

Date: 5/5/21

STATEMENT OF ENVIRONMENTAL EFFECTS – 8.2 rev

61 Dress Circle Road, Avalon Beach

Modification items discussed in red.

1. Project description.

The proposal is for construction of a new driveway, garage with studio over and associated landscaping.

The property is Lot 55 in DP11462

The site is E4 zoned.

The site is 2024.0m2 and roughly triangular in shape. The site is steeply sloping from NW to SE

The site is not affected by flooding, bushfire, or Acid sulphate soils.

The site is affected by H1 landslip.

The DA 2020/1194 was approved 17/1/21

General Discussion

2. 8.2 Modification

Condition 9-part a and b of the approved DA2020-1194 require the removal of the existing driveway and hardstand adjacent to the existing swimming pool, with the area to be landscaped.

We request this condition 9 part a) and b) to be removed. We are requesting to retain the existing driveway and make use of the driveway as a parking space. The hardstand area below the existing pool can be removed and replaced with landscape area, however as the attached plans detail, we propose to retain the driveway and create a compliant parking space.

No justification was given in the NOD for the removal of the existing driveway. The site owner then contacted council in March 2021 and had a response from Joao Castro on 15 March at 12.28pm. In this email, the engineer stated that the driveway had to be removed as the associated parking area was being removed. We have overcome this issue by proposing a compliant parking area.

We would like to highlight the fact that removing the driveway will not create additional on-street parking areas as the driveway enters the street at a point where the double lines in the street legally prevent any parking. Additionally, as the large site is a corner block, having both driveways does not detract from the local streetscape or function of Bellevue road / Dress Circle Road.

There is also mention in the email from council of a planning issue with parking areas in the front setback. This is not documented in the PDCP or PLEP. Section B6.3 of PDCP is most applicable and does not mention a setback for parking spaces.

The proposed parking space is compliant with AS2890.-12004

3. Flora impact

The proposed parking area will not impact any trees onsite.

4. Privacy and shadowing.

N/A for parking area

5. Streetscape and impact on public domain.

The proposed driveway will create another driveway on Bellevue Road and will result in the loss of 1 x parking space, however there is ample on-street parking on both sides of Bellevue in the area and the proposed driveway is adequately distances from the corner. The existing driveway entrance is proposed to be retained – something justifiable with such a large corner property.

The retention of the driveway will not increase or decrease the public amenity or parking. Likewise, it will not serve to beautify or enhance the streetscape whatsoever.

6. Risks

With adequate structural engineering, the development will not create a landslip risk.

7. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.

Excess excavated material will be carted off-site and disposed of as per controls set out in P21DCP.

The excess spoil will be recycled at Kimbriki center or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling center or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

Relative Controls.

8. Controls in LEP and DCP

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

The landscape design aims to harmonize the large front setback area of the property to allow better outdoor amenity for the family occupants.

An adequate number of canopy trees are located onsite and more than 50% of proposed plants are locally native.

- D1.5

The new roof is to match the existing roof colour which is a dark grey.

The new walls of the house are to match the existing colour which is an earthy cream colour.

Doors and window frames will be black to match existing.

- D1.9

The side setback to the proposed house extension is 1200mm. As the setback to the existing house on the other side of the property is over 2500mm, the required setback for the NE side is 1000mm. Therefore, the proposed setback is compliant.

The rear setback is compliant at more than 6.5m.

The front building line matches existing and is compliant.

- D1.11

The proposed studio above the garage is not compliant with the building envelope.

The building envelope is compromised slightly by the wall and roof. See elevation SE and Section B

As per D1.11, a variation to this envelope can be granted for slopes over 16.7 degrees. The slope of the existing ground level in the area of development is 15 degrees and as such a variation should be considered.

Additionally, the setback to the building of 1200mm is further than the control of 1000mm.
Lastly, the non-compliance with the building envelope is does not negatively impact the appearance of the proposed development or the neighbour – as development on the neighbouring land is built to boundary with no side windows.

- D1.14

The proposed landscape area is compliant at 61.08%

- D1.17

Retaining walls are used minimally in the front setback with a preference to banked garden beds.
On either side of the driveway where it cuts through the terraced lawn area, a single retaining wall will be erected to retain the cutting.

End.

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