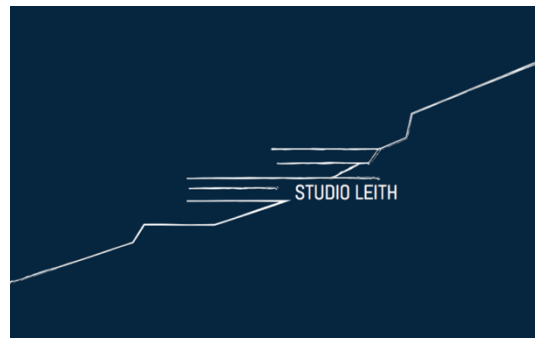


Statement of Environmental Effects

Dwelling house development



Property Details

Lot: 313 **Section:** **DP/SP:** DP 755251

House No: N/A **Street:** Hawkesbury River

Suburb: Patonga **Postcode:** 2256

1. Description of the Proposal

Proposed development?

New two storey dwelling house. Demolition of existing single storey cottage.

Describe the proposal in detail?

The new dwelling is configured with the existing building footprint in mind. There is limited space to site a new dwelling onsite and thus we have opted for a tightly contained 3 bedroom home over two stories. The key to the planning is to limit circulation space and ensure that the majority of space falls within usable rooms. The ground floor sees a new access deck which relates to the existing seawall stair access from boat only access. We have also kept through access around the front of the house / deck for pedestrians of neighbouring property that use existing frontages as passageways along the rivers edge. From there, we progress into small entry zone that then spills into a combined living / dining / kitchen zone with priority south-east views down the Hawkesbury and the channel to the Patonga camping ground. Downstairs is completed by a wet room / mud room with separate external access featuring laundry and bathroom services which is important given the site location. The first floor is accessed via a stair void to the south-east of the plan which extends over two floors for increased natural light and outlook. Once landing upstairs, a small hallway accesses the two secondary bedrooms, a dual access bathroom / ensuite and the master bedroom fronting the main views. The rear bedrooms pickup the rear mountain bush views, with bedroom 2 also offering a southeast facing balcony over the main entry below.

2. Description of the site

Site area? 291m²

Describe the use of lands adjoining the site?

Adjoining sites are of the same zoning and are residential in nature. The site fronts Hawkesbury River to the south-east and mountain reserve to the north-west.

Describe the site?

The site falls steeply from the northwest bush to the river edge to the south east. The top half of the site to the northwest is the steepest part and features two flatter grassed areas between rocky outcrops where an existing shed and rainwater tank are located on the top tier. The existing building envelope fronts the seawall towards the southeast which sits well above the level of the river and the base of the access stairs. The site is only accessible via boat. It is noted that the site sits at the base of a mountain to the north and west which sees that the site achieves no direct sunlight in summer after 12noon-1pm and thus even less in winter. The best outlook from the site is towards the south-east and down the Hawkesbury River to the channel with Patonga Camping Ground. The design has been configured with all of the above in mind.

3. Existing site photographs



Site as viewed from Patonga Camping Ground – Looking northwest.



Existing cottage as viewed from Hawkesbury River – Looking northwest.



Existing cottage as viewed from western neighbour – Looking northeast.



Rear yard tiered levels – Looking northeast.



View from elevated rear yard over existing cottage – Looking southeast down Hawkesbury River.



View from elevated rear yard over existing cottage – Looking southeast down Hawkesbury River (Patonga Camping Ground to left).



Rear yard tiered levels – Looking south down towards western neighbour.

4. Present & previous site uses

Present use of the site?

Residential - Dwelling house

Previous uses of the site?

Residential - Dwelling house (Old fisherman's cottage development as far as we are aware)

5. Existing structures onsite

Describe the existing structures onsite?

Existing residential dwelling, shed and rainwater tanks (Refer to Survey Plan)

Are there existing structures to be demolished as part of the proposal?

Yes, the existing dwelling is to be demolished. Demolition approval is sought as part of this DA.

6. Local Environmental Plan (LEP) analysis

Which LEP governs the site?

Central Coast Local Environment Plan 2022

What is the land zoning?

DM – Deferred Matter

Is the proposal permissible within this zone?

Yes – Dwelling houses allowable within DM zoning

Describe the proposal in relation to LEP clauses and online mapping?

LEP mapping indicates bushfire prone land and as such a bushfire report has been submitted as part of the DA. Extracts from the report have been placed onto architectural drawings clearly noting the BAL requirements for the dwelling facades.

The building height proposal remains consistent with the two storey eastern neighbour towards the entry end of the proposed design and to the rear of the main structure. Heights are also defined by the following towards the south-eastern edge of the proposal:

- Following an engineering review of the existing cottage foundation, the proposed house is required to be raised in order to allow for a suspended subfloor design with adequate clearance for structural loads, ventilation and services;
- The nature of the site calls for some off-grid home thinking and we have very limited sunlight access. To ensure that we can garner some solar energy, we have placed PV panels to the highest eastern point of the roof based on an assessment of current sunpaths for the site;

The proposed FSR for the site falls under 0.5:1 and we are limited by the building footprint available. The 3 bedroom proposal is not a large home however has been planned to ensure primary function for the occupants.

There are no proposed design elements that will cause additional air or noise pollution, nor are there any significant sources of air or noise pollution to the site that require a design response.

With regard to onsite sewer management and drainage, a wastewater report has been prepared detailing the specifics for a sewerage treatment tank. We have also had prior discussions with Claire Kennedy from Council on suitable approaches. This report is included as part of the DA submission with extracts clearly placed onto architectural plans. The site has an existing 10000L rainwater tank, to which we are proposing to add another 16000L to capture all roofwater. Tank water will be reused for toilets and gardens in line with the Basix assessment. Smaller tanks near the house will be pumped up to the existing and new larger tanks (10000L each) at the top of the site. This is the system that is currently in place with the existing cottage roofwater.

7. Development Control Plan (DCP) analysis

Which dwelling house DCP governs the site?

Central Coast Development Control Plan 2022

Describe the proposal in relation to DCP dwelling house clauses?

For the siting of the dwelling, we have maintained the existing front and rear building lines given the limited footprint available. The side setbacks are each set at 1500mm for adequate separation from boundaries for access purposes. This is a tightly contained building envelope and site coverage is not exceeded.

The orientation of all internal spaces and balconies focus on river and bush outlooks to the front and rear of the site respectively. This ensures that no overlooking or privacy concerns are present to neighbouring dwellings.

Passive design is critical in ensuring that natural light, cross ventilation and indoor-outdoor connections are enhanced throughout. The Basix assessment has approved thermal comfort based on our dedicated glazing strategy.

The dwelling will add a contemporary upgrade to the existing cottage vernacular that compliments other recently built dwelling along the same island edge alignment. Materials selected include lightweight fibre cement cladding in two colour tones, Colorbond roofing, hardwood features and selected stone cladding that will tie in with the seawall linking the dwelling with its immediate site context. It is worth noting as well that the materials chosen need to withstand both the bushfire and saltwater environments. This strategy creates an interesting architectural aesthetic for the site as well as ensuring that internal space is expressed externally in volumes and connected to visual site features.

Stormwater strategy for the site is well defined with all roofwater to be captured in tanks once it falls to the northwest across the two separate roofs. The roof design also allows for solar capture in the only area we can possibly receive sunlight before it escapes behind the mountain. Again, the focus for the design has been based on off-grid living and as such the home demands a focus on environmental sustainability.