



MBDA 1644-14

STATEMENT OF ENVIRONMENTAL EFFECTS

APRIL 2020

PROPOSED ALTERATIONS & ADDITIONS

5 HIBISCUS AVE

NORTH AVOCA NSW 2260

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Introduction

This Statement of Environmental Effects has been prepared on behalf of the owner in support of a development application for proposed additions and alterations to the existing dwelling at 5 Hibiscus Ave, North Avoca.

Site Description & Existing Development

The site is known as Lot 297, DP 218857 and is a residential site located on the northern side of Hibiscus Ave near the intersection of Lake Shore Dr to the east. The site is generally rectangular shaped and is accessed via the driveway fronting Hibiscus Ave to the south. The site has an existing dwelling that is part 1 & 2 storey, brick veneer, with colorbond roof. Comprising of 3 bedrooms, kitchen, dining, living, bathroom and associated laundry, ensuite and deck/courtyard areas. The garage is detached and located forward of the established building line. The rear yard, while steep, is consistent with its residential setting in size and landscaping.

Proposed Development

The proposed development is shown on plans prepared by Suburban Projects Building Design which includes the following drawings:

- DA-00 – Cover Sheet
- DA-01 – Site Plan, Site Analysis, Stormwater Erosion & Sediment Control
- DA-02 – Existing Ground Floor Plan
- DA-03 – Existing First Floor Plan
- DA-04 – Proposed Ground Floor Plan
- DA-05 – Proposed First Floor Plan
- DA-06 – Proposed Roof Terrace
- DA-07 – North & East Elevations
- DA-08 – South & West Elevations
- DA-09 – Sections A & B
- DA-10 – Perspectives
- DA-11 – Shadow Diagrams June 21
- DA-12 – Window & Door Schedules

The proposal provides for the following:

- At ground floor
 - New play room, internal modifications to bedroom, laundry & kitchen
- At first floor
 - 2 new bedrooms and bathroom
- At roof terrace
 - New covered deck, new pool

Gosford Local Environmental Plan 2014 [LEP]

Zoning

The subject site is zoned R2 'Low Density Residential' under the provisions of the LEP. The proposed development is for the purpose of a Dwelling that is permitted in the zone.

Floor Area

The site is mapped as having a maximum FSR of 0.5:1. The proposal complies with this requirement.

Bushfire

The site is mapped as being bushfire prone. A Rural Fire Service threat assessment has been prepared as part of the application and the proposal complies with the requirements.

Acid Sulphates

The site is mapped as 'no known occurrence' and adjacent to Class 5 mapped terrain.

Mine Subsidence

The site is not mapped as being in a mine subsidence area.

Flooding

The site is not mapped as a flood prone area.

Development Control Plan 2.1 Character

North Avoca 3: Open Woodland Hillsides

The existing character describes residential allotments following irregular topography, with detached houses varying in style, but generally separated by gardens and/or mature trees.

The desired character aims to retain the natural slopes, and conserving bushland trees. Avoid long continuous walls, and step the shape of front and rear facades. On steeper sites, articulate floor plans to minimise bulk and scale and divide floor plans into linked pavilions. Minimise the scale of facades with the use of windows, verandahs and a variation in materials.

The proposal has been designed in keeping with the existing architecture, with a low pitch roof to minimise the height. The proposal complies with the DCP.

Development Control Plan 3.1 Dwelling Houses, Secondary Dwellings & Ancillary Development

3.1.2.1 Building Height

The site is mapped as having a maximum building height of 8.5m. The proposal complies with the requirements as shown on DA-00, and illustrated on the east elevation on DA-07.

3.1.2.2 Site Coverage

With a site area of 645sqm, the site is permitted to have a maximum site coverage of 50%. The site coverage complies with this requirement as shown on DA-00.

3.1.2.3 Floor Space Ratio

As noted above the site is mapped as having a maximum floor space ratio of 0.5:1. The proposal complies with this requirement as shown on DA-00

3.1.3.2 Setbacks – Residential Lots

For lots in R2 zones, the setback requirements are listed below;

	Required	Proposed	Complies
Front	The average distance of the nearest 2 dwellings within 40m OR 4.5m	No change	Yes
Rear	For any part of the building with a height of up to 4.5m- 0.9 m for 50% of the length of the rear boundary otherwise 3m OR For any part of the building with a height greater than 4.5m – 6m	8.335m	Yes
Side	For any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	1.82m	Yes

The proposal complies with the requirements.

3.1.3.3 Articulation

Due to the location of the addition, the articulation area forward of the building line is not required.

3.1.4.1 Residential Amenity - Views

The dwelling is located in a residential area. The location of the proposal, and the natural topography of the area determines that the proposal will have no impact on neighbouring dwellings in respect to views.

3.1.4.2 Visual Privacy

The location and setback of the addition has been carefully considered to minimise overlooking to neighbouring dwellings. Dwarf wall balustrades, full height walls, and plantation shutters are introduced to articulate the façade as well as provide additional privacy measures to and from the subject sites proposed roof terrace. The proposal will have a negligible effect on the visual privacy of adjoining land owners, and of the subject site.

3.1.4.3 Private Open Space

The large site area allows for substantial private open space. The DCP requires a minimum of 24sqm, with a minimum dimension of 3m, and a gradient no steeper than 1:50. The proposal satisfies this requirement.

3.1.5 Car parking & Access

There are no changes proposed to the existing carparking arrangements.

3.1.6.1 Earthworks

No major earthworks are proposed other than footings for bearer and joist construction.

3.1.6.2 Retaining Walls and Structural Support

All structural design will be completed by an accredited structural engineer.

3.1.6.3 Drainage

A stormwater, erosion and sedimentation control plan forms part of the application. Rainwater tanks are not required in this instance (as defined by BASIX).

3.1.7.4 Swimming Pools

The key requirements for swimming pools requires that the pool is behind the established building line, complies with the setback requirements of the dwelling (1.675m from side), and ensure that the pool pump and equipment is appropriately concealed and soundproofed to minimise impact on neighbours. The proposed pool complies with the requirements of the DCP. A Section 22 application forms part of the development application to use the pool wall as the barrier at the first floor level.

Development Control Plan 6.0 Environmental Controls

6.7 Water Cycle Management

As noted above, while not required by BASIX, a water tank is required as the new pool triggers the targets listed at 6.7.7.2.4 requiring a 2KL rainwater tank. This will be connected in accordance with the Councils requirements with overflows discharged to Councils stormwater system on Hibiscus Ave.

Development Control Plan 7.2 Site Waste Management

A waste management plan is submitted as part of the development application.

SEPP Building & Sustainability Index (BASIX) 2004

The application is accompanied by BASIX Certificates that certifies that the development complies with the requirements of the SEPP in respect of potable water consumption, energy efficiency and thermal comfort.

Summary

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 additions are appropriately set back from boundaries, and fully complies with Councils development controls. The proposal complies with the density provisions of the DCP, and the overshadowing impacts are negligible.

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.

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.

Conclusion

The proposed development comprises of additions and alterations to the existing dwelling, and new pool, at the subject site. An assessment of the proposed development in accordance with Gosford Local Environment Plan 2014 and associated Development Control Plan 2013 demonstrates that the proposal fully complies with the requirements of

the LEP and DCP. The proposal is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15 (1) of the Environmental Planning and Assessment Act, 1979, and is worthy of favourable consideration by Council.

Appendix A – Site Photographs



Looking South from the rear yard at the existing dwelling



Looking South West from the rear yard at the existing dwelling



Looking South from the rear yard at the existing dwelling and location of additions



Looking East from the rear deck at the existing dwelling and location of additions