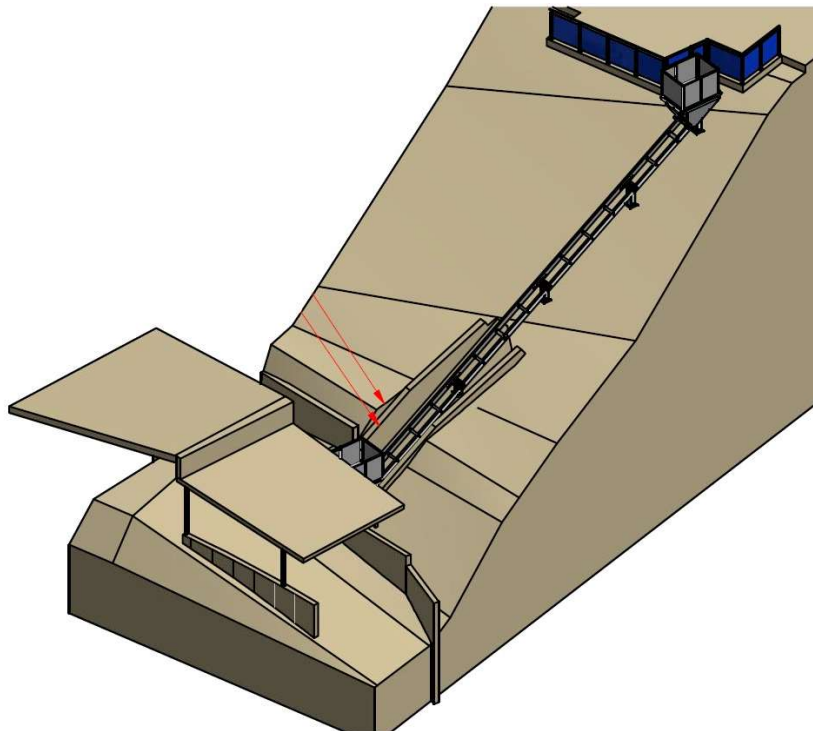


Northern Beaches Council

## Proposed Inclinator Addition at

Lot: 13, DP: 213661  
15 Brindisi Place,  
Avalon Beach, NSW

for  
Roger & Dilys Graham



## Statement of Environmental Effects and notes in support Development Application

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# 1. Introduction

This Statement of Environmental Effects (SEE) is to be read in conjunction with submitted Development Application plans prepared by Careel Designs & Inclinator Services on behalf of Roger & Dilys Graham located at the proposed development location.

The owners of the property are seeking permission to build an inclinator on their property to improve access from the garage area to the house.

## 2. Site Analysis

The Property is a 1,035m<sup>2</sup> site, with a western aspect and an average gradient of 30 degrees. The site is densely vegetated with rocky outcrops. The site is accessed from a private road leading up from Brindisi Place. There is a long concrete driveway that continues up from the bottom of the property to a carport located 1/3 of the way up the property. Then a mix of stone and timber stairs brings people up to the house which is situated at the top of the property.

The house is a red brick, brick veneer construction with a concrete tile roof and several decks and timber balconies to the front and rear of the house. The carport is a reinforced concrete block structure with a metal roof and has a long reinforced concrete block retaining wall along the eastern side of the driveway.

The site is zoned as Environmental Living (E4) residential. It is bordered on both sides by single residential developments.

## 3. Development Proposal

The proposal is to install an inclinator that will make access to the house easier for residents and guests. The bottom landing will be located on the eastern side of the carport with the top landing being located at the ground floor of the house adjoining the ground floor deck.

A section of the existing concrete block retaining wall adjoining the carport will be removed and a small amount of excavation done to make room for the new landing. The track for the inclinator will travel straight up to the top landing location and be supported on concrete piers and steel uprights.

The top landing will involve a modification to the existing deck and glass balustrade.

## 4. Site Works

- Ensure sediment control measures are in place and functioning to control erosion,
- Remove trees and vegetation, install tree protection barriers,
- Excavate bottom landing area, install new retaining wall and cut out section of existing retaining wall,
- Modify deck at the top landing area,
- Install concrete piers for track,
- Install track,
- Install and commission inclinator,



## 5. Considerations

**Pittwater Local Environmental Plan 2014** states that E4 Zoning (Environmental Living) is to ensure that residential development does not have an adverse effect on ecological, scientific, or aesthetic values. It also states it provides for residential development of low density and scale integrated with the landform and landscape. As well as this it states that development is to retain and enhance riparian and foreshore vegetation and wildlife corridors. The proposal regards all the above considerations and will not adversely affect the local environment and will only have a minimal impact on the landscape.

The proposal involves the removal of three trees due to the track location impacting their zone of influence (refer to Arbor Pride report). The three trees to be removed are two *Glochidion ferdinandi* and one *Casuarina cunninghamiana*. The proposal involves the planting of three new native trees to replace the three trees to be removed.

**Pittwater 21 Development Control Plan Part B3.1** states that the land zoned as Geotechnical Hazard have the appropriate precautions taken to mitigate the risk to an acceptable level. The development has had a Geotechnical assessment done (Ascent Geotechnical Consulting) with recommendations provided for minimizing the risk to surrounding assets, people or infrastructure.

**Pittwater 21 Development Control Plan Part B8.1** states that developments should be designed to limit the amount of site disturbance, and excavation, landfill and construction to not have an adverse impact on the environment and adjoining property. The excavation required is less than 1.5m in depth and is not located adjacent to any trees. The Geotechnical reports recommendations will be adhered to.

**Pittwater 21 Development Control Plan Part B8.3** states that development should be designed to mitigate the potential for landslip and subsidence. The development has been designed to limit the amount of excavation required and also limit the potential of landslip and will be carried out in accordance with the Geotechnical report's recommendations.

**Pittwater 21 Development Control Plan Part C1.6** refers to acoustic privacy. Included in the development proposal is the acoustic report for the inclinor provided by Inclinor Services. This report highlights the minimal acoustic interference by the new inclinor to the adjoining properties and these properties will maintain their acoustic privacy.

**Pittwater 21 Development Control Plan Part C1.19** refers to Incline Passenger Lifts and Stairways. The inclinor has been designed to involve minimal disturbance to the surrounding landscape and only involves the removal of three trees. As outlined, the track will run from the carport level to the ground floor level of the house to facilitate easier access. The location of the top landing will require a privacy screen to be installed to the adjoining property however the carriage is located a minimum of 2m from the side boundary at the top of the run.

## 6. Conclusion

The proposal to install the new passenger lift has been designed to minimize excavation and disturbance to the landscape, while also maintaining privacy to the adjoining properties. The proposal has been designed in consultation with a Geotechnical Report to minimize the risks of landslip or subsidence. The aim of the proposal is to be provide better resident and visitor access to the property as the residents get older and allow them to live in the property longer. This proposal is submitted in the belief that it is deserving of Councils favorable consideration.

