

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Proposed Secondary Dwelling**

**Lot 381, on DP16902 – No 81  
Palmgrove Road | Avalon Beach |  
NSW**

**For**

**Avalon Granny Flats**

Prepared by:  
Avalon Granny Flats July 2019

## **Proposed Secondary Dwelling**

**Lot 381, DP16902 – No 81 Palmgrove Road | Avalon Beach | NSW**

### **1. INTRODUCTION**

This Statement of Environmental Effects accompanies plans prepared by Avalon Granny Flats to detail the proposed construction of a secondary dwelling at 81 Palmgrove Road, Avalon Beach. This Statement describes the site and the surrounding area, with the relevant planning controls and policies relating to the site plus the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this Statement, consideration has been given to the following legislation:

- Environmental Planning and Assessment Act 1979, as amended;
- Environmental Planning and Assessment Regulation 2000;
- State Environmental Planning Policy (Building Sustainability Index: Basix) 2004;
- Pittwater Local Environmental Plan 2014 (PLEP 2014), and
- Pittwater 21 Development Control Plan (DCP 21).

### **2. PROPERTY DESCRIPTION**

The subject allotment is described as 81 Palmgrove Road, Avalon Beach, being Lot 381 within Deposited Plan 16902. The property is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014.

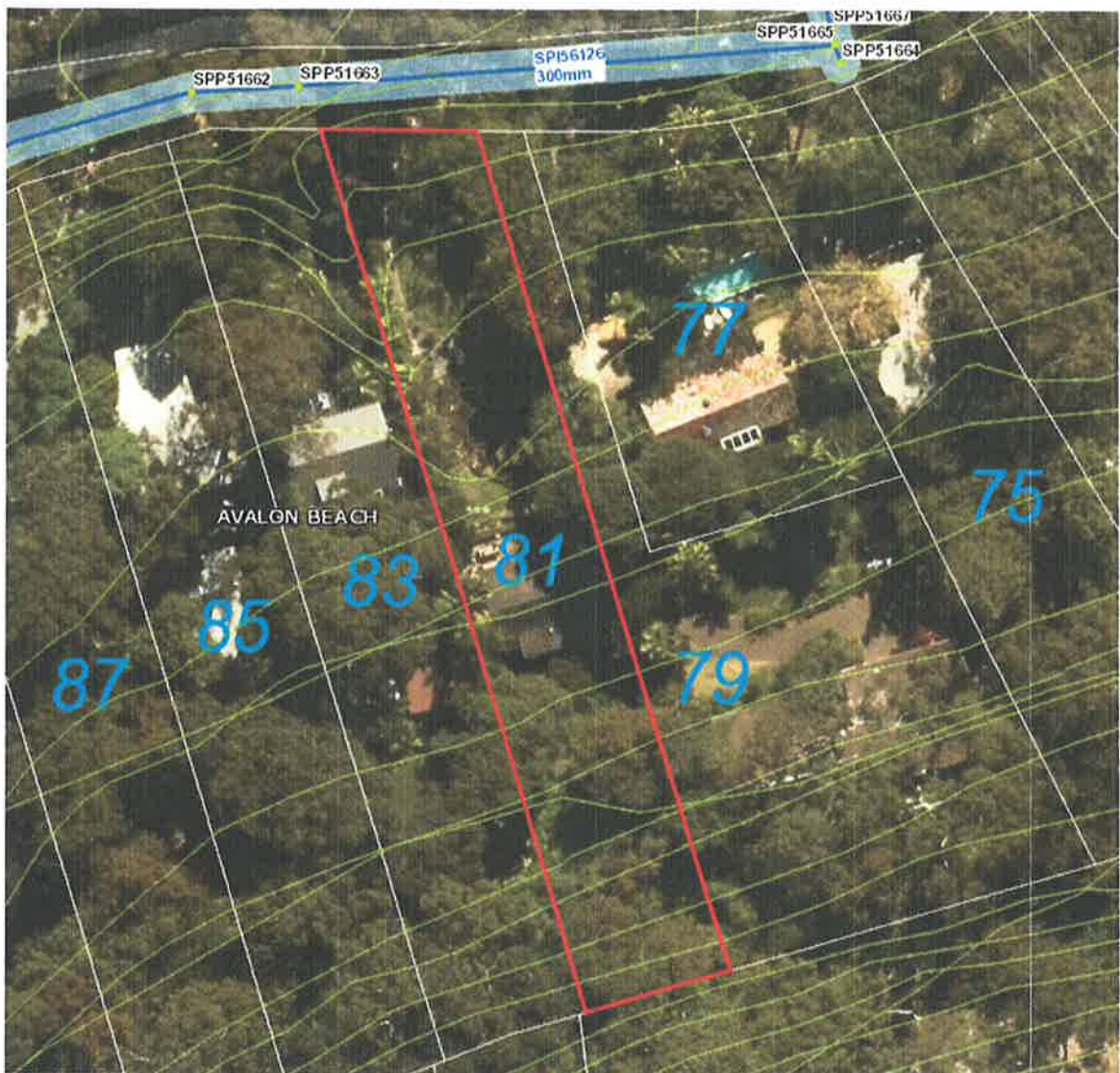
The site is classified as a H1 Hazard Zone and is identified as Bushfire Prone Land. These issues have been addressed in the Geotechnical Assessment Report prepared by Jack Hodgson Consultants dated 25 May 2017 and Bushfire Assessment prepared by Bushcon dated 4 June 2019.

### **3. SITE DESCRIPTION AND SURROUNDING ENVIRONMENT**

Situated within the Avalon Beach locality, the site is located on the southern eastern side of Palmgrove Road and has a total area of 1379m<sup>2</sup>. The land rises from Palmgrove Road towards the rear where it reaches the Pinnacle Reserve.

The existing single story brick dwelling is situated across the width of the property. Access to the rear of the property is via side-paved pathways.

The adjoining properties are occupied by single and double storey dwellings of a larger size and scale and appearance to the subject dwelling. All neighbouring properties have either a carport or garage. A driveway from Palmgrove Road provides access to the existing car spaces.



The property is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014.

#### **4. THE PROPOSAL**

The proposal involves the construction of a new single storey dwelling with attached carport and a floor area of 59.79m<sup>2</sup> with an additional 10.44m<sup>2</sup> of patio area and 47.48m<sup>2</sup> of carport. Total area of 117.71m<sup>2</sup>.

The primary dwelling will consist of:

- 1 Bedrooms
- 1 Bathroom
- Kitchen, living & dining area
- External Laundry
- Timber Deck Patio Area including external stair access
- Double Carport

There is no vehicle access available to the rear of the property. As a result, the proposed dwelling is to be situated at the front of the existing dwelling.

The external finish will be consist of Natural Timber Look Fibre Cement Vertical Cladding. The roof will be finished with colorbond metal roof sheeting colour Monument, that matches the existing house roof and gutter. And results in an aesthetic look that is sensitive to the local environment. A timber deck is also proposed from the internal living area providing a connection with the natural surrounds.

#### **5. LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT**

##### **a) STREETScape:**

The proposed dwelling will be consistent with and complement the existing detached style housing within the locality.

The proposed dwelling respects the scale and form of other new development in the vicinity and therefore complements the locality.

The proposed dwelling will not have any substantial impact to the neighbouring properties. The proposed dwelling does not have any impact on short or long distance views.

##### **b) BUILDING HEIGHT:**

The proposed maximum height of the dwelling is under the maximum allowable height requirement of 8.5m, the maximum height of the proposed dwelling is 5.7m which is demonstrated on the elevation plans submitted. The proposed dwellings height is not considered to create any adverse overshadowing issues to the adjacent properties.

**c) DWELLING ORIENTATION/ENERGY EFFICIENCY BASIX**

The proposal meets water, thermal and energy standards required by BASIX. A BASIX certificate accompanies this submission.

**d) BIODIVERSITY PROTECTION**

The land is noted within Council's Biodiversity mapped area.

(1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:

- protecting native fauna and flora, and
- protecting the ecological processes necessary for their continued existence, and
- encouraging the conservation and recovery of native fauna and flora and their habitats.

The proposed dwelling has been sited and designed to minimise the impact on existing biodiversity and habitat on the property. The proposed dwelling is to be situated in an area that is currently grassed lawn. Vehicle parking will be located in the existing car park area. As a result, the development will see minimal disturbance to the existing flora and fauna. Furthermore, the owner intends to plant additional native flora around the second dwelling when it is completed.

An Arboricultural Impact Assessment has been prepared by S&B Tree Services, dated 5 June 2019 and accompanies this submission. S&B Tree Services assessed the impact of the works on the surrounding trees. Their report seeks to remove three trees that fall within five metres of the building works. None of these trees are identified as High Retention Value trees. Two of the trees recommended for removal are on a neighbouring property. Two letters signed by the owners accompany this submission. These letters acknowledge that the neighbours have been informed about the proposed development and give approval for the trees to be removed.

As the works will not see any substantial reduction in the landscaped area and the proposal will not have an adverse impact on the terrain of the site, the objectives of cl 7.6 will be achieved.

**e) BUILDING SETBACKS:**

The relevant controls to achieve this outcome are to maintain a minimum side boundary setback of 2.5m for at least one side and min 1.0m setback for the other side. A rear setback of 6.5m applies to the site.

**f) GEOTECHNICAL HAZARDS**

The proposed site has been identified as "Geotechnical Hazard H1" and "Geotechnical Hazard H2".

A report prepared by Jack Hodgson Consulting, dated 25 May 2017, to minimise and manage the impact and risk, accompanies this submission. Subject to compliance with the recommendations of the geotechnical assessment and management plan, this proposal is in keeping with cl 7.7 of the PLEP 2014.

**f) BUSHFIRE HAZARDS**

The site is identified as bushfire prone land. Please refer to the Bushfire Assessment Report prepared by Bushcon dated 4 June 2019.

**g) HERITAGE CONSERVATION:**

The site is not identified as an item of heritage significance under the LEP.

**h) LANDSCAPING:**

The proposal retains the generous areas of soft landscaping and canopy trees, which softens the built form on site. The site will maintain its contribution to the landscaped character of the locality.

The required controls to achieve the outcomes are to limit residential development in order to maintain a minimum landscaped area of 60% of the site area. The proposal will retain 65.7%.

**i) VISUAL PRIVACY:**

The subject and adjoining properties currently enjoy a local outlook. The proposal will not result in detrimental impacts on neighbouring view access.

The proposed dwelling will not overlook the neighbours, with the existing levels of amenity enjoyed by the neighbours to be maintained. The dwelling is to be situated forward and lower than the neighbouring dwellings. The proposal therefore complies with this control.

**j) UTILITIES - Electricity, Telephone, Water Supply**

All utilities necessary for the development currently exist on site.

**k) WASTE – EFFLUENT DISPOSAL, GARBAGE SERVICE**

The proposed dwelling will be connected to the existing Sydney Water centralized sewerage waste disposal system.

The required controls to achieve the outcomes are to ensure that adequate area remains for the storage of waste and recyclable materials. There is sufficient area surrounding the dwelling for on-site storage of waste and recyclables, with the waste removed by Council contractors via the household garbage service.

**l) STORMWATER DRAINAGE**

Roof water from the new roof area will be connected to a 2000 litre rainwater tank. Any excess storm water from the roof area will be connected to the existing OSD system. As such, there will not be any substantial change to the existing storm water discharge arrangements.

**m) ACCESS AND PARKING**

The site will retain the existing car parking spaces and access driveway from Palmgrove Road. The current driveway crossing arrangements provide suitable access to the property in accordance with these controls.

**n) NOISE & VIBRATION (Construction & Operation)**

Construction: Normal construction hours of operation and practice to be followed during the construction phase.

Operation: No excessive noise is anticipated from the use of the property.

**o) NATURAL HAZARDS (Flooding, Landslip & Subsidence)**

The site is not considered to be flood prone as per council's mapping.

The site is identified as affected by a geotechnical hazard. Please refer to the Risk Analysis & Management Report prepared by Jack Hodgson Consultants Pty Limited, dated 25 May 2017.

**p) EARTHWORKS EROSION AND SEDIMENT MANAGEMENT:**

This proposal is accompanied by a geotechnical assessment prepared by Jack Hodgson 11 Consultants, dated 25 May 2017. Subject to compliance with the recommendations of the geotechnical assessment, the proposal is in keeping with this control. All cut areas will be suitably retained in accordance with the structural engineer's design and under the supervision of the geotechnical engineer.

As required, appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties and Pittwater.

**q) SOCIAL & ECONOMIC IMPACT**

No detrimental social or economic impact is anticipated.

**r) ACOUSTIC PRIVACY**

Given the residential nature of the works, there will not be any significant impact on the surrounding locality in terms of acoustic privacy. The works will maintain ample separation to living areas of adjoining properties, thereby maintaining existing levels of acoustic privacy.

**s) PRIVATE OPEN SPACE**

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade that will facilitate outdoor private recreation. The proposal retains the existing areas of private open space, which are largely provided as garden areas at ground floor level. In addition, there is a deck area on level one.

**t) SECONDARY DWELLINGS AND RURAL WORKERS DWELLINGS**

The proposed secondary dwelling is designed to have minimal visual bulk, nestled into the side of the hill slope on pier footings. Impact on natural vegetation will be low although additional landscaping will occur once the development is complete. New plantings will consist of plants identified in Council's 'Native Gardening Booklet'. The proposal therefore complies with this control.

**u) CHARACTER AS VIEWED FROM A PUBLIC PLACE**

This proposal is for a secondary dwelling. Views over and to the side of the works will be retained for the neighbouring dwellings. The proposed works are consistent in terms of bulk and scale to the existing surrounding development, which generally comprises one and two storey dwellings. The proposed secondary dwelling is nestled into the slope of site that results in minimal visual impact.

The setbacks of the proposed site and neighbouring properties maintain appropriate separation between the dwellings. The proposed dwelling is well articulated to provide visual interest and reduce bulk. In addition, the existing landscaping will ensure that the proposed work will be interspersed with the natural landscape setting.



**v) BUILDING COLOURS, MATERIALS AND CONSTRUCTION**

It is considered that the development is appropriate as the proposal will utilise finishes and colours which complement the existing dwelling, which whilst predominantly light earthy tones, is an attractive element within the existing streetscape of Palmgrove Road.

**8.0 CONCLUSION**

The principal objective of this development is to provide for the construction of a new secondary dwelling that respects and compliments the site's location. It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining the amenities of our neighbours and by complimenting the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.