

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION
PROPOSED REPLACEMENT OF EXISTING GARAGE

**119 HUDSON PARADE
CLAREVILLE NSW 2107**

PREPARED BY

askerrobertson
design + construction

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DEVELOPMENT APPLICATION SUBMISSION DETAILS

Property:	119 Hudson Parade Clareville NSW 2107 LOT 2 DP 540557
Site area:	1090.8m ²
Development description:	Proposed Replacement of Existing Garage
Construction budget:	\$200,000.00
Applicant:	Mia Asker for askerrobertson 0411 956 242 mia@askerrobertson.com.au
Owners:	Rodney & Janet Austin

Documents comprising the development application:

1. Northern Beaches Council Development Application
2. Owners Consent
3. Architectural Plans
4. Site Survey
5. Concept Engineering
6. Statement of Environmental Effects
7. Geotechnical Report
8. Arborist Report
9. Waste Management Report
10. Cost Summary Report

PROPERTY

The dwelling is a double storey, stone and timber home with metal roof and a dilapidated garage at street level located at **119 Hudson Parade, Clareville NSW 2107**. The property is on the high side of the road, of regular shape and located in the Local Government Area of **Northern Beaches Council**.



SITE LOCATION GOOGLE MAPS



VIEW OF PROPERTY LOOKING EAST



VIEW OF PROPERTY LOOKING SOUTH WEST OVER EXISTING GARAGE



VIEW OF PROPERTY LOOKING NORTH ALONG GARDEN PATH



VIEW OF PROPERTY LOOKING DOWN AND WEST FROM EXTENDING GARDEN ACCESS STEPS



VIEW OF PROPERTY LOOKING UP AND EAST FROM EXISTING ACCESS STEPS

Proposal

The proposed development in response to our client's brief seeks to replace an existing dilapidated single car garage with a street level concrete double car garage with bin storage, recreational storage and green roof. The new structure has been positioned to be outside the SRZ of the four significant trees nearby and with minimum impact in the TPZ's.

The development would see the levels of the existing cross over and new driveway comply, making it safer and easier for our clients to enter and exit this corner property.

The existing established gardens would be removed and re-established once the green roof is completed as to not change the cottage character of the existing gardens and sandstone blocks and pavers from existing garage re-used.

The proposed development is responsive to the beachside character of the Avalon Beach Locality and provides an up to date transformation of the existing garage, with better build quality and improved safety. The proposal has been designed to have minimal impact on the surrounding properties and is partly within the existing development footprint. The proposal has been designed and will be constructed in accordance with the relevant provisions of the National Construction Code and Australian Standards.

Planning Framework

The site is subjected to the following planning controls:

1. Local Environmental Plans – Pittwater LEP 2014 (pub. 30-5-2014)
2. Land Zoning Map – C4 Environmental Living (pub. 14-4-2023)
3. Height of Building Map – Max 8.5m
4. Minimum Lot Size – 700m²
5. Acid Sulphate Soils Map – Class 5
6. Local Provisions – Geotechnical Hazard H1
7. Terrestrial Biodiversity – Biodiversity

Biodiversity

The site is nominated on the biodiversity maps within the LEP and the following must be considered:

(a) Whether the development is likely to have:

(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and

The proposed development will have no significant impact on the existing environment, as it is primarily located within the footprint of the existing garage and pathways, with minimal removal of existing vegetation.

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

No vegetation will be affected by the minimal development proposed on the already developed site, as supported by an accompanying arborist report.

(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

Biodiversity will remain unaffected, as the proposed development is limited to the site's existing built area.

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

(b) There will be no adverse impact on habitat resulting from the proposed development.

- (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

As the minimal proposal will result in no adverse impacts, no mitigation measures are required. The development is appropriate in its current form.

Council must also consider and be satisfied of the following:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

The design of the proposal is well-suited to the site and will not compromise the environmental qualities of the location.

- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or

The proposed development will not result in any detrimental impacts.

- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The proposed development will not result in any detrimental impacts.

The development proposal is further discussed within the context of each of the relevant development controls set out in Pittwater 21 DCP.

Control	Requirement	Proposal	Compliance
B General Controls			
B3.1 Landslip Hazard	Geotechnical Risk Management	The proposed development is located within the Geotechnical Hazard H1 Zone. A Geotechnical Report has been prepared by Crozier Geotechnical Consultants and is attached to this DA. The development has been designed and will be constructed to remove risk to an acceptable level.	Yes
B4.7 Pittwater Spotted Gum Forest	Development shall have no adverse impact on Pittwater Spotted Gum Endangered Community	The proposal will have no adverse effect on the Pittwater Spotted Gums as the placement of the garage has taken existing significant trees into account. An Arborist Report in support of the development is attached to this DA.	Yes
B5.15 Stormwater	Stormwater drainage in accordance with Councils Water Management for Development Policy	The proposal has a green roof that will filter the water and is integrated in the surrounding hill. It is proposed to have sub-soil drainage connected to existing stormwater.	Yes
B6.1 Access Driveways	The design of all driveways must be in accordance with AS/NZS 2890.1-2004	The proposal intends to retain but widen existing crossover to provide safer and more efficient vehicle access on this corner block. Preliminary engineering prepared by Law & Dawson Structural & Civil Engineering is attached to this DA.	Yes
B6.3 Parking Requirements	Minimum of 2 spaces	The proposal is for 2 off-street parking spaces.	Yes
B8.1 Excavation & Landfill	Excavation & Landfill must comply with the requirements of Geotechnical Risk Management Policy for Pittwater Appendix 5	The proposed development involves deep excavation, and a Geotechnical Report has been prepared by Crozier Geotechnical Consultants and is attached to this DA. The development has been designed and will be built to	Yes

		minimise any disturbance to site and nearby significant trees.	
B8.3 Waste Minimisation	Waste generated through demolition, excavation and construction to be minimised	The proposal is designed and will be built to minimise waste by re-using most materials such as sandstone blocks and pavers and excavated material to backfill. Any material not re-used will be disposed of appropriately.	Yes
B8.4 Site Fencing	Site to be protected by site fencing	Site fence will be erected for the duration of the works.	Yes
B8.5 Works in the Public Domain	Site to be protected by site fencing	Site fence will be erected for the duration of the works.	Yes

Control	Requirement	Proposal	Compliance
C Design Criteria for Residential Development			
C1.1 Landscaping	Landscaping	The proposed development includes the removal and re-instatement of existing low vegetation and garden paths to ensure the built form is softened and complemented by the landscaping.	Yes
C1.2 Safety & Security	Surveillance and access control	The proposed development sees the access steps moved in line with existing entrance path from the street level to allow visitors who approach the front door to be seen without the need to open the door.	Yes
C1.10 Building Façade	Improved visual aesthetics	The proposal includes the re-use of existing sandstone blocks and pavers to retain the old-world charm of the existing façade. No services are visible from the public space.	Yes
C1.12 Waste and Recycling Facilities	Comply with Waste Management Guidelines	The proposed development incorporates a location for waste sorting as demonstrated in the accompanying architectural plans and a Waste Management Plan is attached to this DA.	Yes
C1.15 Storage Facilities	Provision of convenient storage	The proposed development includes easy access storage for recreational items.	Yes

Control	Requirement	Proposal	Compliance
D Locality Specific Development Controls – Avalon Beach Locality			
D1.1 Character as viewed from a public place	Enhance the existing streetscape and protect Pittwaters natural context.	The development has been designed to update and enhance the existing cottage character of the property. The bulk and scale of the development is minimised by considerate landscaping and will not dominate the streetscape.	Yes
D1.5 Building colours & materials	Enhance the visual quality and identity of the streetscape.	The proposed development would enhance the visual identity and provide an attractive facade by the updated design, colours and materials chosen for the project	Yes
D1.8 Front building line	To achieve desired future character of the Locality and encourage attractive street frontages with vegetation retained.	The proposed development of a double car garage would enhance the visual appearance and complies with the desired future character of the locality. It's designed to be sympathetic to established patterns in the street and in line with existing single car garage. To ensure the retention of significant trees and vegetation and to minimise the degree of cut and fill on this steeply sloped property there is no option of relocation.	No Variation sought

D1.17 Construction, retaining walls, terracing and undercroft areas	To protect and minimise disturbance to natural landforms.	The proposed development is designed to respond sensitively to the natural topography. Visible garage walls and retaining walls will be clad using existing sandstone and heavy vegetation will screen the bulk of the development.	Yes
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CONCLUSION

The proposed development has been designed to achieve the desired future character of the Avalon Beach Locality and to enhance the visual identity of the streetscape by providing an attractive entrance and façade sympathetic to established patterns in the street.

The addition of a well built , double car garage proposed to the existing dwelling aim to improve living quality for the owners, with safer and more level access to the property and street level bin and storage facilities. The high level of privacy is maintained to adjoining residential properties and the views and vistas from public places have been improved.

Overall, the proposal will improve the land, benefit its occupants, and have an acceptable impact on the surrounding amenity.

It is requested that Council approve the Development Application as submitted.

Yours Faithfully

Mia Asker
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