

SHIMDESIGN

51 careel head road avalon nsw 2107
phone 9918 2703 mob 0400 898 744
email k2shimeld@gmail.com

23-05-2022

STATEMENT OF ENVIRONMENTAL EFFECTS

**82 Binburra Avenue Avalon
Simon Coles and Kirsten Higgins**

PROPERTY DESCRIPTION

Site and surrounding area

The site is 82 Binburra Avenue, Avalon, Lot 30 DP 22275 and comprises an area of 1782m².

The land falls from the bush reserve at rear higher than RL 80.0 to the SW street front RL 54.0

The property is surrounded by elevated two storey dwellings.

Existing house

There currently stands a renovated A frame cottage sitting above a substantial concrete and blockwork studio. Several covered elevated decks enjoy views over Careel Bay to the West. There is a steep concrete driveway providing hardstanding for a single car, however it is not practical or safe due to the excessive gradient. There is very little outdoor recreation available as the site rises dramatically directly beyond the house and is naturally rugged and inaccessible.

THE PROPOSAL-EXTENT OF WORKS

The proposal is for an extra wide single garage to be excavated into the hillside on the front boundary. There shall be a landscaped roof top terrace with a small shaded timber pergola.

The existing steep driveway shall be removed and a series of landscaped gravel landings and sandstone steps will provide safe and ergonomic access to the dwelling. A small deck to the front of the studio will provide a safe entry and a place to rest and enjoy the front garden. This shall have a privacy screen to the southern neighbour and a flexible canvas awning for shade.

PITTWATER 21 DCP LOCALITY SPECIFIC DEVELOPMENT CONTROLS- AVALON BEACH

D 1.1 Character as viewed from a public place

The existing house is set back from the street approximately 6.5m. This makes it impossible to locate a secure protected car parking space behind the building line. The garage facade shall be stepped back with two levels of planter boxes, visually reducing the bulk and providing a human scale to the streetscape. Some banana trees shall be removed from the northern side of site, however the existing concrete driveway area to the southern side of site shall be removed and landscaped with substantial native revegetation to retain the attractive streetscape.

D 1.4 Scenic Protection

The outcomes of the control are achieved. The bushland landscape is the predominant feature with the built form being the secondary component of the visual catchment. The developments' visual impact shall be minimized by using natural materials and dark earthy colours. The substantial established native vegetation, including a combination of screening and canopy trees shall minimise the impact of the proposal. No significant trees are to be removed.

D 1.5 Building Colours and Materials

The extension shall be sympathetic with the original design. The proposed garage shall be sandstone clad with hardwood detail to integrate with the bushland setting and dark earthy colours to match the existing.

D1.8 Front setback VARIATION

Street front to house 6.5m, to proposed garage nil.

On steeply sloping or constrained sites, nil setbacks for carparking structures may be considered. Due to the location of the existing dwelling and the topography of the site, it is impossible to locate car parking behind the 6.5m building line.

The proposed garage incorporates planter boxes reducing the built form and providing an attractive street frontage. Vegetation is retained and enhanced, achieving the desired future character. Exempt ground level decking and landscaping along with lightweight shade pergolas offering protection from the harsh western sun are also located forward of the front building line.

The objectives of the Development Control Plan are achieved with regard to bulk and scale, views are unaffected and amenity and solar access is maintained.

D 1.9 Side Setback VARIATION

Rear as existing 56m approximately

North varies 0.9m – 2.0m

South to house as existing 0.9m, garage approx. 8.0m

This proposal does not strictly comply with the 2.5m/1.0m side setback rule. The northern boundary is skewed from the existing development with varying setbacks. The southern setback is already established and approved at 0.9m. Due to the limited building platform and site constraints of the very steep block, the proposal is for a 0.9m to 2.0m variable setback to the North. It is single storey and sited below and south of the adjacent neighbour. There are no windows to this elevation and the substantial boundary landscaping shall be retained and supplemented, so there shall be no privacy issues.

The objectives of the Development control plan are achieved with regard to bulk and scale, views are unaffected and amenity and solar access is maintained.

D 1.11 Building Envelope

The proposal complies with the building envelope requirements - plane projected at 45 degrees from a height of 3.5m above ground level.

Existing and proposed additions conform to the height code

Maximum height of building 3.7m (4.7m incl. planter box/balustrade)

D1.14 Landscaped Area - Environmentally Sensitive 1069.2m or 60%

Soft landscaping 1532m

Plus 42.8m (6% of total landscaping allowed -open & covered decking)

Total 1574m sq (Therefore complies)

No additional site cover, therefore no OSD required.

Side boundaries, levels and neighbour outlines are as per the current survey provided by DP Surveying Ref.2719 Dated 14 March 2022

Ph 0414183220

DESIGN CRITERIA

C1.1 Landscaping

The proposal does not cause any substantial change to the visual character of the site or alter the natural topography as the new works are over an existing paved area. The existing established trees and vegetation shall remain and weed species shall be removed.

The limited landscaped spaces are well located with adequate service, recreation and vegetated areas. A small drying courtyard shall be retained at the rear and additional decking at the front shall

provide much needed outdoor recreation space adjacent to the living rooms on this steep and largely inaccessible and unusable site.

C 1.2 Safety and Security

The proposed garage provides improved security for the occupants' sole vehicle and storage of bikes and sporting/surfing equipment and shall provide a suitable charging station with battery for future electric car. The existing driveway is excessively steep for vehicles and difficult and dangerous for pedestrians. The proposed series of terraces, landings and steps will provide easy, non slip and safe egress with resting places to the dwelling.

C 1.3 View Sharing

This property and the adjacent dwellings have a South West aspect with substantial views over Careel Bay. The proposed works do not impact on neighbours view's. There are no view sharing issues.

C 1.4 Solar Access

There shall be no additional overshadowing to neighbours' as the garage addition is incorporated into the existing slope of the hillside and is located much lower and to the south of the adjacent neighbour. There shall be minimal self shadowing and shading over the street only. (See survey and site plan - shadow diagrams are not necessary to demonstrate this)

C 1.5, C 1.6 Visual and Acoustic Privacy

The proposal shall have minimal effect on the neighbours' privacy. The northern boundary shall remain heavily landscaped and there will be additional planting to the roof top terrace. A privacy screen shall be installed to the southern side of the lower deck.

C 1.7 Private Open Space

The roof top terrace will provide private open space with sufficient solar access and privacy, accessible from and overlooked by the living areas. It is not possible to locate 80m² of recreation space to the rear due to the topography and solar orientation. Planters and deep landscaping shall screen this space from the street. Composting facilities, BBQ and quiet open and covered contemplative spaces shall be provided.

BASIX

The proposal achieves all targets for water use, energy use and thermal comfort set out in the BASIX Building and Sustainability Index. The BASIX Certificate A 449036 Dated 23 May 2022 forms part of the documentation for this application.

HAZARD CONTROLS

Bushfire hazard

The property is in a Bushfire Hazard Zone. See Bushfire Assessment Report by Building Code and Bushfire Hazard Solutions 221092 Dated 13 May 2022

Landslip

The property is in a designated slip zone.
See Geotechnical Investigation by White Geotechnical Group Ref J4193 Dated 20 April 2022

Flood Hazard The property is not within a flood zone

CONSTRUCTION AND SITE ASPECTS

Waste minimization

Reduction management of demolition, excavation or construction work is to be minimized by reuse on site or recycling,
All demolition materials will be sorted on site for recycling and will be transported to Kimbriki Recycling Centre at Terry Hills. Delivery of materials and equipment will be placed on site where possible.
The builders contract shall detail OH & S matters requiring legal removal and disposal of Asbestos material. (There is no asbestos)

WATER MANAGEMENT

Stormwater

There is no increase in the impervious area of the site. The existing concrete driveway will be removed.
Stormwater shall be piped to the existing street system.

ACCESS AND PARKING

The existing pedestrian and vehicular access is difficult and unsafe due to the steep gradient. Garaging closer to the street on the front boundary will provide easy access for cars and the storage of bicycles and equipment. Removal of the existing 18 degree concrete slope and replacement with a series of easily navigated steps and landscaped terraces shall enhance the front garden and improve safety and amenity and provide space for rubbish and recycling bins.

Erosion and Sediment Management

Prevention measures shall be installed to prevent the migration of sediment off the site to any waterway, drainage system or public reserve or road reserve or adjoining public space. Sediment control shall be by hay bales/sand bags and geotech fabric fixed to star posts where appropriate.

Excavation and Landfill

There shall be substantial excavation and retaining. Structural Engineering drawings and the Geotechnical Report shall detail the requirements.

Site fencing and Security

The site shall be protected by a combination of the existing house fencing and builders safety fencing to the street front for the duration of the building works.

SUMMARY

We believe the outcomes and objectives of the DCP are achieved in regard to bulk and scale, amenity and solar access and landscape and conservation.

The proposal is in keeping with the character of the existing home and the streetscape. The design is well considered and aesthetically pleasing and will greatly improve the amenity and safety of the occupants.