
STATEMENT OF ENVIRONMENTAL EFFECTS TO NORTHERN BEACHES COUNCIL

PROPOSED ALTERATION & ADDITION
AT 4 HUDSON PRDE, AVALON

MARCH 2019

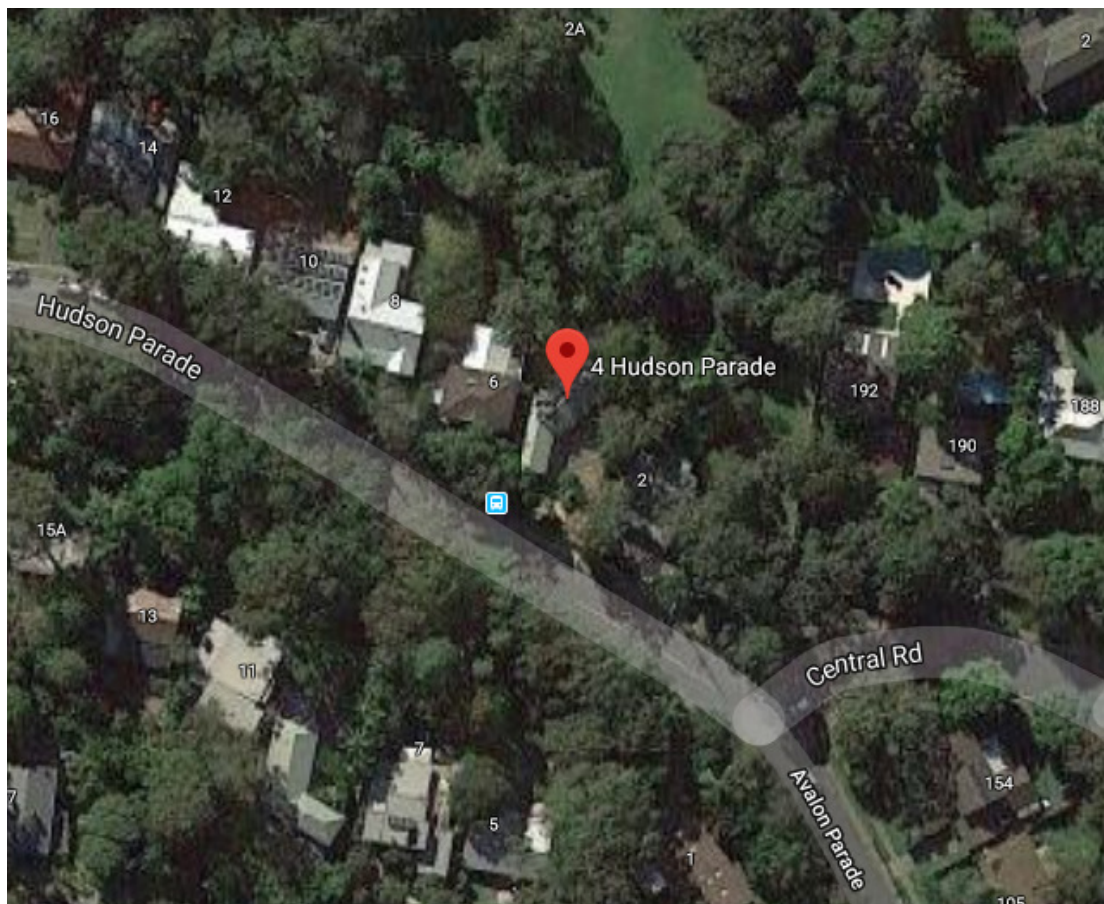
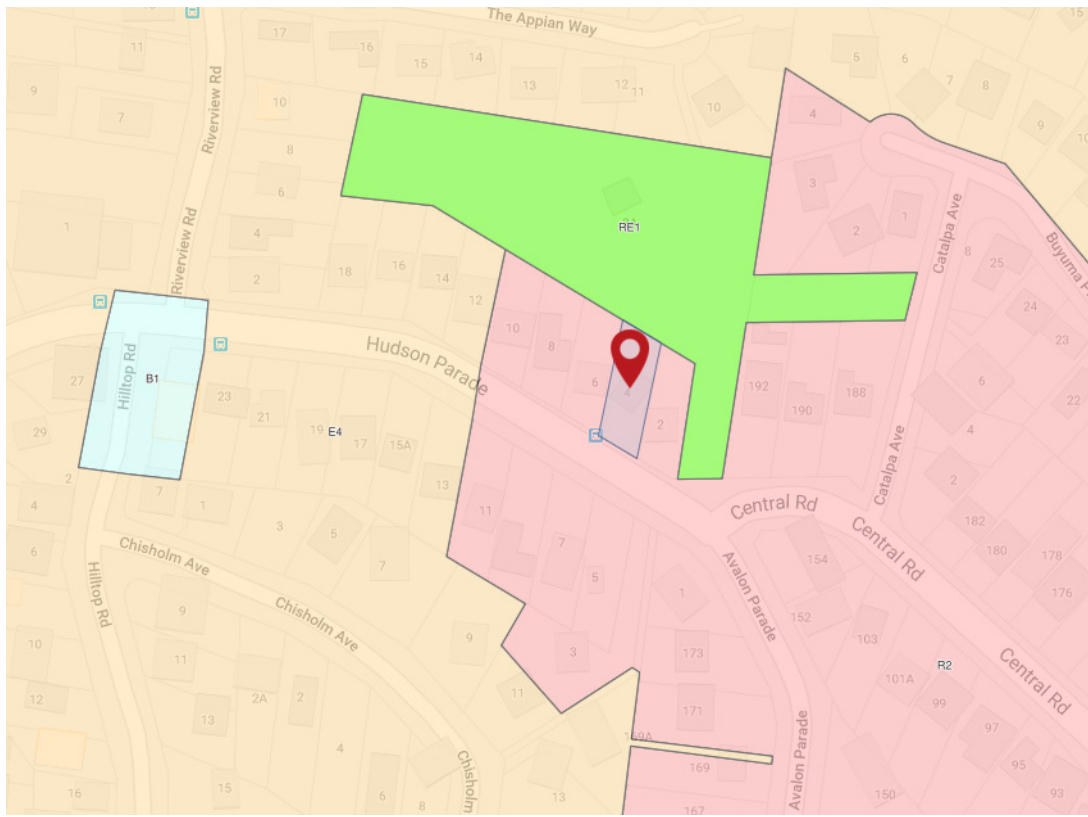
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SITE & LOCALITY DESCRIPTION

- The subject allotment is known as No. 4 Hudson Parade, Avalon Beach 2107
- The legal description of this property - Lot 13 DP24003
- The site is within Zone R2 – Low Density Residential under Pittwater LEP2014
- Currently, it is occupied a Double storey Fibro Cladd residence with metal roof and free standing double carport.
- The site is regular shape and approx.. 765.6m², existing building line width is approx. 16.5m and existing setback approx. 6.5m



STREET VIEW



MAIN ENTRY



SE ELEVATION



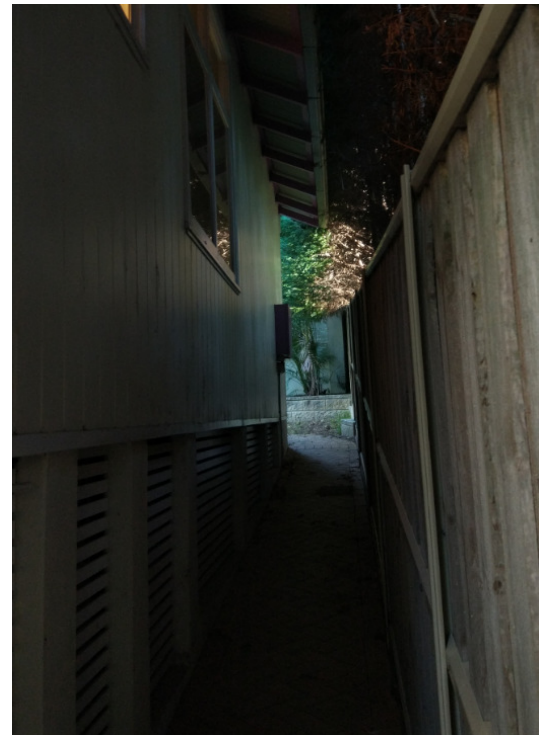
EXISTING CARPORT



REAR (NORTH – EAST) ELEVATION



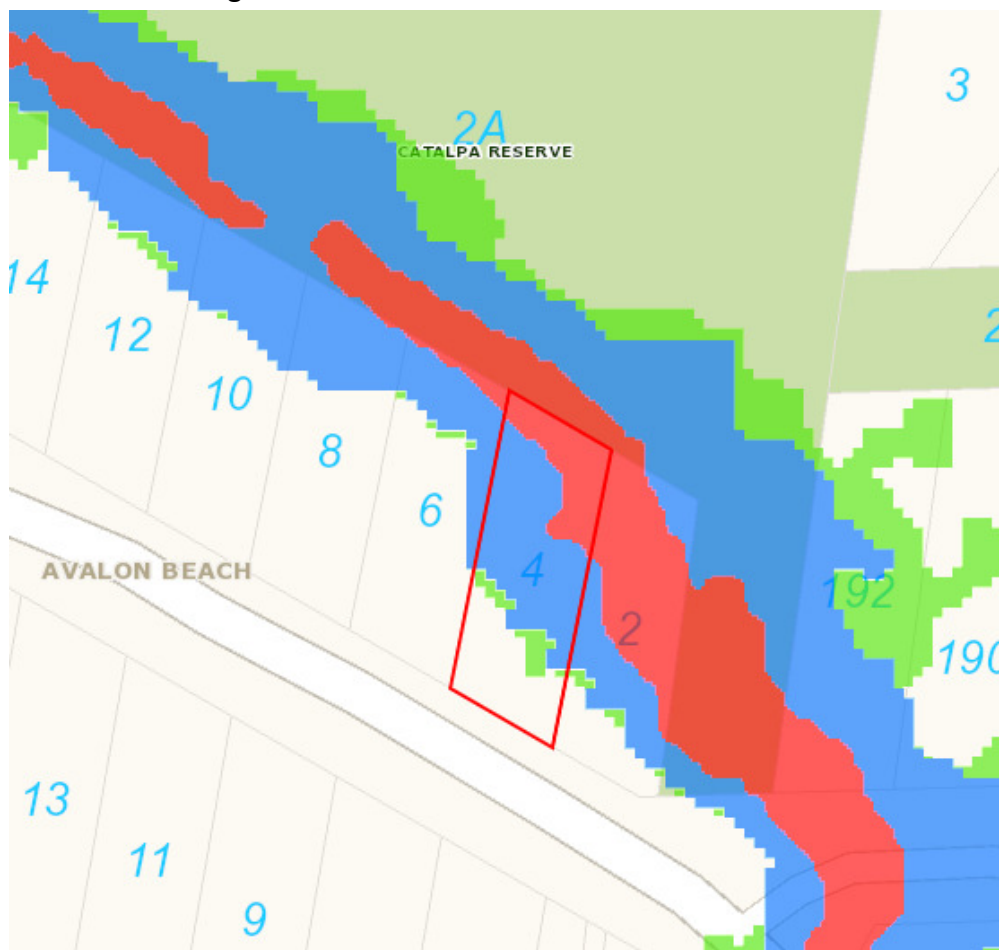
REAR (NORTH – WEST) ELEVATION



SIDE (WEST) ELEVATION

RISK & HAZARDS

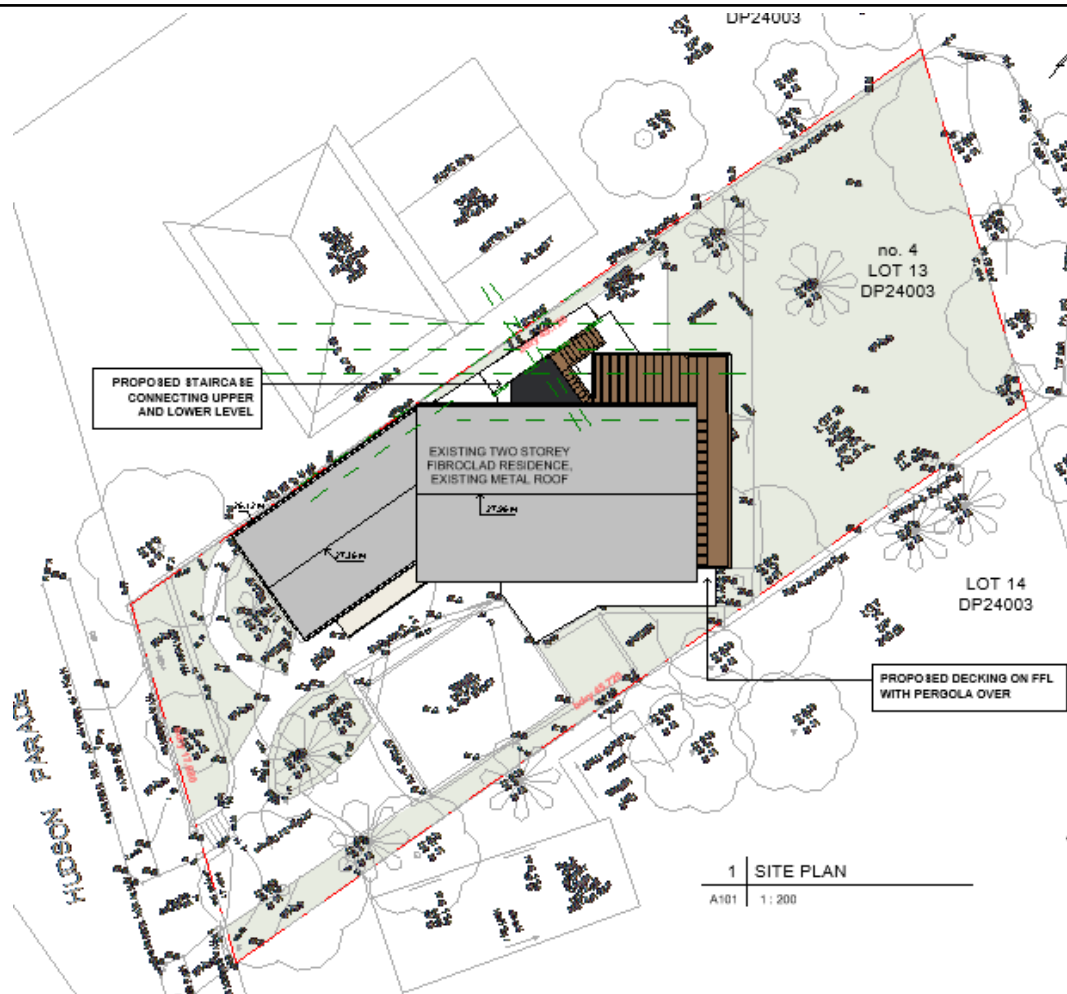
- The subject site is in Flood Hazard Zone – please refer to the Flood Report prepared by Stellen Consulting



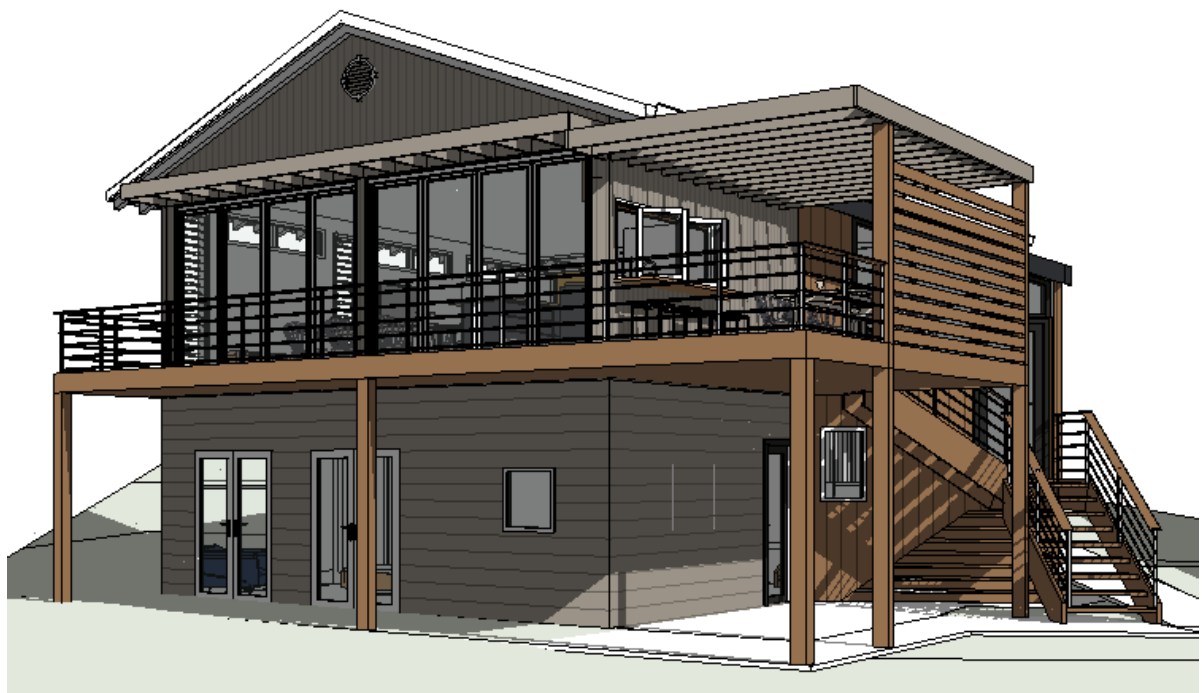
- The subject site is NOT in Geotechnical Hazards Zone
- The subject site is NOT in Bushfire Hazard Zone

DESCRIPTION OF PROPOSAL

- The proposed development comprises of the alterations & additions to the rear of the existing dwelling as follow:
 - o Existing balcony on FFL to be enclosed and converted into dining room
 - o New balcony to North- East and North-West at FFL level. Total area of the balcony 35m². New staircase between balcony and the rear garden
 - o New pergola over the balcony
 - o New internal staircase connecting GFL and FFL
 - o General internal maintenance
 - o Replace the roof over existing carport with new
- The proposal is designed under the guidance of Pittwater DCP 21 2004 and LEP2014



SITE PLAN OF PROPOSED DEVELOPMENT



PROPOSED REAR VIEW

DESIGN COMPLIANCE

Proposed Alteration & Addition + Secondary Dwelling are designed to satisfy Pittwater LEP2014 and DCP 21 2004 and DCP Part D Bilgola Locality

Summary Type	Control	Proposed	Compliance
LEP 2014			
LEP4.3. Max. Bld. Height	Max 8.5m	Below 8.5m	Yes
DCP			
B5.4 Stormwater Harvesting	The Water Management Plan and accompanying assessment reports and documentation shall demonstrate the feasibility of the scheme.	There is no increase in the impervious area proposed. No changes to the water harvesting.	Yes
B.6.3. Off- street parking	Min 2 off street parking	Existing double carport	Yes
C1.3. View sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties	Proposed alteration is not affecting the view loss of the adjoining properties	Yes
C1.4. Solar Access	The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st	Min 3h of sunlight provided – between 12pm and 3pm	Yes
C1.5 Visual Privacy	Private open space and elevated decks and verandas should incorporate privacy screens where necessary	Privacy screen proposed to upper balcony outdoor living (BBQ) area	Yes
C1.8. Private open space	Minimum 80m ² of private open space per dwelling at ground level with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard	More than 80m ² POS provided	Yes

D1.1. Character as viewed from a public place	Garages, carports and other parking structures including hardstand areas should not be the dominant site feature when viewed from a public place. Parking structures must be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.	Changes to the roof slope only. No changes to location of the carport is proposed.	Yes
D1.5. Building Colours and Materials	External colours and materials shall be dark and earthy tones	Proposed medium grey & natural timber colours	Yes
D1.8. Front Building Line	6.5 or established building line, whichever is the greater	No changes proposed	Yes
D1.9. Side setback	2.5m at least to one side; 1.0m for other side.	Western Boundary – min 1.7m to proposed staircase Eastern Boundary – 2.9m to FFL wall Unroofed balcony – min 1.8m	Yes
D1.9. Rear setback	6.5m rear setback	Over 12m	Yes
D1.11. Building Envelope	45 degrees from a height of 3.5m above NGL at the side boundaries	Compliant	Yes
D1.13 Landscaped Area	Min 50% for R2 zone	Existing – 50.5% and no changes proposed	Yes

CONCLUSION

The proposed development submitted to Council has been designed appropriately in accordance with Pittwater's DCP and LEP 2014 and it also complies with the Local Environmental Plan 2014 and the Building Code of Australia and the requirements therein.

The development will not generate any adverse amenity impacts of adjoining neighbors or the public domain and enhances the area immensely.

So therefore by complying with most of council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Prepared by
Kinga Monaghan

BLUE SKY BUILDING DESIGNS