

**Statement of
Environmental Effects
for Alteration
& Additions
at
67 Dolphin Crescent.
Avalon
for
M Boray
N Batty**

Prepared by
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19.06.2021

Northern Beaches Council
Administration Building &
Customer Service Centre
1 Park Street
MONA VALE NSW 2103

Attn: The General Manager

Dear Sir/Madam

This Statement of Environmental Effects is in relation to the Development
Application for the Alterations and Additions at 67 Dolphin Crescent
(Lot 19 DP 28663)

Please accept our Statement of Environmental Effects which addresses the
following issues:

1. Locality Statement
2. The Proposal
3. Environmental impact
4. Streetscape and Design impact
5. Building form/Height/Building Envelope Control
6. Traffic
7. Waste disposal
8. Stormwater disposal
9. Views
10. Solar Access
11. Services
12. Social impact
13. Economic impact
14. Landscaping
15. Noise impact
16. Privacy
17. Impact of Flora and Fauna
18. Swimming Pool
19. Excavated Land
20. Floor Space Ratio

1. Locality Statement

The subject site, situated at 67 Dolphin Crescent is located within an established residential area known as the Avalon residential area. The land is zoned E4 Environmental Living. The site consists of a rectangular shaped allotment, accessed from its street at 67 Dolphin Crescent.

The main site area being rectangular in shape with a 18.29m boundary street frontage.

Its site area being 696.85 m². The site slopes approximately 16 metres from North to South along its Eastern and Western boundary line.

The subject site's Southern boundary line faces Dolphin Crescent. Vehicular access to the site is by an existing crossover and driveway that has a width of 2.6m approximately. Vegetation on the site consists of a variety of mature trees and an established, terraced shrub gardens.

Description of the Existing Building.

The existing building is a two storey of brick veneer construction on concrete strip footings with concrete tiles on a timber framed gable ended roof system and an in-ground pool.

The building consists of 4 bedrooms, a kitchen, dining, living room, laundry, rumpus, deck, ensuite and bathroom located on two floors. There is an attached carport structure located at the front of the site, forward of the building line.

The existing building has a maximum roof height of RL 53.35. The gable ended roof is a concrete tile clad timber framed roof, with a slope of approximately 20 deg. from the central roof ridge to the Southern and Northern side of the building.

2. The Proposal

The Proposal has been assessed under the following relevant controls:

- **Pittwater Local Environmental Plan 2014**
- **Pittwater 21 Development Control Plan**
- **Environmental Planning & Assessment Act 1979**

The proposal is to extend and widen the existing deck by 400mm towards the front boundary and extended/connected to the proposed Bedroom/Sunroom addition on the Eastern side of the residence.

The Carport

The existing road Dolphin Crescent is narrow and on-street parking is difficult. For this reason, we are proposing a widening of the existing carport from one parking space to two parking spaces, with the driveway access width at the street cross-over to remain 'as is'. Not reducing or impacting the available street parking.

Internal alterations are proposed in conjunction with the development and a minor addition to the rear of the existing residence comprising of a bathroom and additional floor space.

It is proposed to construct a colorbond sheet clad timber and steel framed roof system over the existing deck.

The colorbond finish for the roof shall be chosen on the basis of reducing reflectivity so as to preserve the amenity of adjoining residences in Dolphin Crescent.

3. Environmental Impact

The land, as described above, slopes significantly in one direction. Rock outcrops are readily visible in a few locations.

Flooding is not an issue due to the rapid dispersion of water over the site and the existing stormwater drainage. The existing buildings stormwater drainage is connected to pipes, which is then conveyed by gravity to Council's gutter in Dolphin Crescent. All new stormwater drainage downpipes from the roofs of the proposed Addition shall be connected to the existing stormwater drainage system, all stormwater drainage works shall be in accordance with the requirements of Council's relevant codes for stormwater management.

Due to the sites slope the builder shall install erosion and sedimentation control devices along the entire length of the Southern side of the carport construction zone. The erosion control devices shall fully satisfy Council's code requirements.

The site has been identified as a H1 landslip zone, a Geotechnical report is attached with this application to address this risk.

The site is not within a bush fire prone area and no other natural hazards are foreseen.

No mature trees are threatened or need removing as a result of the proposed development.

4. Streetscape and Design Impact

The streetscape and design was carefully considered in the proposal due to the topography of the site and the impact of reduced parking availability in Dolphin Crescent.

The individual roofs of the design enable the overall structure to remain within the maximum allowable building height of 8.5m maximum.

The existing carport is proposed to be widened to provide an additional carparking space. Where parking spaces in Dolphin Crescent are a premium. It is recognised that Carports forward of the building line are generally not supported in the Municipality, we ask for a variation to the control for two reasons:-

1. The difficulty in accessing available parking in the street due to the traffic/parking congestion.
2. Due to the location of 67 Dolphin Crescent, access to public transport is not easily available requiring reliance on personal vehicles. With this situation for all residences of Dolphin Crescent being similar, parking is extremely competitive and the request for an additional space is proposed, with a minor addition to the existing carport.
3. Due to the elevated position of the existing carport (relative to the street level) the impact will be negligible and existing site lines for drivers and safety is maintained.

5. Building Form/Height/Building Envelope Control

The building form, setbacks and height of the proposed addition is consistent with adjoining residential developments in Dolphin Crescent. The proposed development will have a visual bulk which is compatible with other developments on adjacent properties.

The maximum height of the proposed Addition overall has been calculated at 7.760m (RL 52.985) measured directly below the roof ridge of the proposed roof over the existing deck.

The height of the building satisfies the LEP control for maximum building height.

6. Traffic

The carport addition has been proposed with the Development Application to provide for two cars. Carports forward of the building line are generally not supported but due to the topography of the land at Dolphin Crescent a variation to the front setback is requested at this time.

7. Waste Disposal

The existing designated areas for garbage and recycling bins remain unchanged by the proposal.

8. Stormwater Disposal

All new roof water gutters and downpipes shall be connected to the existing onsite stormwater pipes, stormwater is conveyed by gravity to Council's infrastructure in Dolphin Crescent.

9. Views

Views and view sharing remain largely unchanged for the adjacent properties due to the prominent views being directly to the South and elevated position of the adjoining residences.

10. Solar Access

The proposed development has no effect upon the main internal living areas or private open spaces of the subject property or adjoining properties between 9.00 am and 3.00 pm at the winter solstice on June 21. Refer Drawing No. 20034-8 for detailed shadow diagrams that illustrate the new shadowing effect.

11. Services

All utility services that are currently available to the existing dwelling are to be used, as needed, for the proposed Alterations and Additions.

12. Social Impact

The proposal has been designed in the context of the predominate styles of new dwellings seen in the immediate area and as such it is considered to have a minimal social impact upon the local area.

13. Economic Impact

Construction of the proposed new dwelling will create employment in the area. The accommodation of a family in the dwelling benefits local retail outlets in the area.

14. Landscaping

Landscaping/private open space for the rear yard remains unchanged due to the alterations and additions.

Established front yard sandstone terraced landscaped gardens are largely unchanged due to the proposed development

15. Noise Impact

To address any issues of noise interference with neighbouring residents, the following noise reduction measures have been incorporated into the building design:

- I. Full wall and ceiling insulation
- II. Significant building separations
- III. Window placement

16. Privacy

The visual privacy of adjoining residents was carefully considered during the design process.

The design measures that have been incorporated into the building to maintain the existing levels of visual privacy are as summarized below:

- I. Main viewing windows have been located so as to look away from or over adjoining private open spaces.
- II. Omission of large viewing windows in walls facing adjoining open spaces, opaque glazing for the proposed ensuite/bathroom .

17. Impact upon Flora and Fauna

No issues of adverse impact upon the sites existing Flora and Fauna have been identified in relation to the proposal.

18. Swimming Pool

The existing in ground swimming pool complies with the N.C.C. (National Construction Code) requirements.

19. Excavated Land

The proposed carport posts and Bedroom addition requires minimal excavation to be carried out on the site. The area of excavation is situated well away from any side boundaries and adjoining structures. All proposed works to comply with the recommendations outlined in the attached Geotechnical Report (Garth Hodgson Engineering).

20. Floor Space Ratio

The Floor Space ratio has been calculated at 212.50m² or 0.305:1 the proposal complies with council controls for Floor Space ratio.

Conclusion

For the aforementioned reasons we feel the proposed Addition and Existing Carport addition satisfies the objectives of Council's Development Control Plan 21 and LEP 2014 (as amended), therefore we look forward to Council's support of our proposal.

Yours sincerely

Bradley Bullen
Alinea Dzine Pty Limited