

Northern Beaches Council

1 Park Street

Mona Vale NSW 2103

Phone 9970 1111

## **Statement of Environmental Effects**

Alterations and additions to existing residence at 15 Burrendong Place, Avalon

August 2020

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## 1.0 Introduction

This Statement of Environmental Effects has been prepared for the proposed alterations and additions to the existing dwelling at 15 Burrendong Place, Avalon.

The property is zoned E4 Environmental Living and is identified as:

Bushfire Prone Land (Buffer 100m-30m)  
Pittwater Landscaped Area (Area 1)  
Pittwater Acid Sulfate Soils (Class 5)  
Biodiversity  
Geotechnical Hazard (H1)

This proposal has been designed in accordance with the relevant Pittwater Council Planning Controls including the 'Pittwater Local Environmental Plan 2014' and the 'Pittwater 21 Development Control Plan 2014'. The statement should be read in conjunction with the following drawings and supporting material:

Architectural Plans:

DA.01(A) Site Analysis Plan  
DA.02(A) Proposed Site and Roof Plan  
DA.03(A) Ground Floor Plan  
DA.04(A) First Floor Plan  
DA.05(A) Elevations  
DA.06(A) Elevations  
DA.07(A) Elevations  
DA.08(A) Elevations  
DA.09(A) Elevations  
DA.10(A) Elevations  
DA.11(A) Section  
DA.12(A) Shadow Diagram  
DA.13(A) Shadow Diagram  
DA.14(A) Shadow Diagram

Survey Plan:

Prepared by Burton & Field

Landscape Plan:

Prepared by Grant Clement

Arborist Report:

Prepared by The Ents Tree Consultancy

Basix Report:

Prepared by Laura Cook

Bushfire Report:

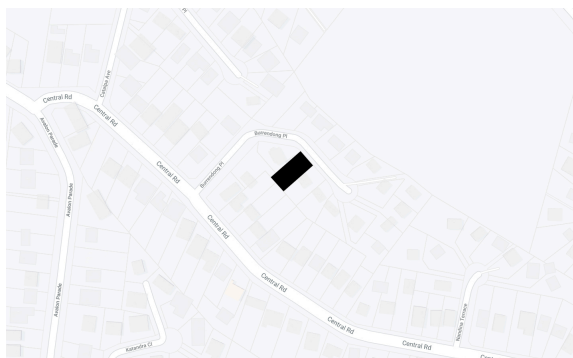
Prepared by Ronald Coffey

Stormwater Management Plan:

Prepared by NBC Engineers

Geotechnical Report:

Prepared by Crozier Geotechnical Consultants



Site Location

## Proposal

The proposal involves alterations and additions to the existing single storey residence with the addition of a first floor, swimming pool + a separate garage with studio over to the rear of the property.

The proposed garage/studio seeks to build over a portion of an easement, which no longer serves its intended purpose. The easement was established in 1967 as a ***Right of Carriageway of variable width*** benefitting Lots 3, 4, 5, 6, 7 and 8 of DP 231634 (No.s 11, 12, 13, 14 and 15 Burrendong Place). The subject portion is no longer used or required to provide access to the benefiting properties as the existing carport currently sits in the above-mentioned location (see images below).

Our proposal seeks to demolish the existing carport and replace it with a lock up garage/store with studio over. The proposed works WILL NOT prevent or hinder the benefiting properties from using the existing right-of-way driveway.

Comparison images' showing existing and proposed works sited on existing right-of-way easement.  
(Image excerpts taken from DA.03 Ground Floor Plan)



Hatch denotes area of ***existing carport*** built over right-of-carriageway of variable width

Hatch denotes area of ***proposed garage structure*** to be built over right-of-carriageway of variable width

The site is a steeply sloping site (falling over 10m from the front boundary to the rear) thus the right-of-way was created to allow safe and convenient parking for the residents. The proposed garage has been sited to minimise encroachment on the right-of-way whilst allowing off-street parking for 1 car and 1 motorbike.

With Sydney Water assets running through the property to the North East of the easement we believe the location of the intended garage structure to be the only solution.

A site inspection will confirm that the ***Right of Carriageway of variable width*** will remain at its widest through 15 Burrendong Place even after the development has been completed.

Images' showing existing ***Right of Carriageway of variable width***



Image taken from boundary looking east along existing concrete strip driveway



Image taken from boundary looking west along existing concrete strip driveway (existing carport visible to the left)

### **3.0 Pittwater Local Environment Plan 2014**

#### ***Part 4 Principal Development Standards***

##### **3.1 (4.3) Height of Buildings**

The proposed development sits below the 8.5m Maximum Building Line

#### ***Part 7 Additional Local Provisions***

##### **3.2 (7.6) Biodiversity Protection**

The subject property is identified as 'Biodiversity' on the Pittwater Biodiversity Map.

The proposed works have been designed, sited and will be managed to avoid any significant adverse environmental impact.

##### **3.3 (7.7) Geotechnical Hazards**

The subject property is identified as 'Geotechnical Hazard H1' on the Pittwater Geotechnical Hazard Map.

The proposed works are considered suitable for the site and may be completed with negligible impact to the adjacent properties provided the recommendations of the Geotechnical Report are implemented in the design and construction phases.

Refer to accompanying Geotechnical Report and Geotechnical Risk Management Certificate prepared by *Crozier Geotechnical Consultants*.

### **4.0 Pittwater 21 Development Control Plan**

#### ***Section B General Controls***

##### ***B3 Hazard Controls***

##### **4.1 (B3.1) Landslip Hazard**

As per above (3.3 (7.7) *Geotechnical Hazards*)

##### **4.2 (B3.2) Bushfire Hazard**

The subject property is identified as 'Bushfire Prone Land – Buffer 100m-30m' on the Pittwater Bushfire Prone Land Map 2013.

Refer to accompanying Bushfire Risk Assessment prepared by *Ronald Coffey* demonstrating that the proposal complies with the requirements of *Planning for Bushfire Protection (2006)* and *AS 3959 – Construction of buildings in bushfire-prone areas*

##### ***B4 Controls Relating to the Natural Environment***

##### **4.3 (B4.22) Preservation of Trees and Bushland Vegetation**

The proposal seeks to remove two large trees to the rear of the property to allow for the proposed garage/studio. The two trees were assessed, and deemed to be in average/below average health.

The trees in their current location cannot be worked around and we request approval to remove and replace these trees within a new landscape plan; with trees that will have a greater retention value providing better long-term amenity and function for the site.

Refer to accompanying Arboriculture Impact Assessment & Tree Protection Plan prepared by *The Ents Tree Consultancy* and Landscape Plan (L 400 B Planting Plan) prepared by *Grant Clement* for further details.

### ***B5 Water Management***

#### **4.4 (B5.10) Stormwater Discharge into Public Drainage System**

All stormwater run-off will feed to the existing stormwater pipe (via the stormwater easement) and directly to the street kerb on Burrendong Place.

Refer to the accompanying Concept Stormwater Management Plan prepared by *NB Consulting Engineers*.

### ***B6 Access and Parking***

#### **4.5 (B6.3) Off-Street Vehicle Parking Requirements**

The number of off-street vehicle parking spaces on the property will remain as per existing.

The proposed garage provides ample off-street parking for one car and one motorbike. As discussed earlier, the combination of a steeply sloping site, right-of-way access and Sydney Water pipe assets prevents the design from meeting the minimum parking requirements for a 2 bedroom or more residence (2 spaces).

### ***B8 Site Works Management***

#### **4.6 (B8.1) Construction and Demolition – Excavation and Landfill**

The proposed pool is located along the South Eastern boundary and will require excavation greater than 1m deep.

The proposed works are considered suitable for the site and may be completed with negligible impact to the adjacent properties provided the recommendations of the Geotechnical Report are implemented in the design and construction phases.

Refer to accompanying Geotechnical Report and Geotechnical Risk Management Certificate prepared by *Crozier Geotechnical Consultants*.

## ***Section C Development Type Controls***

### ***C1 Design Criteria for Residential Development***

#### **4.7 (C1.1) Landscaping**

The built form will be dominated and complimented by landscaping, combining existing vegetation with proposed.

The range of existing and proposed low-lying shrubs, medium-high shrubs and canopy trees shall soften the built form. Refer to Landscape Plan prepared by *Grant Clement* for further information.

#### **4.8 (C1.2) Safety and Security**

The proposal has been designed to be sensitive to the safety and security requirements of Pittwater Council. The design takes into consideration the four Crime Prevention through Environmental Design (CPTED) principles as follows:



### Surveillance

The building has been designed to allow the living areas to overlook the front garden and rear yard/right-of-way, maximising casual surveillance.

### Access Control

The building entrance has been designed so that it is clearly visible from the street. It is easily identifiable and will be appropriately lit.

### Territorial Reinforcement

The landscaping and front entry has been designed to direct visitors to the correct entrance way and away from private areas.

### Space Management

Multiple outdoor usable spaces have been integrated into the development to make use of both the North East and South West aspect. This is to ensure the owners and their visitors both utilise and care for these spaces.

## 4.9 (C1.4) Solar Access

The proposal has been designed to maximise solar access with the main living areas opening up to both the front and rear of the property; providing two areas of private open space. The front deck will enjoy morning sun with a North East aspect, with the sun then traveling around to the rear deck, yard and pool; which is directly accessible from the main living room.

The proposed works also ensure adequate solar access and private open space to all neighbouring properties. The first floor ceiling has been designed to expose the gable ceiling in all habitable rooms allowing the overall bulk of the roof form to be lowered. This ensures the bulk and scale of the overall building is kept to a minimum, ensuring maximum sunlight to the private open space areas at 14 Burrendong Place. The images below demonstrate that a reasonable level of solar access is maintained to existing residential properties as a result of the proposal:



Shadows [indicated by grey fill] at 9am on 21st June -

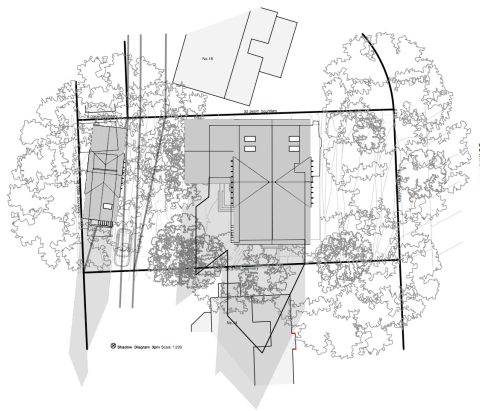
Image taken from DA.12(A) Shadow Diagram

*Note: due to the nature of the topography of the site, the full extent of shadows at 9am has not been shown at a scale of 1:200. The shadow diagrams at 12noon and 3pm successfully demonstrate that the properties beyond the rear boundary (164 and 166 Central Road) receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21<sup>st</sup>.*



Shadows [indicated by grey fill] at 12noon on 21st June -

Image taken from DA.13(A) Shadow Diagram



Shadows [indicated by grey fill] at 3pm on 21st June -

Image taken from DA.14(A) Shadow Diagram

#### 4.10 (C1.5) Visual Privacy

A timber privacy screen is proposed along the North Western elevation of the rear deck (refer to drawing DA.06(A) for further details; and substantial planting will provide visual privacy between both adjoining dwellings and between the right-of-way and the proposed residence.

Refer to Landscape Plan prepared by *Grant Clement* for further information.

#### 4.11 (C1.6) Acoustic Privacy

The living and entertaining areas of the main dwelling have been designed to open out to the front and rear of the property preventing noise from carrying towards neighbouring properties.

#### 4.12 (C1.7) Private Open Space

The private open space for the proposal has been designed to be directly accessible from the main living areas of the dwelling, enabling it to function as an extension of the internal living areas.

### **Section D Locality Specific Development Controls**

#### **D1 Avalon Beach Locality**

#### 4.7 (D1.1) Character as viewed from a public place

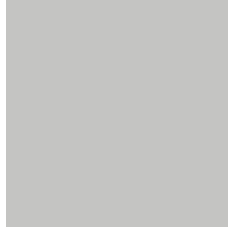
The proposal has been designed to respond sensitively to the natural topography and is within the 8.5m height restriction.

#### 4.8 (D1.5) Building Colours and Materials

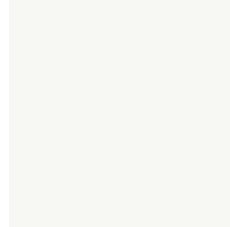
The proposed building colours and materials will be in mid earthy tones as indicated in the images below.



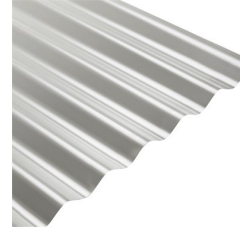
External Cladding



External Paint



Door/Window/Timber



Roof Sheetting

#### 4.9 (D1.8) Front Building Line

The front building line sits well behind the 6.5m setback.

#### 4.10 (D1.9) Side and Rear Building Line

Whilst the side building setbacks are all compliant, the proposed rear setback does not comply with the controls set out in the Pittwater 21 DCP.

The existing right-of-way cuts through the rear of the site and limits the potential for off street vehicle parking for the property. As a result, the 6.5m rear building line has not been met.

A concession to the strict adherence of the rear building line control is requested for the following reasons:

1. Lot width and orientation
2. Location of the existing residence
3. Location of the existing right-of-way easement

Every effort has been made during the design process to minimise the bulk and scale of the appearance of the proposal whilst still providing adequate off-street vehicle parking for the owners.

Whilst the control itself has not been satisfied, the required outcomes of the control have all been satisfied, as listed below:

##### *Outcomes*

*To achieve the desired future character of the locality. (S)*

*The bulk and scale of the built form is minimised. (En, S)*

*Equitable preservation of views and vistas to and/or from public/private places. (S)*

*To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*

*Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)*

*Vegetation is retained and enhanced to visually reduce the built form. (En)*

#### 4.11 (D1.11) Building Envelope

As per above, every effort has been made during the design process to minimise the bulk and scale of the appearance of the proposal. Due to the nature of the site and the location of the existing dwelling, the Building Envelope Control as set out in Pittwater 21 DCP has not been satisfied.

A concession to the strict adherence of the building envelope control is requested for the following reasons:

1. Lot width and orientation
2. Location of the existing residence
3. Slope of existing ground line

The first floor ceiling has been designed with an exposed gable allowing the roof to sit lower and within the 8.5m maximum height.

Whilst the control itself has not been satisfied, the required outcomes of the control have all been satisfied, as listed below;

#### *Outcomes*

*To achieve the desired future character of the Locality.*

*To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

*To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

*The bulk and scale of the built form is minimised. (En, S)*

*Equitable preservation of views and vistas to and/or from public/private places. (S)*

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*

*Vegetation is retained and enhanced to visually reduce the built form. (En)*

In addition to meeting the outcomes of the control, The Pittwater 21 DCP also provides the following variation. We believe this particular variation should be considered when assessing our proposal.

#### *Variations*

*Council may consider a variation for the addition of a second storey where the existing dwelling is retained.*

#### 4.12 (D1.14) Landscaped Area – Environmentally Sensitive Land

The subject site is zoned E4 Environmental Living and sits within Area 1 of the Pittwater Landscaped Area Map.

The total landscaped area complies with the controls as set out in the Pittwater 21 DCP. Refer to the accompanying Landscape Plan prepared by *Grant Clement* and the table below for

landscaped area calculations.

	%	m2
<b>Total Site Area</b>	<b>100%</b>	<b>707.4m2</b>
Hard Landscape Area	9.45%	66.8m2
Soft Landscape Area	54.34%	384.4m2
<b>Total Landscape Area</b>	<b>63.79%</b>	<b>451.2m2</b>
Proposed Dwelling	26.22%	185.5m2
Pool	4.52%	32.0m2
Garage & Store	5.47%	38.7m2
<b>Total Built Upon Area</b>	<b>36.21%</b>	<b>256.2m2</b>
<b>Allowable Built Upon Area</b>	<b>40.00%</b>	<b>282.96m2</b>

**Conclusion**

As detailed in the above report, the proposed residence at 15 Burrendong Place has been designed to comply with the outcomes of Pittwater Council's Planning Controls. The development has been sensitively designed to keep the desired future character of the locality and has made a conscious effort to take into consideration the neighbouring properties in relation to solar access and visual privacy.