



STATEMENT OF ENVIRONMENTAL EFFECTS

129 RIVERVIEW RD, AVALON

Lot 1 in DP 18269



PROPOSED DEVELOPMENT

This Development Application seeks approval for an incline lift from the existing house to the existing boatshed.

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings 1907 – 01 to 04 by Peter Downes Designs

Topographical Survey by DP Surveying

Geotech report by the White Group

Arborist report by the Ents Tree Consultancy

PROPERTY DESCRIPTION

Title Description

Lot 1 in DP 18269

Street Address

129 Riverview Rd, Avalon

Dimensions and Description

The subject property is long, narrow and tapered. The main portion has the following boundary dimensions:

North 85.04 m

East 12.19 m

South 100.28 m

West H.W.M.

Total Site Area = 1201 m²

Slope

The site falls approx 40m from the Eastern boundary to the High Water Mark.

Easements

There are no easements over, or in favour of this property.

Covenants

There are no covenants applying to this property.

ZONING AND CONTROLS

Residential 2(a)

Pittwater 21 DCP

C1.19 Incline Lifts

SITE ANALYSIS

Refer to site plan.

SITE DATA

N/A

HEIGHT CONTROLS

N/A

BUILDING ENVELOPE CONTROL

N/A

SETBACK CONTROLS

The Council's Incline Lift policy requires a side setback of 2.0 m. A variation is sought due to the constraints imposed by the location of the existing house and boatshed

DRAINAGE

N/A

CAR PARKING AND ACCESS

N/A

LANDSCAPING

N/A

PRIVACY

There are no privacy issues created by the proposed development.

OVERSHADOWING

There are no overshadowing problems resulting from the proposed development

ENERGY EFFICIENCY

N/A

SITE MANAGEMENT

An approved sedimentation barrier will be installed and maintained throughout the construction period.

VIEW LOSS

There are no views loss issues resulting from the proposed development.

GEOTECH

See geotech report

WASTE MANAGEMENT

See attached specification.

CONCLUSION

The proposed development complies with the intent of all Council's policies, enhances the natural and built environments and should receive favourable consideration during the approval process.

Peter Downes - Chartered Building Designer
Dip of Architectural Technology (hon)

Dip of Building Design (hon)