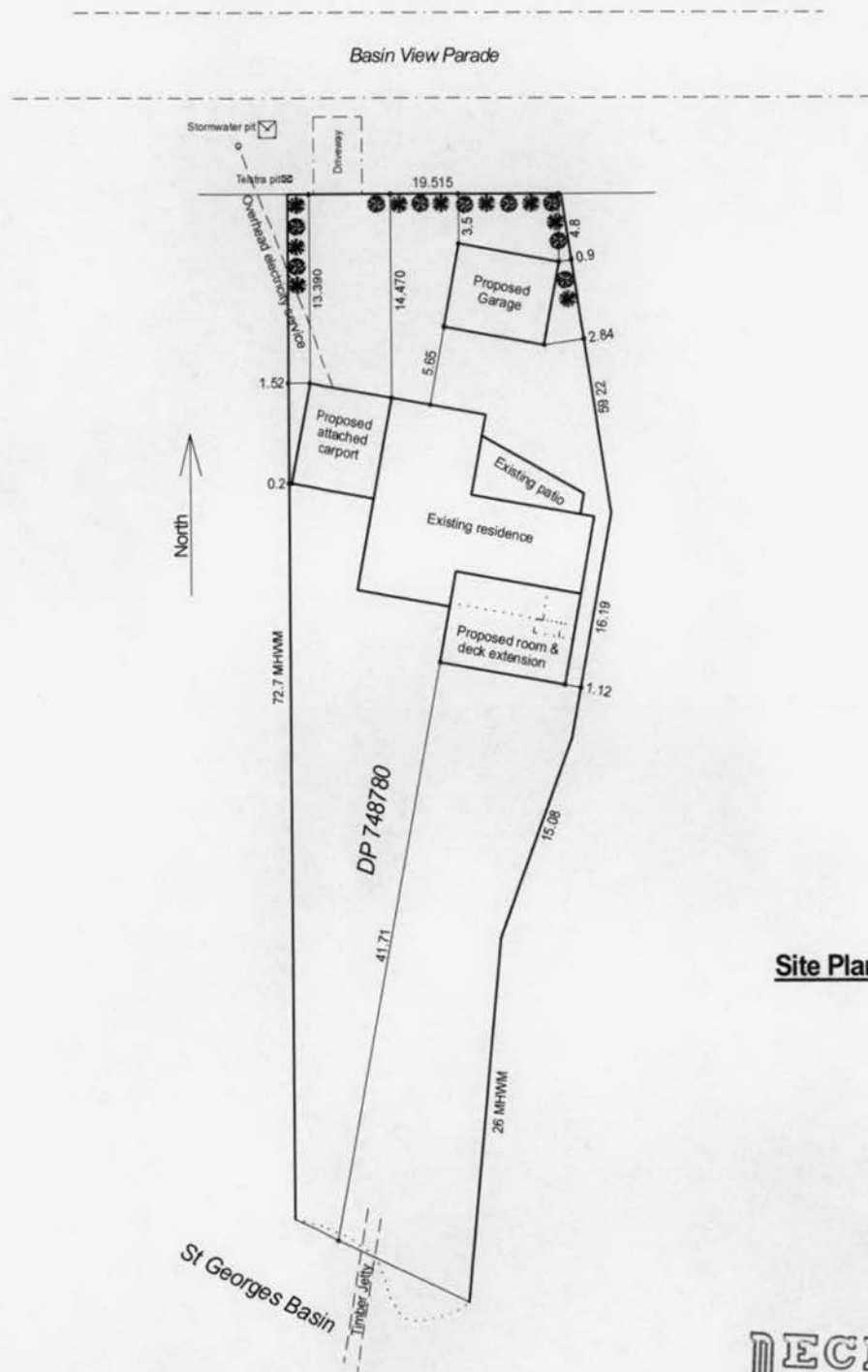




ATTACHMENT B



Site Plan

RECEIVED
14 APR 2016

BY:

Proposed: Additions & Alterations

For: Mr and Mrs Pigg

At: 62 Basin View Pde
Basin View

Freelance Home Improvements 44434621

Development Application

in regard to

ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

For

Freelance Home Improvements

at

62 Basin View Parade

Lot 1 DP 748780

BASIN VIEW

Area: 1388 sqm

Zoning: R2



THE PROPOSAL

The owners of the above property wish to renovate their dwelling located at the above address.

This involves; internal alterations and additions to existing living areas,
 demolition of existing carport,
 addition of new garage and carport,
 addition to existing decks at rear of dwelling,
 removal of surplus garden sheds and installation of screening landscaping
 at the front of the property.

The existing infrastructure , roadways, common areas and facilities etc , will be retained.



<p>on the amenity of the area and adjoining properties and relate to the natural slope of the land</p>	<p>Buildings are sited within a building envelope determined by the following method. Planes are projected at 45 degrees from a height of 5m above existing ground level at the front, side and rear boundary.</p> <p>Provided the distance to the boundary is not less than 900mm for a wall and 675mm for a gutter, fascias, downpipes, eaves up to 0.6m, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building envelope. The following may encroach without restriction: Unroofed terraces, landings, steps or ramps not more than 1m in height.</p> <p>Screens or sunblinds, light fittings, electricity or gas meters, aerials, and</p>	<p>new roof has been designed to be within the existing envelope.</p>
<p>Setback and Building Lines</p> <p>The building siting and height relate to the natural slope of the land with minimal cut and fill.</p> <p>The building design and site placement is compatible with and enhances the existing and future streetscape</p> <p>The building design and site placement is compatible with and enhances the existing and future streetscape.</p> <p>The building setback from the street frontage does not undermine the integrity of the existing prevailing building lines.</p> <p>Setbacks avoid loss of view, undue overshadowing and provide privacy and traffic safety.</p> <p>Buildings are located with minimal loss of amenity to adjoining development through loss of privacy, views,</p>	<p>If the setback from a boundary adjoining a street in areas where the predominant setback is greater than the setback contained in Table 1, the required setback must be compatible with the existing setbacks on the same road.</p> <p>If there is no predominant building line, the dwelling house is setback from front, side and rear boundaries .</p> <p>Front Setback</p> <p>Infill dwelling houses and ancillary development in existing subdivisions. 7.5 m for allotments with a depth of 30.5m or more.</p>	<p>The existing front wall to the dwelling will be retained (>7.5m). By positioning the garage in front of the house, a useable courtyard area is created. The garage location allows sufficient solar access into the existing living areas of the dwelling. As well, at this location there will be no loss of amenity to neighbouring properties in regard to overshadowing, privacy or views. With the proposed screening vegetation along the front boundary the existing streetscape will be retained. All sight lines for passing traffic will remain.</p> <p>On examining properties along the southern side of Basin View Parade the following appear to have similar structures within the 7.5m setback – Nos. 24, 30, 34,</p>

<p>overshadowing, solar access or the like.</p> <p>The location, siting, height and bulk of the building complement the existing setbacks near the site, foreshore (if applicable) and the streetscape.</p> <p>The location of the dwelling house and its building lines will not create an undesirable precedent.</p> <p>Adequate levels of light and ventilation to adjoining buildings, landscaping, services and infrastructure are protected.</p> <p>The proposal maintains adequate provision for on-site car parking within driveways.</p> <p>The dwelling house and ancillary developments are setback and building scale is relative to the street reserve width.</p>	<p>Side Setback</p> <p>A minimum of 900mm from walls of single storey and two storey dwellings to side boundaries.</p> <p>The walls of attached garages must be located not less than 900mm from side boundaries.</p> <p>450mm from eaves and gutters to side boundaries</p>	<p>38, 40, 44(0.9m), 70, 74(1.4m), 92, 94, 102, 104, 110, 114, 118. The reason for this common variation most likely is because the rear of these properties drops dramatically more than 5m down to the foreshore. This rear area would be flood prone and would be unsuitable for the garage.</p> <p>With the door to the garage facing the west the existing driveway alignment shall be used to service both the garage and the carport.</p> <p>The carport is to be positioned at the same location of the existing carport and as such the closest post will be 200mm from the boundary. Being an open structure all viewing corridors will be retained and the appearance will be greatly improved.</p> <p>Therefore it is considered that the proposed variation is not at odds with the existing streetscape.</p>
<p>Design and Appearance</p> <p>The building design, detailing, finish, articulation and modulation of building facades provide visual interest that enhances the streetscape and complements good quality surrounding development.</p> <p>Garages and parking structures do not dominate the street frontage.</p> <p>The use of highly reflective building materials is minimised to reduce nuisance on adjoining properties and the neighbourhood.</p>	<p>The design of the dwelling uses modulation and articulation of building elements to articulate facades and minimise lengths of unbroken walls and glazed areas.</p> <p>The width of garage facades addressing the street does not exceed 9.0m or 50% of the length of the frontage, whichever is the lesser.</p> <p>A development application is supported by a colour schedule and details of materials, which will not cause excessive glare when viewed from another dwelling house or a public place.</p>	<p>With the various facades to each elevation the appearance of bulk is reduced.</p> <p>The new garage shall have a door of approximately 5m that will face the west/driveway.</p> <p>Roof: Colorbond Red/brown to match existing roof</p> <p>Walls; White to match existing.</p> <p>The large trees along the west boundary will be retained and power pole location will remain.</p>

<p>Site Setbacks</p> <p>Buildings are so located, and are of such width so as to provide opportunities for intermittent views from the public street through to the water.</p>	<p>The building is to be sited to provide one minimum side setback equivalent to 10% of the width of the allotment, and up to a maximum of 3.5m in any case.</p> <p>In cases where allotments are irregular in shape and the width varies, the width of the allotment for the purposes of calculating the side setback is the average width of the allotment over the length of the building. Where possible, side setbacks should be provided along a side boundary with an adjoining dwelling which has a similar corresponding side setback, so as to maximise the view corridor. This side setback is not to be built out with any structure.</p>	<p>With the irregular shape to the block and the existing siting of the dwelling and carport the proposed alterations and additions will have no impact on these views. The replacement carport will be similar to the existing being an open structure.</p>
---	---	--

Chapter G12: Dwelling Houses, Rural Worker's Dwellings, Additions and Ancillary Structures

Objectives

The objectives are to:

- i. Ensure a high standard of residential development is achieved in Shoalhaven.
- ii. Ensure that development is sympathetic to the physical constraints of the site.
- iii. Encourage innovative design in residential development which reflects the need to preserve the amenity of the area, whilst having due regard to the physical constraints encountered in these areas.
- iv. Encourage residential development that is ecologically sustainable.
- v. Ensure that appropriate levels of amenity are achieved, including privacy, overshadowing and access to sunlight, noise and open space
- vi. Set appropriate environmental criteria for energy efficiency, passive solar design, privacy, and vehicular access.
- vii. Provide a comprehensive design oriented approach to residential development.
- viii. Provide clear guidelines for the planning and construction of buildings in Shoalhaven.
- ix. Provide flexible performance-based criteria to guide development.
- x. Ensure dwelling houses and ancillary structures are compatible with the bulk, scale and character of the locality
- xi. Provide adequate levels of comfort and amenity for residents.
- xii. Encourage design that protects the amenity of surrounding properties and the scenic or landscape qualities of the area..

Controls

Dwelling Houses, Additions and Ancillary Structures in Residential Zones

This section applies to areas zoned:

?

?

?

?e Lot Residential (lots below 2000m2), and

?

Where dwelling houses are permissible with development consent

Performance Criteria	Acceptable Solutions	Comment
Floor Space Ratio The scale of the dwelling house is compatible with the characteristics and amenity of the surrounding area and development.	The Floor Space Ratio (FSR) does not exceed 0.5 to 1 for the dwelling and outbuildings combined	Complies
Height of Buildings The height and bulk of a dwelling and ancillary structures has minimal impact	The maximum height of the building is not greater than the height controls contained in Shoalhaven LEP 2014.	As indicated on the elevation plans the existing roof ridge height was constructed below the 7.5m height plane. The proposed

In regard to Shoalhaven Development Control Plan 2014;

Chapter G6: Coastal Management Areas

Residential Development in Foreshore Areas

This section applies to all residential development located on land that is the first lot back from a waterfront, where residential accommodation is permissible with development consent. This includes any subdivision of these lots by strata or dual occupancy. The specific objectives are to:

- i. Preserve the appearance and amenity of the foreshore by limiting the height and bulk of development.
- ii. Ensure that development is sympathetic to the physical constraints encountered along foreshore areas.
- iii. Encourage innovative design in residential development which reflects the need to preserve the amenity of these areas, whilst having due regard to the physical constraints encountered in these areas.
- iv. Set appropriate environmental criteria for residential development in foreshore areas.
- v. Provide a comprehensive design oriented approach to residential development in foreshore areas.
- vi. Achieve a site layout that provides a pleasant, attractive, manageable and resource efficient living environment
- vii. Encourage development that considers the environmental attributes of a subject site.
- viii. Ensure that development integrates with the landscape.
- ix. Encourage the use of building materials and colours that complement the natural landscape and foreshore environment. x. Ensure that materials are suitable to withstand coastal weather conditions. xi. Preserve, where possible, trees and vegetation along foreshore areas. xii. Minimise excessive clearing of vegetation along foreshore areas. xiii. Provide essential stability and ground cover to highly erodible and unstable soils. xiv. Improve the appearance of development in foreshore areas through landscape works.

Performance Criteria	Acceptable Solutions	Comment
Site Planning and Layout The site layout integrates with the surrounding environment through buildings, streetscape and landscape design relating to topography and to the surrounding neighbourhood character The site layout takes into account on-site features identified by the site analysis. Dwellings are sited and designed to maximise solar access to living areas	A detailed site development plan should be prepared that addresses the issues outlined within this Chapter and reflects your site analysis.	Complies See Site Analysis Plan
Building Envelope and Siting Buildings are so located, and are of such length and height that there is no significant loss of	Building Envelope Buildings are sited within a building envelope determined by the following method. Planes are	As indicated on the elevation plans the existing roof ridge height was constructed below the 7.5m height plane. The

amenity to foreshore areas, and adjoining development. This can be achieved through –

- Building siting and height that are related to land form, with minimal cut and fill.
- Building bulk that is generally distributed to reduce impact on foreshore areas, adjoining properties and the public street.
- Building heights similar to those in the public streetscape, with higher components of buildings setback, and out of direct view from the street and foreshore area.

- Building forms that enable a sharing of views with neighbours.

• Walls, limited in length and height, to minimise the impacts on foreshore areas, adjoining development and public street. To make provision for innovative design, as well as giving consideration to difficulties that may arise in connection with steeply sloping properties, buildings may encroach the general building envelope, but only where it is demonstrated that the proposal will not adversely affect the visual amenity of the area in general; and

The proposed development will not adversely impact on adjoining development having regard to privacy, overshadowing and/or solar access.

projected at 45 degrees from a height of 3.5 metres above existing ground level at the front, side and rear boundaries

Allowable Encroachments to Envelopes

Provided the distance to the boundary is not less than 900mm for a wall and 675 mm for a gutter, fascias, gutters, downpipes, eaves up to 0.6 m, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services may encroach beyond the building envelope. The following may encroach without restriction –

- Screens or sunblinds, light fittings, electricity or gas meters, aerials; and
- Unroofed terraces, landings, steps or ramps not more than 1 metre in height. Variations will be considered where minimum floor levels are required in flood prone areas. Where such levels may necessitate two storey construction or elevated construction, consideration will still be required to be given to issues of privacy, overshadowing, and visual impact.

Any proposed 2 storey building will require the following additional detail:

- A visual analysis, including a photographic assessment, that outlines how the proposal will not be visually prominent from the foreshore, or adversely affect the visual amenity of the locality.
- Details outlining how the proposal will not adversely affect the privacy of adjoining development.
- Details, including a shadow diagram outlining that excessive overshadowing is not likely to occur as a result of the proposal. In this regard it would be expected that living areas as well as useable open space areas of neighbouring dwellings do not have their sunlight reduced to less than 3 hours between 9.00 am and 3.00 pm on June 21

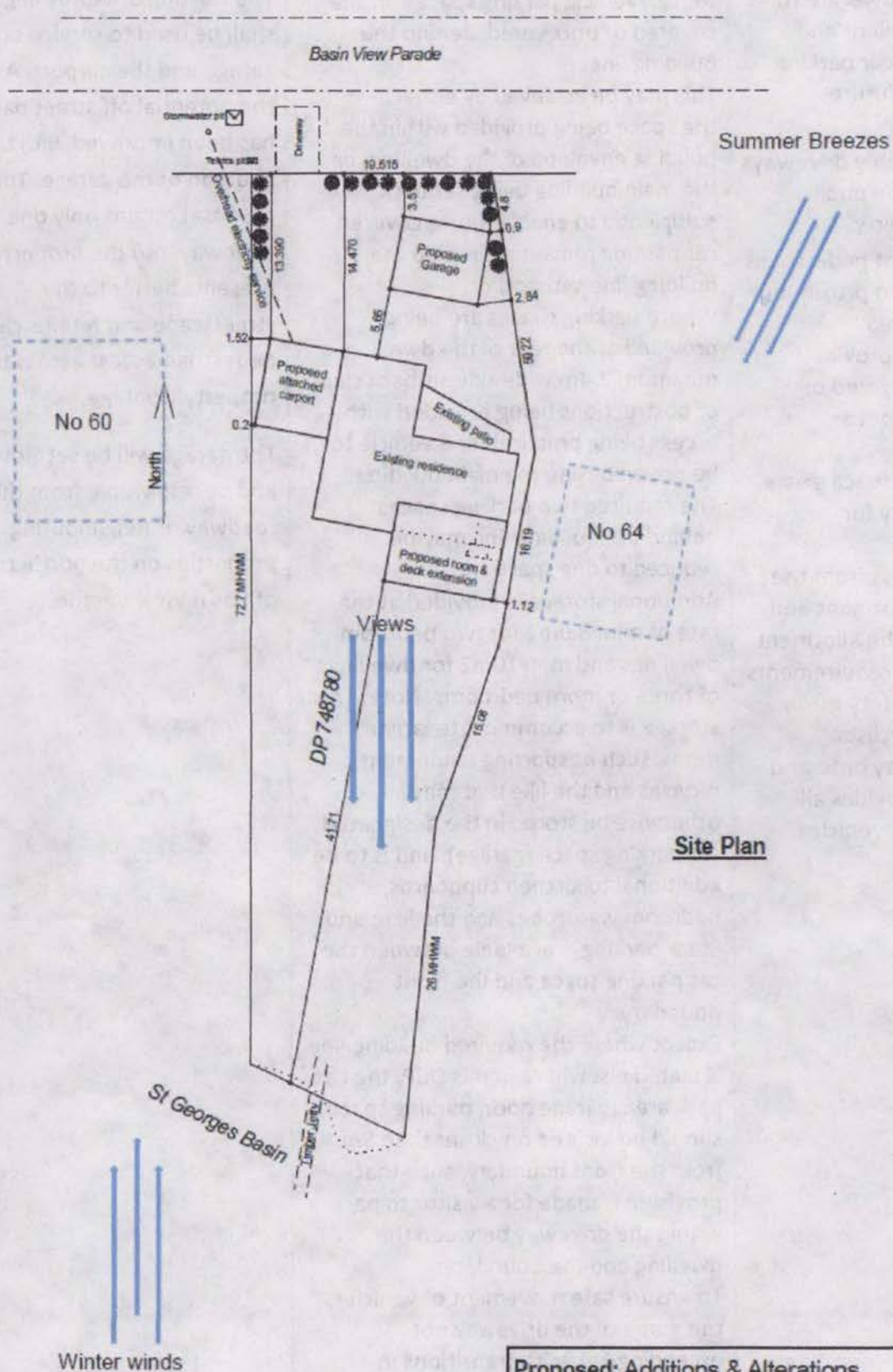
proposed new roof has been designed to be within the existing envelope.

Please note photographs indicating negligible change to the existing amenity to neighbours. As the property is bounded to the east to 3m above ground level by the dividing fence with existing vegetation will continue to maintain privacy and separation between both properties.

There will be no loss of amenity due to overshadowing as the lower skillion roof of the addition will mainly shade the owners property and the existing screening vegetation. Please note the privacy screen on the east side of the rear deck indicated on the elevation plan

<p>Car Parking, Driveways and Site Access</p> <p>The specific objectives are to:</p> <p>Provide for convenient and accessible on-site car parking for proposed and future residents.</p> <p>Provide for accessible driveways and access from the public street to the property.</p> <p>Ensure the safety of pedestrians and bicycle riders in proximity to the driveway area.</p> <p>Sufficient space is provided onsite either as covered or uncovered space for car parking.</p> <p>Adequate parking space exists within the property for occasional visitors.</p> <p>The design of access from the roadway to the allotment and driveways within the allotment has regard for the requirements for vehicles, the safety of pedestrians and cyclists.</p> <p>The access driveway onto and within the land provides all-weather access for vehicles.</p>	<p>For residential zoned allotments, the dwelling design and siting allows space for car/vehicle parking spaces on site, covered or uncovered, behind the building line.</p> <p>This may be achieved by either: the space being provided within the building envelope of the dwelling, or the main building being set back sufficiently to enable future covered car parking remaining behind the building line setback, or</p> <p>Where parking spaces are being provided at the rear of the dwelling, a minimum 2.4m wide side setback clear of obstructions being provided with access being practical for a vehicle to be driven beside the main building.</p> <p>The required two parking spaces behind the building line may be reduced to one space where:</p> <p>Additional storage is provided at the rate of min. 8.0m² for two bedroom dwellings and min. 10m² for dwellings of three or more bedrooms. Note: This storage is to accommodate larger items, such as sporting equipment, bicycles and the like that may otherwise be stored in the designated car parking space (garage), and is to be additional to kitchen cupboards, bedroom wardrobes and the like; and</p> <p>Stack parking is available between the car parking space and the front boundary.</p> <p>Except where the required building line is stated elsewhere in this DCP, the car park area (garage door, parking space) should be located no closer than 5m from the front boundary, such that provision is made for a visitor to park within the driveway between the dwelling and the boundary.</p> <p>To ensure safe movement of vehicles, the grade of the driveway not exceeding 1:4, with transitions in accordance with <i>Australian Standard 2890.1</i> (Section 2.6).</p> <p>The access from the roadway to the site, including layback or piped crossing being in accordance with Councils <i>Engineering Design Guidelines</i>.</p>	<p>The existing driveway alignment shall be used to service both the garage and the carport. As such the potential off street parking has been improved with the addition of the garage. The proposal retains only one driveway into the property, which presents better to the streetscape and retains clear pedestrian access across the property frontage.</p> <p>The garage will be set "lower" and be less visible from the roadway or neighbouring properties on the northern side of Basin View Parade.</p>
--	---	--

SITE ANALYSIS



Site Plan

Proposed: Additions & Alterations

For: Mr and Mrs Pigg

At: 62 Basin View Pde

Basin View

Freelance Home Improvements 44434621



View from foreshore



View from foreshore area showing additions



Existing screening vegetation to neighbours to remain



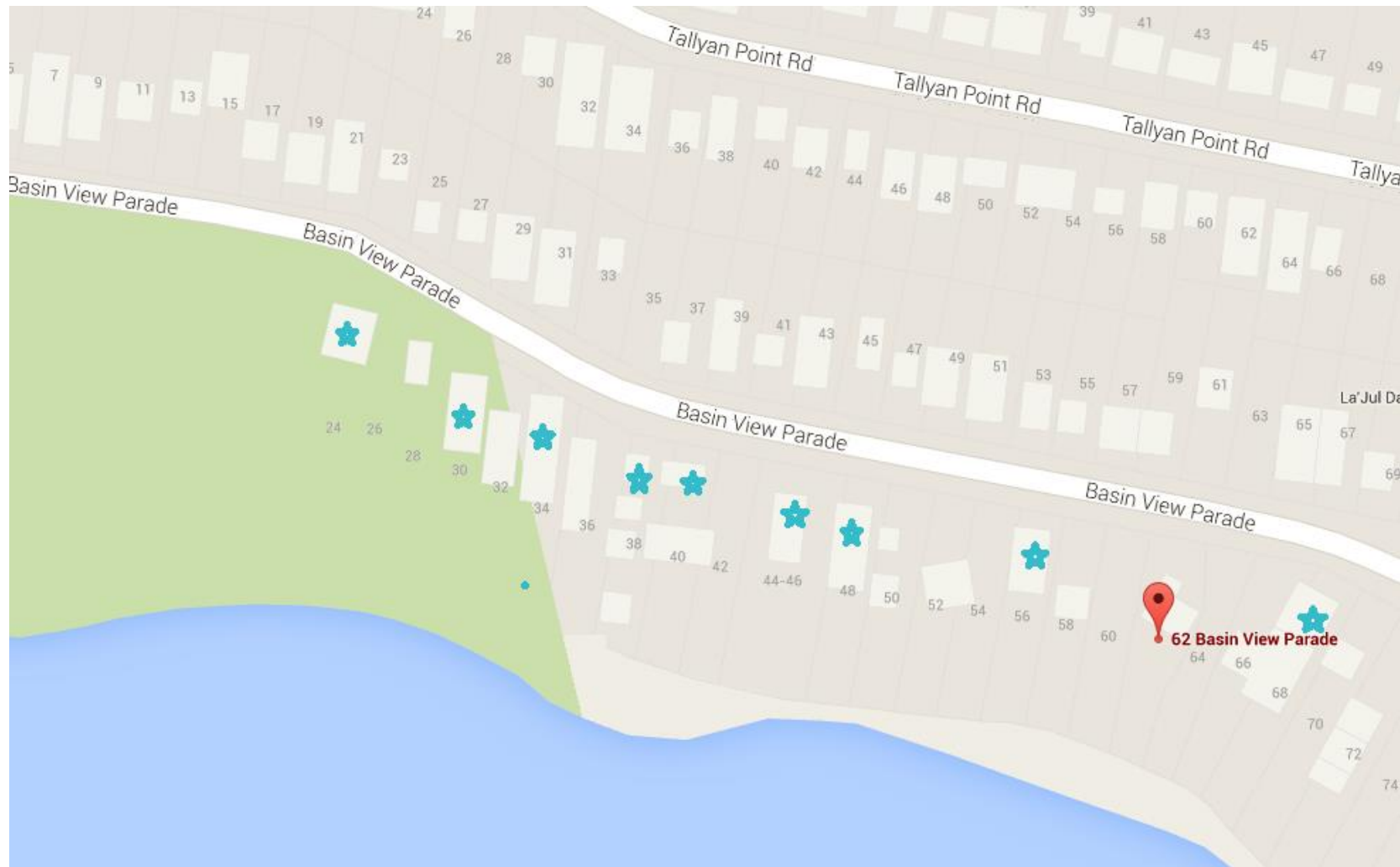
Driveway entrance to remain



Existing streetscape to remain



New vegetation



Attachment D - Properties with structures located within the 7.5m front building line.