are conserved and enhanced
- c. Siting of the building is consistent with the predominant patterns of the surrounding neighbourhood
- d. Height, size and scale of the building is consistent with the surrounds
- e. Architectural form is appropriate to the existing scenic quality and streetscape
- f. Garden design is compatible with surrounding development

Chapter 3.3.3.1. Height

The proposed development achieved the numeric controls as specified.

Chapter 3.3.3.2. Setbacks

Gosford DCP states the purpose of setbacks as:

- a. *In conjunction with other numeric controls, to limit the intensity of new developments, and provide controls which complement the FSR controls in the Gosford LEP 2014*
- b. *To ensure that new developments are compatible with predominant patterns of buildings and gardens that define the existing and desired characters of each neighbourhood,*
- c. *To conserve important elements of existing scenic quality, in particular any prominent trees that might be located near a site's boundaries,*
- d. *To surround new buildings with deep soil areas that are sufficient to conserve existing trees or to accommodate intensive new landscaping,*
- e. *To provide reasonable amenity for both existing and proposed dwellings,*
- f. *To encourage amalgamation of narrow sites in order to achieve the most efficient use of lands that permit multi-unit residential developments.*

Whilst the proposed development does not strictly comply with the requirements of the DCP, the proposed setbacks are consistent with underlying intent and purpose of setback as stated. In consideration of the proposed setbacks the following reasons should be taken into account:

- The proposed buildings are similar in size to homes in the area as would be consistent with the area. The proposed design limits the intensity of use to being similar to a large home and therefore has limited impact on surrounds.

- The low-rise design results in a building that is readily absorbed into the built context.

-The proposed building achieves setbacks consistent and in line with the adjacent properties.

Therefore there is equitable access to views, solar access, light, and ventilation,

Notwithstanding the strict numerical non-compliance in respect to the proposal, the setbacks are acceptable in this circumstance for the following reasons:

-The proposed arrangement will facilitate functional dwelling width of each dwelling without compromising the reasonable mutual amenity of any dwellings or adjacent dwellings.

-The North-South orientation of the site results in equitable access to sunshine and due to the house-sized nature of the proposal any overshadowing caused is minimal in comparison to other land uses.

-In Chapter 3.1.6.5.1 (b) concession is given in the R1 zone for consideration of setbacks of less than 900mm. In this regard the proposed side setbacks of 900mm (ground floor) and 1500mm (first floor) exceed the minimum setbacks stated for the zone.

-The rear setbacks have been determined by virtue of the immediate and surrounding context. This ensures the proposed development is consistent with the surrounds and results in equitable access to views and minimal disruption to amenity.

Chapter 3.3.3.3 Car Parking

a. basement parking is not viable in this instance due to proximity to the water and water table, and flooding.

b. visual impact has been minimised due to the battle-ax nature of the design and proposed location of parking.

c. dwelling yield has been reduced so as to be consistent with the bulk, scale and intensity of surrounds.

Chapter 3.3.3.3.4 Scenic Quality and Neighbourhood Character of Off-Street Parking

- a. Above ground parking has not been located within the street facade
- b. the garages and carport is concealed behind existing buildings
- c. due to the battle-ax nature of the site the carparking is not readily visible from surrounds.
- d. parking has been position adjacent to the accessway so as to no appear "continuous"
- e. This parking configuration has been adopted as suggested.

Chapter 3.3.3.3.5 Driveway Design

The proposed driveway complies with AS2890.1. A vehicle swept path analysis for B85 vehicles is included with the submission.

Chapter 3.3.3.4 Articulation

The proposed buildings achieve the stated purpose of the articulation controls. Specifically, there are no monotonous exterior walls, the proposed size and bulk does not compromise the scenic quality of the locality, and the building is compatible with the predominant pattern of buildings and gardens within the context. Each facade demonstrates a high level of articulation through varied setbacks, use of different materials, integration of internal courtyard/lightwells, and carefully considered use of forms.

Chapter 3.3.3.5 Residential Amenity

The proposed development meets the objectives and purposes of the residential amenity controls. The existing "quality of life" of surrounding residents is maintained and a high degree of amenity has been achieved for the inhabitants.

Chapter 3.3.3.5.2 Sunlight and Overshadowing

Existing: The main consideration of the site (and surrounds) is the water views, water access, and open space adjacent to the water. This results in all the dwellings in the immediate context having living areas that are orientated to the south. Consequently solar access to many of the dwellings in the area is limited. The submitted shadow diagrams demonstrate that whilst there is some additional shadowing caused by the proposal, but the effect on the windows of adjacent dwellings already occurs from the current dwelling, fences, vegetation etc.

New development: The proposed dwellings have living areas that allow solar penetration from the north combined with the east/west sunlight resulting in good solar access. Hi-light windows facing east/west will allow some morning/afternoon sun, and the incorporated bedroom courtyard provides further opportunity for solar access.

Chapter 3.3.3.5.3 Site Planning

The proposed design provides reasonable privacy for both existing and proposed dwellings. The primary orientation of living areas is compatible with surrounds and privacy has been maintained and enhanced through considered size and placement of windows, blade walls, and screens where necessary.

Chapter 3.3.3.5.4 Natural Cross-Ventilation

All dwellings have been configured to allow for cross-ventilation

Chapter 3.3.3.5.5 Private Open Space

All dwellings greatly exceed the minimum required open space of 16m²

Chapter 3.3.4.1 Housing Choice

The proposed buildings have been inherently designed to cater for accessibility by having direct street and ground level access.

Chapter 3.3.4.2 Residential Address

The proposed buildings provide a high degree of residential address for the street and waterfront.

Chapter 3.3.4.3. Facades

The proposed design achieves the objectives of the facade design guidelines:

- a. no monotonous exterior walls
- b. compatible with surround development
- c. capitalises on coastal settings and outdoor lifestyle
- d. achieves satisfactory indoor climate and energy efficiency
- e. achieves high standard of urban design quality

Chapter 3.3.4.3.2 Articulation of Facades

Due to the small scale nature of the proposed development there is minimal bulk and the scale is in keeping with surrounds. The building has been articulated in plan, form, and use of materials to achieve a high degree of articulation.

Chapter 3.3.4.3.3 “Light-Weight” appearance of Facades

The proposed buildings incorporate a variety of roof forms, wall types, large balconies, eaves, overhangs, and landscaping to exude an appropriate degree of contrast between light-weight and masonry elements.

Chapter 3.3.4.4 Landscaped Areas

The proposed landscape concept design has been prepared so as to provide softening of the built form yet complement the use and amenity of the site. Major canopy and tall trees have been avoided to preserve views from surrounding property.

Chapter 3.3.4.5 Building Services

Building services (garbage, letter boxes, meters) have been catered for in the front of the site as recommended by council guidelines.

Summary

This residential flat building is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The proposed development is consistent with the general principles and underlying objectives of Gosford LEP and DCP, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposal maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.
- There is minimal effect on the amenity of surrounds and high degree of amenity achieved for the occupants.

Hence, it is my professional opinion that there would be negligible impact to the surrounding built environment in this instance and the proposed development is worthy of approval on its merits.

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