



Date: 21/9/20

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 61 Dress Circle Road, Avalon Beach

#### 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 2024.0m<sup>2</sup> 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.

## General Discussion

#### 2. Flora impact

The impact and removal of trees due to the development has been discussed in the attached Arboriculture Impact Statement along with the attached Test of Significance. Both reports concluded that the development does not adversely affect the local ecology.

#### 3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns due to the orientation of the dwelling additions being on the southern side of the neighbour at 28 Bellevue Road, Avalon. All shadows cast from the development will fall on the subject land.

The proposed driveway and landscaping do not alter the existing use of the residential setting; therefore, privacy will remain as per existing.

The proposed garage will not impact privacy.

The second storey addition above the garage is to be a studio for use by the occupying family. One pedestrian door on the NW side is to access the backyard. 2 windows on the NE side of the dwelling will overlook 28 Bellevue Road, Avalon. However, the existing house on that property is built to boundary and does not have any windows or outdoor living areas within view. It should be noted that of the 2 windows on this side, one is a small highlight widow and the other has been minimised as much as possible while still allowing northern light into the room.

#### 4. 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 Cocus palm tree, 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 extension to the dwelling is setback so far from and high above the street (Bellevue and Dress Circle) that there will be no discernible impact to streetscape or public domain.

#### 5. Risks

The attached Geotechnical investigation concluded that with adequate structural engineering, the development will not create a landslip risk.

## 6. 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.

## 7. 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 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 63.64%

- 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.

Jamie King (BLArch.)  
Landscape Architect