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PO BOX 386, WOOLLAHRA NSW 1350

LEVEL 1/80 QUEEN ST, WOOLLAHRA NSW 2025

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## Statement of Environmental Effects



Client Name: **Andrea Musacchio and Monique Ryan-Musacchio**

Job Name: **Musacchio**

Address: **15 Burrendong Place,  
Avalon Beach, NSW, 2107  
Lot 3 and DP 231634**

Date: **20 April 2021**

Issue: **A**

Council: **Northern Beaches Council**

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## Appendices

- ❑ Architectural Drawings prepared by Roth Architecture Workshop Pty Ltd
- ❑ Shadow Diagrams prepared by Roth Architecture Workshop Pty Ltd
- ❑ External Finishes Schedule prepared by Roth Architecture Workshop Pty Ltd
- ❑ Site Waste Minimisation and Management Plan prepared by Roth Architecture Workshop Pty Ltd (29/04/21)
- ❑ Survey Plan prepared by Burton & Field Pty Ltd (19/12/19)
- ❑ BASIX Certificate prepared by Certified Energy (01/07/21)
- ❑ Stormwater Layout Plan prepared by NB Consulting (22/06/21)
- ❑ Geotechnical Report prepared by Crozier Geotechnical Consultants (15/06/21)
- ❑ NatHERS Certificate prepared by Certified Energy (25/06/21)



## Introduction

This document is submitted to Northern Beaches Council in support of a Development Application, which seeks approval for the demolition of existing dwelling and construction of a new two storey dwelling at 15 Burrendong Place, Avalon Beach NSW 2107, legally known as Lot 3 DP 231634.

The proposed works include:

- Demolition of existing two storey brick dwelling;
- New lower ground floor including living, dining, media kitchen, walk-in pantry and storage;
- New ground floor including master bedroom, ensuite and walk-in robe, bedrooms, bathroom and rumpus room;
- New rear balcony on ground floor;
- New deck and pool at lower ground level;
- Associated landscaping works.

The proposal responds to the existing site conditions, bulk, scale, setbacks and rhythms of the surrounding neighbourhood.

The purpose of this statement is to address the planning issues associated with the proposal and specifically to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 79C of the Environmental Planning and Assessment (EP&A) Act, 1979 and the relevant environmental planning instruments and development control plans:

- ❑ Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning and Assessment Regulation (2000)
- ❑ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- ❑ Pittwater LEP 2014
- ❑ Pittwater 21 DCP

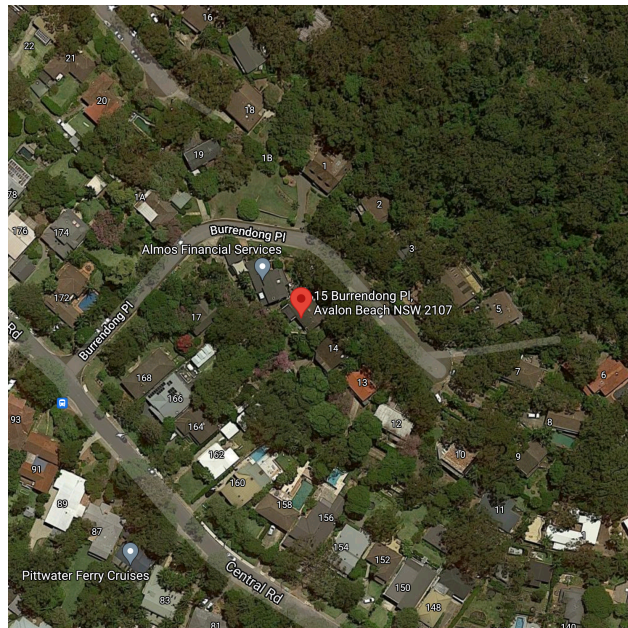




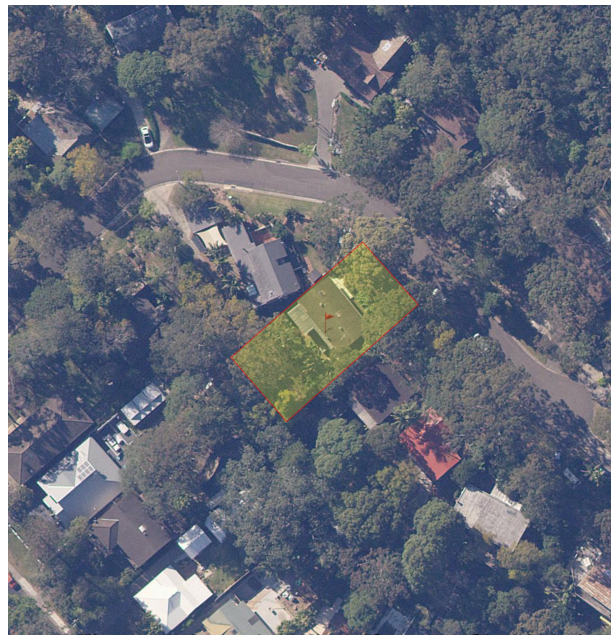
## A. Description of Site

### Location

The subject site is located in the suburb of Avalon Beach in the Northern Beaches of Sydney. 15 Burrendong Place is located on the South-Western side of Burrendong Place, a cul-de-sac between Central Road and Stapleton Reserve, followed by Riviera Avenue (Refer to Figure 1 and Figure 2).



*Figure 1. Location Map (Source: Google Maps)*



*Figure 2. Location Map (Source: Six Maps)*



## Existing Building

The existing building at 15 Burrendong Place is a two storey freestanding brick dwelling. The existing site's amenities include three bedrooms, a living room, dining room, kitchen, laundry, bathroom as well as underhouse storage on the lower ground level. The subject site consists of on-site parking in the form of a carport (Refer to Figure X.)

The total area of the site is 707.4m<sup>2</sup> and rectangular in shape with the long axis running in the North-East to South-West direction. The site fronts Burrendong Place with rear access via a right-of-way which runs behind the property.

The site slopes down approximately 10.1 metres from the North-Eastern boundary at the front of the site towards the South-Western boundary at the rear of the site.

Refer to the Survey prepared by Burton & Field Pty Ltd submitted with this application.



*Figure 3. Existing Building*

## Age and Condition of Building

The house was built in the mid 20th century and is in sound structural condition, to be confirmed by an engineer.

## Present Use of the Site

The subject site is presently used as a private residential dwelling.



## Date that Present Use Commenced

Unknown.

## Previous Uses of the Site (if known)

It is highly unlikely that the site has been used for any other use in the past.

## Zoning

The subject site is zoned 'E4 – Environmental Living' according to the Pittwater Local Environmental Plan 2014 (LEP 2014) (Refer to Figure 4).

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environment Conservation
E3	Environmental Management
E4	Environmental Living

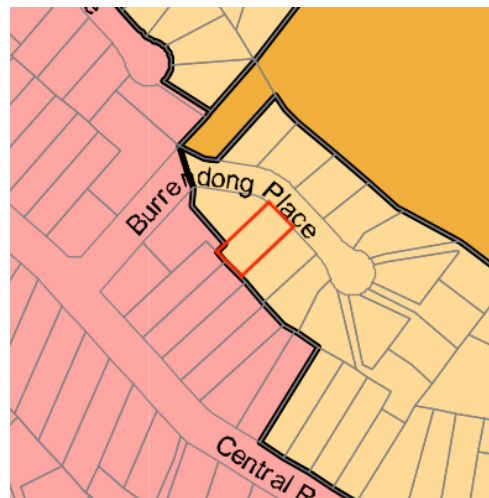


Figure 4. Pittwater LEP 2014 Zone Map and Key

## Heritage and Conservation

The subject site is **not** listed as a Heritage Item or located within a General Conservation Area as per the Pittwater LEP 2014 Heritage Map (Refer to Figure 5).

Heritage	
	Conservation Area - General
	Item - General
	Item - Archaeological



Figure 5. Pittwater LEP 2014, Heritage Map and Key



## Height of Buildings

According to the Pittwater Local Environmental Plan 2014, the maximum height for the dwelling is 8.5 metres (Refer to Figure 6).

### Maximum Building Height (m)

B	4
C	5
G	7
H	8
I	8.5



*Figure 6. Pittwater LEP 2014, Height of Buildings Map and Key*

## Surrounding Developments

15 Burrendong Place is located within the E4 – Environmental Living zone in the Pittwater LEP 2014. The zone's objectives are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

The subject site is predominantly surrounded by similar development, predominantly two storey detached dwelling houses.

To the North, and opposite to the subject site are 1 and 2 Burrendong Place, both two storey stand alone dwellings. Further North is Stapleton Reserve, a bushland nature reserve, followed by Buyuma Place, Capua Place and Riviera Avenue, which all host similarly low density residential typologies.

To the South of the subject site is 14 Burrendong Place, a two storey detached brick residence with a tile roof. Further South are 160 Central Road, a two storey weatherboard house with metal roof, and 162 Central Road, a single storey weatherboard house with metal roof and two outbuildings. Even further South is Avalon Parade, which has access to public transport.

To the East and on the opposite side of Burrendong Place is 4 Burrendong Place, a two storey rendered brick dwelling, followed by more dwellings which form the Burrendong Place cul-de-sac. Further East is Avalon Beach, as well as access to public transport, shops, cafes and schools. To the West and behind the subject site is 168 Central Road, a two storey weatherboard dwelling with a tile roof situated on the corner of Central Road and Burrendong Place.

(Refer to Figures 7–12)





*Figure 7. 15 & 16 Burrendong Place.*



*Figure 8. 3 Burrendong Place, opposite subject site.*



*Figure 9. 13 & 12 Burrendong Place, to the right of the subject site.*



*Figure 10. 16 & 17 Burrendong Place.*



*Figure 11. Right-of-way to rear of subject site.*



*Figure 12. 91, 93 & 95 Central Street, adjacent to Burrendong Place.*





## **B. Description of Proposal**

The proposed works to 15 Burrendong Place involves the demolition of the existing two storey brick dwelling and construction of a new two storey dwelling of appropriate contemporary design that responds to the surrounding streetscape. The proposal introduces improved spatial amenity and increased the floor area to meet the needs of the contemporary family.

On the lower ground floor level, the proposal includes:

- Siting of living, kitchen and dining areas to the lower ground floor to accommodate a better indoor-outdoor connection between living areas and the backyard;
- Excavation of lower ground floor to allow for a more usable lower ground floor level and outdoor area;
- New glazed doors in dining room and kitchen, opening out towards rear deck;
- New utility rooms including media room/storage, cellar, powder room and laundry;
- New internal stairs leading from the lower ground floor level to the ground floor level above;
- Associated landscaping works, including new outdoor swimming pool.

On the ground floor, the proposal features:

- New master bedroom (including ensuite and walk-in robe), three ancillary bedrooms, bathroom and lounge room/study;
- New internal void over the lower ground level at the rear of the dwelling;
- New glazing in master bedroom and lounge room;
- New rear balcony accessible from master bedroom;
- New front deck accessible from Bedroom 2 and 4;
- New internal stairs leading from the lower ground floor level to the ground floor level;
- Associated landscaping works.

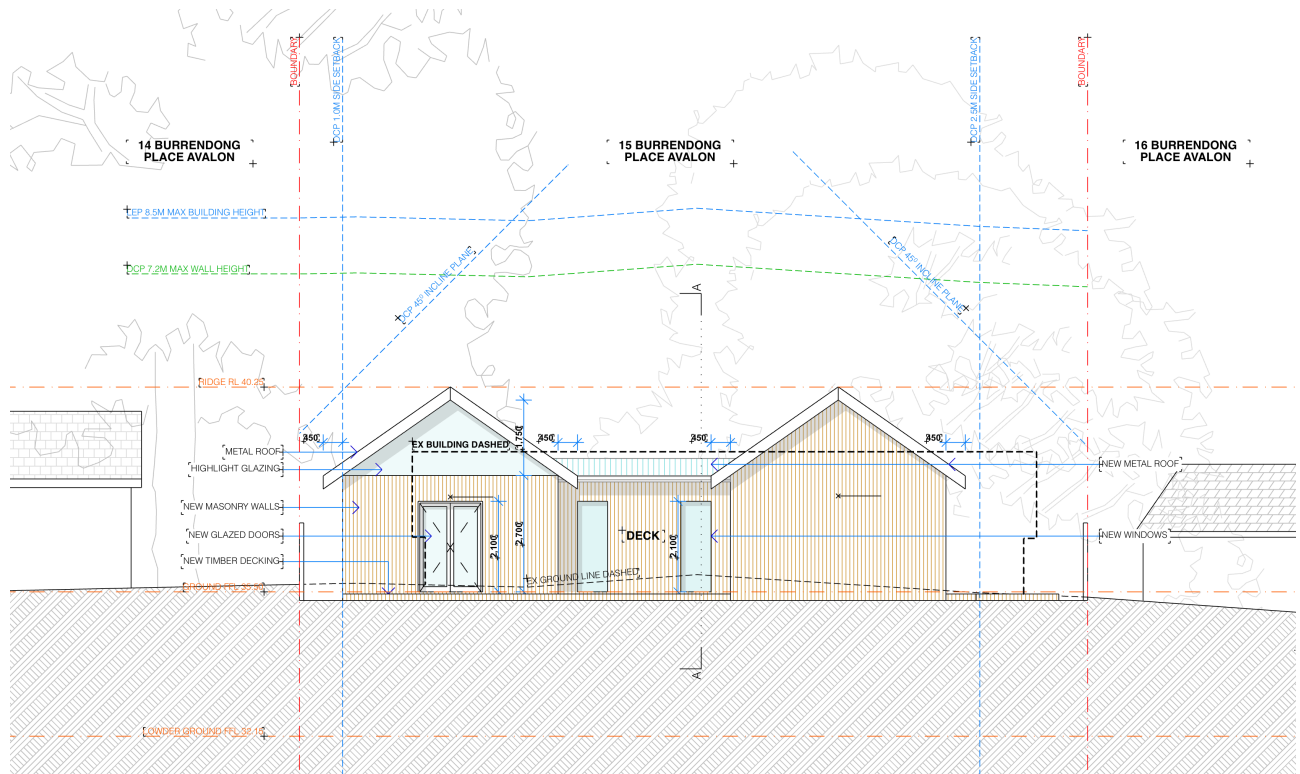
These changes will allow the subject site to receive a better connection to its outdoor area and add much needed amenity. The proposed new dwelling will be better integrated into the natural topography of the subject site, and respond appropriately to the surrounding development. In doing so, the proposal respects and enhances the existing character of the neighbourhood whilst providing a functional contemporary residence which better serves the needs of the owners.

The proposed works to 15 Burrendong Place are of high architectural quality, will fit appropriately within the context of Avalon Beach, and will not adversely impact on the amenity of surrounding dwellings.



## Compatibility with Adjoining Development

The proposed new two storey dwelling shall be compatible with the pattern of predominantly two storey stand-alone dwellings in the Burrendong Place Streetscape. It shall respond to the predominant character, scale, bulk and setbacks of the adjacent developments.



*Figure 13. Proposed Streetscape Elevation*

At the street level, the proposal appears as a low profile, single storey development due to the topography of the site which slopes down significantly towards the rear of the site. The front elevation takes cues from the prevailing character of dwellings within the Avalon Beach locality, including an open, deep verandah and defined, portico entry way to the side of the proposed dwelling. The rear of the dwelling steps down with the topography, as is consistent with neighbouring development, with the lower ground floor having direct access to the rear outdoor area.

## Building Form, Scale and Siting

The proposed built form and siting responds to the surrounding development due to the following:

- The proposed works take cue from and relates to the style and character of surrounding developments within Burrendong Place and the Avalon Beach locality as a whole;
- The siting and form of the proposal responds appropriately to the existing topography of the site.



## Excavation

The proposal seeks excavation works for the new lower ground floor slab in order to increase the size and amenity of the lower ground level of the proposed dwelling. This will allow for an improved useable private open space for the subject site, and improved connection of living spaces to outdoor areas without negatively impacting the surrounding developments.

Refer to the Geotechnical Report prepared by Crozier Geotechnical submitted with this application.

## Materials and Finishes

The materiality of the proposal is sympathetic to the neighbouring dwellings and the overall character of the Burrendong Place Streetscape, and wider Avalon Beach locality.

The proposed materials and finishes respond to the local context and built form through:

- The use of modest and contemporary materials and colours;
- The proposed new roof will be made of an appropriate, unobtrusive contemporary, metal material;
- The materiality of the proposed works will harmoniously integrate into the existing streetscape.





## C. Local Planning Objectives

### SEPP 55: Remediation of Land

The building is unlikely to be on contaminated land. As such, SEPP 55: Remediation of Land is not relevant to this Development Application.

### SEPP 71: Coastal Protection

Due to the location of the site, SEPP 71: Coastal Protection is not relevant to this Development Application.

### SEPP (BASIX) 2004

Please refer to the BASIX Certificate prepared by Roth Architecture Workshop Pty Ltd submitted with this application.

## Pittwater LEP 2014 Controls and Requirements Table

Policy Compliance with Pittwater Local Environment Plan 2014 is as follows:

LEP CONTROLS (MAP 016)	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
Land Zoning	E4 – Environmental Living	two storey dwelling.	two storey dwelling, no proposed change of use.	Yes ✓
Minimum Lot Size	700sqm	707.1sqm	No change.	Yes ✓
Maximum Height of Buildings	8.5m	6.7m	8.2m	Yes ✓
Maximum Floor Space Ratio	N/A	N/A	N/A	N/A
Heritage	Not a heritage item or in a heritage conservation area.	N/A	N/A	Yes ✓
Acid Sulfate Soils	Class 5	Class 5	No works proposed below 5m AHD, watertable unlikely to be lowered.	Yes ✓
Geotechnical Hazards	Geotechnical Hazard H1	Geotechnical Hazard H1	Refer to Geotechnical Report prepared by Crozier Geotechnical.	Yes ✓



## Pittwater DCP 2014 Controls and Requirements Table

Compliance with Pittwater DCP 2014 is as follows:

DCP CONTROLS	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE									
Wall Height	<p>Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building.</p> <p>This control may be varied on sites with slopes greater than 20% within the building footprint provided the building:</p> <ul style="list-style-type: none"><li>- Does not exceed the 8.5m height development standard;</li><li>- Is designed and located to minimise bulk and scale;</li><li>- Has a minimal visual impact when viewed from the downslope sides of the land.</li></ul>	4.7m measured to the underside of the ceiling on the uppermost floor of the building.	6.25m measured to the underside of the ceiling on the uppermost floor of the building.	Yes ✓									
Front Setbacks	6.5m, or established building line, whichever is the greater.	Existing dwelling is setback 11m from front boundary.	Proposal is setback 6.8m from front boundary, but is outside of the established building line.	Non-compliance.  Refer to Section D of this report.									
Side Setbacks	2.5m setback on one side of the dwelling and 1m on the other.	Existing dwelling is within the boundaries of the setback control.	Proposal is setback 3.4m on one side and 1m on the other.	Yes ✓									
Rear Setback	6.5m rear setback.	Existing dwelling is within the boundaries of the rear setback control.	Proposal is within the boundaries of the rear setback control.	Yes ✓									
Building Envelope	Planes are to be projected at 45 degrees from a height of 3.5m above ground level (existing) at the side boundaries to the maximum building height.	Existing building does not fall within the building envelope created after projecting an inclined plane.	Proposed dwelling does not fall within the building envelope created after projecting an inclined plane.	Existing non-compliance.									
Building Colours and Materials	<p>External colours and materials shall be dark and earthy tones as shown below:</p> <table><tr><td> Black ✓</td><td> Dark grey ✓</td><td> Dark green ✓</td></tr><tr><td> Dark brown ✓</td><td> Mid grey ✓</td><td> Green ✓</td></tr><tr><td> Brown ✓</td><td> Dark blue ✓</td><td></td></tr></table>	Black ✓	Dark grey ✓	Dark green ✓	Dark brown ✓	Mid grey ✓	Green ✓	Brown ✓	Dark blue ✓		Existing dwelling is white painted brick.	Proposal is consistent with council controls for external colours and materials. No white, light coloured, red or orange roofs are included in the proposal.	Yes ✓  Rectifies existing non-compliance.
Black ✓	Dark grey ✓	Dark green ✓											
Dark brown ✓	Mid grey ✓	Green ✓											
Brown ✓	Dark blue ✓												



	White, light coloured, red or orange roofs and walls are not permitted:  <div> <div>White ✗</div> <div>Light blue ✗</div> <div>Red ✗</div> <div>Orange ✗</div> <div>Light grey ✗</div> <div>Beige ✗</div> </div>			
	Finishes are to be of low reflectivity.	No reflective finishes.	Proposal does not include any reflective finishes.	Yes ✓
Character (Avalon Beach Locality)	Any building façade to a public place must incorporate at least two of the following design features:  <ul style="list-style-type: none"> <li>- Entry feature or portico;</li> <li>- Awnings or other features over windows;</li> <li>- Verandahs, balconies or window box treatment to any first floor element;</li> <li>- Open, deep verandahs; or</li> <li>- Verandahs, pergolas or similar features above garage doors.</li> </ul>	Existing dwelling incorporates open, deep verandahs and balconies as a first floor element.	The proposal features a defined, portico entrance as well as open, deep verandahs at the ground floor level.	Yes ✓
	Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	Front boundary of the subject site is screened with landscaping, with dwelling built into the topography of the site. The low profile at street level affords the appearance of being secondary to landscaping and vegetation.	Proposal maintains low profile at street level, giving the appearance to the dwelling being secondary to landscaping and vegetation.	Yes ✓
Fences	Front and side fences (within the front building setback) shall:  <ul style="list-style-type: none"> <li>- Not exceed a maximum height of 1m above existing ground level,</li> <li>- Shall be compatible with the streetscape</li> </ul>	No existing front fence.	No change.	Existing non-compliance.



	character, and  - Not obstruct views available from the road.			
	Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8m.	Existing side boundary fence is 2.1m.	No change.	Existing non-compliance.
Landscaping	Total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.	411.22sqm landscaped area = 58% of site area.	469.8sqm proposed landscaped area = 66.4% of site area.	Existing non-compliance.
	The use of porous materials and finishes is encouraged where appropriate.	Porous materials employed on site.	Porous materials employed in side setback paths.	Yes ✓
	The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:  - 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy.	148.02sqm = 68% of the front of building of the existing dwelling.	105.17sqm = 83.7%	Yes ✓
	Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	Refer to Arborist Report submitted with this application.	Refer to Arborist Report submitted with this application.	Yes ✓
View Sharing	All new development is to be designed to achieve a reasonable sharing of views.	Topography of site allows for sharing of views.	Existing views are maintained.	Yes ✓
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.	Refer to Shadow Diagrams prepared by Roth Architecture Workshop Pty Ltd.	Refer to Shadow Diagrams prepared by Roth Architecture Workshop Pty Ltd.	Yes ✓





	Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).			
Visual Privacy	Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).	Existing private open space	Private open spaces and swimming pools in the proposal are setback adequately from side and rear boundaries. Landscaping and screening is also employed to mitigate overlooking from neighbouring dwellings.	Yes ✓
	Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	Existing decks, balconies and verandahs are located at the front or rear of the building.	Ground floor balcony and verandah are located at the rear and front of the proposed building.	Yes ✓
Acoustic Privacy	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	Bedrooms located on ground floor level of existing dwelling, elevated from private open space areas.	Proposal retains location of bedrooms on the ground level, and sites living areas to the lower ground level to create further distance between noise-sensitive rooms and common spaces.	Yes ✓
	Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.	No existing pool/spa motors.	Proposed pool motor and air conditioning unit does not produce noise levels that exceed 5dBA above background noise.	Yes ✓
Private Open Space	Minimum 80m2 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	Existing dwelling includes 116sqm of private open space.	Proposed dwelling includes 102sqm of private open space.	Yes ✓



	provided in the front yard.			
	Within the private open space area, a minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).	Existing private open space includes a minimum principal area of 16sqm with a dimension of 6m x 18m.	Proposed private open space includes a minimum principal area of 16sqm with a dimension of 6m x 12m.	Yes ✓
	Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible).	Existing private open space is oriented South-West.	Location of private open space on site is unchanged by proposal.	Yes ✓
	Private open space should be located to the rear of the dwelling to maximise privacy for occupants.	Existing private open space is located to the rear of the dwelling.	Location of private open space on site is unchanged by proposal.	Yes ✓
	Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.	Existing private open space provides clothes drying facilities.	Proposed private open space includes clothes drying facilities.	Yes ✓
	An accessible and usable area for composting facilities within the ground level private open space is required.	Existing dwelling does not include an area for composting facilities.	Proposal includes an accessible and usable area for composting facilities within the ground level private open space.	Yes ✓
Pollution Control	Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	Existing dwelling is maintained and used in a manner which prevents air, water, noise and land pollution.	Proposed works are designed, and will be constructed in a manner which prevents air, water, noise and pollution.	Yes ✓
Eaves	Dwellings shall incorporate eaves on all elevations.  Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.	Existing building incorporates eaves on all elevations.	Proposal includes 450mm eaves on all elevations.	Yes ✓



## D. Justification of Non-Compliances

### Pittwater Development Control Plan 2014: *D1.8 Front Building Line*

Pittwater DCP 2014 specifies the minimum setback for dwellings in E4 Environmental Living Zones is 6.5m, or an established building line, whichever is the greater. The proposed dwelling is setback 6.8m from the front boundary, however it falls outside of the established building line. As such, the front setback of the proposal does not comply with the Pittwater DCP control.

The DCP objectives for Front Building Line are as follows:

- a. To achieve the desired future character of the locality.*
- b. The amenity of residential development adjoining a main road is maintained.*
- c. Vegetation is retained and enhanced to visually reduce the built form.*
- d. Vehicle maneuvering in a forward direction is facilitated.*
- e. To encourage attractive street frontages and improve pedestrian amenity.*
- f. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

The front building line of the proposed dwelling at 15 Burrendong Place should be considered appropriate and in line with the Pittwater DCP 2014 objectives due to the following:

- The proposal retains the read of the existing building forms as viewed from the public domain, as the proposed dwelling is similar in bulk and scale at street level to the existing dwelling – and therefore has negligible impact upon the existing streetscape and character of the locality notwithstanding the reduced setback;
- The proposed reduction in setback has minimal impact upon the visual impression of the proposal due to the significant slope of the site;
- Vehicle maneuvering within the front setback is not required for the subject site as vehicular access is at the rear of the site via a right of way;
- Vegetation within the front setback is retained to visually reduce the built form of the proposal;
- The proposal does not adversely impact the visual or acoustic privacy of the adjacent dwellings at 14 and 16 Burrendong Place;
- As per the points above, the proposed non-compliance will have no adverse impacts on the streetscape character, amenity, visual or acoustic privacy of adjoining properties.



## **E. Privacy, Views and Overshadowing**

### **Visual Privacy**

The proposal seeks to improve the amenity to the dwelling by improving its functionality and access to light, while retaining the existing visual privacy of neighbouring properties.

The new proposal includes screen planting along the front and side boundaries to provide visual privacy to the site from the street and from adjacent properties 14 and 16 Burrendong Place. The proposed works are built into the topography of the site, and as such maintain a low profile at street level which affords the property additional visual privacy from the streetscape.

Glazing towards the side boundaries at the lower ground level is limited, and is largely highlight glazing to reduce direct sight lines to neighbouring houses, and at the ground level is screened and significantly set back from the adjacent dwellings. As a result of the diminished sight-lines between the internal spaces of the properties, the visual privacy between the subject site and the adjacent dwellings is maintained.

### **Acoustic Privacy**

The proposal will not adversely impact on the existing acoustic privacy experienced between the subject site and the neighbouring dwellings. The proposal seeks to improve acoustic privacy through the following:

- The proposed bedrooms are located on the ground level, acoustically separated from the living areas on the lower ground level;
- The proposal does not seek to alter the location/function of the outdoor area, which is towards the rear of the property;
- The proposals siting of the bedrooms at the ground floor level reduces the impact of active outdoor areas;
- The living areas and outside areas of 15 Burrendong Place are in similar locations to the adjoining properties, with slight differences in finished floor levels due to the area's topography;
- The separation of 15 Burrendong Place from 14 and 16 Burrendong place will be maintained at the lower ground and ground floors through the side setbacks;
- The separation of roads, parking areas and driveways from bedroom and living room windows is maintained by a front setback of 6.8m.



## Views & View Sharing

The proposed alterations and additions will have negligible impacts to existing view lines from the street or from adjacent properties on the following basis:

- There are no significant existing views from the street due to the existing landscaping at the front of the site;
- The proposed building form is of a similar bulk, scale and height to the existing dwelling;
- The properties across Burrendong Place are at a significant elevation above the proposed dwelling (i.e. their ground floor levels are at a similar level to the proposed roof), and as such any views over the top of the subject site will not be significantly affected.

## Overshadowing

The existing site is oriented South-West and its long axis runs North-East to South-West.

Due to the existing orientation of the site, and the existing building envelopes surrounding the development, the proposal creates a minor increase in shadow, most of which occurs at 16 Burrendong Place (Refer to Figure 14).

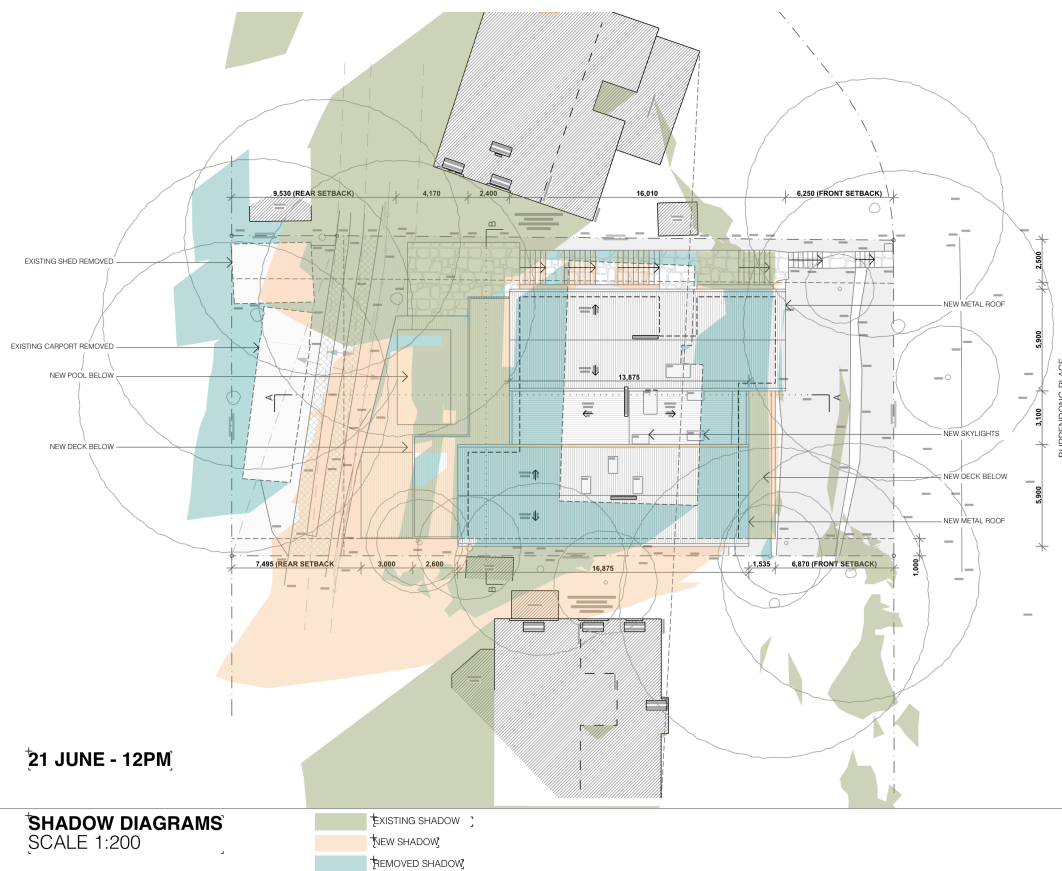


Figure 14. Shadow Diagram – 21<sup>st</sup> June 12pm



## **F. Design Verification Statement**

Not applicable and not included, the site does not contain any residential flat buildings.

## **G. Operation and Management**

Not applicable and not included.

## **H. Vehicle and Pedestrian Movement**

### **Proximity to Transport Services, Shops, Community and Recreational Facilities**

Buses are easily accessible from Avalon Parade and Central Street, and are a short walk away. The proposed design does not affect existing public transport.

### **Pedestrian Amenity**

The site is accessible by pedestrians from its front entrance at Burrendong Place. The footpaths are in good condition, the site is well numbered and lighting is provided for at night. The proposal does not seek to adjust the pedestrian entry to the property.

### **Resident Parking Arrangements**

The existing site includes car parking facilities in the form of a shed and carport at the rear of the site, accessed from the right-of-way which runs behind the houses on Burrendong Place. The proposal does not seek to adjust the existing parking arrangements.

### **Conflicts Between Vehicles, Pedestrians and Cyclists**

The proposed works will not alter the existing vehicular and pedestrian access and movement. The existing relationships between vehicles, pedestrians, and cyclists will not be impacted on by the proposal.

## **I. Access**

The site is encouraged but not required to be visitor accessible as defined by Council, i.e. access from a road that allows people with a disability to access the main room of the building through the main entry door as well as a provision for a toilet.

Pedestrian access is provided via Burrendong Place while vehicle access is provided via the right-of-way which runs along the rear of the dwelling. Street parking and access is available for cars at Burrendong Place, however on-site parking is only accessible via the aforementioned right-of-way (Refer Figure 15). The front entry door of the proposal is accessed via a set of stairs



at the North-Western boundary of the subject site. As the site is a private residence, it is not required by Council to provide disabled access through the front door or provision for a toilet.



*Figure 15. Existing Vehicle Access via the rear Right of Way*



## **J. Air and Noise**

### **Air**

The rear right-of-way and neighbouring car parking facilities are a potential source for odour and fumes.

### **Proposed Mitigation Measures**

The dwelling is adequately setback from the right-of-way and car parking facilities, and includes insulated walls in the proposal.

### **Noise**

The current sources of noise are street noise from Burrendong Place and Central Street. The proposal will not have an adverse effect on noise, and is compliant with Council's controls.

### **Construction Noise**

Hours of operation will be confirmed with the builder and will not exceed normal daytime working hours Monday to Saturday as stipulated by Council. The types of equipment will be confirmed with builder, however, it is not expected that heavy machinery will be required.

### **Maximum Noise Levels**

Maximum noise levels will be adhered to as stipulated by Council. There is no indication that noise levels will exceed the L10db (A) limit of 10 decibels above normal background noise levels.

### **Details of Consultation with Nearby Residents**

Before construction begins, the neighbours will be consulted on acceptable noise levels and times.





## **K. Soil and Water**

### **Stormwater**

Please see attached Stormwater Layout Plan prepared by NB Consulting (22/06/21).

### **Wastewater**

Please see attached Stormwater Layout Plan prepared by NB Consulting (22/06/21).

### **Soil Erosion Control**

Soil erosion control will be adhered to as stipulated by Council and Australian Standards.

The following measures are proposed for erosion and sediment control:

- a. Retaining wall with geotextile lining to gravel to prevent sediment entering stormwater system.
- b. Proposed new subsoil drainage to consist of slotted UPVC pipe (Ag Drain) fitted with geo-fabric filter sock to prevent sediment from entering stormwater system.
- c. Additional subsoil drainage shall be laid to suite site conditions and groundwater presence as directed.
- d. Proposed hardscaping fall to grated drains and stormwater pits
- e. Proposed hardscaping to fall away from neighbouring properties where appropriate



## **L. Energy Efficiency**

### **BASIX**

Please refer to the BASIX Certificate (01/07/21), submitted with this application.

### **Orientation**

The site and building's axis runs North-East to South-West. The orientation is unchanged by this proposal.

The proposal seeks to include shaded South-Western and North-Western glazing to habitable living spaces. Proposed Western-facing glazing is shaded by vertical external louvres.

### **Sun Control**

Additional glazing is proposed to capture more natural light throughout the year as well as warmth during the cooler months. Glazed void spaces are proposed to enable direct natural light into the living spaces of the property.

### **Insulation and Thermal Mass**

Insulation and Thermal Mass will be as per BASIX requirements.

### **Natural Ventilation**

Cross ventilation is encouraged where appropriate in habitable areas such as living and bedroom spaces, with good access provided between the dwelling and its private open space.

### **Heating & Cooling**

The proposed design features passive solar heating in winter through the introduction of glazing. Northern glazing is protected by eaves which shade them from summer sunlight, and admit winter sunlight. Any active heating and cooling will be as per BASIX requirements.

### **Clothes Drying**

An external clothes drying area is provided to the rear of the proposed structure.

### **Water Heating**

As per BASIX Report submitted with this application.

### **Swimming Pools**

As per BASIX Report submitted with this application.

### **Appliances, Fixtures and Fittings**

As per BASIX Report submitted with this application.

### **Artificial Lighting**

As per BASIX Report submitted with this application.

### **Glazing**

As per BASIX Report submitted with this application.



## **M. Waste**

### **Proposed At-Source Waste Separation Program**

Provision for the separation of waste into various recyclables and garbage is provided as part of the proposed design. Composting of organic waste and food will be used and done on site. Existing off street bin storage is retained in this proposal. Please refer to the Site Waste Minimisation and Management Plan prepared by Roth Architecture Workshop Pty Ltd, submitted with this application.

### **Building Waste**

Building waste during demolition and construction will be dealt with by the builder. Waste storage will be confined to the site so as to minimise impact on adjoining properties. Any hazardous waste found on site such as asbestos will be dealt with according to the Code of Practice for the Safe Removal of Asbestos.

## **N. Fire Safety and Other Building Upgrades**

A report by a fire safety engineer is not required. All work will be done in accordance with the requirements of the BCA for egress and fire safety.

All works will be compliant with the Environmental Planning and Assessment Regulation 2000 clauses 93 and 94 and AS4655.

## **O. Demolition Management**

All demolition work will be done in compliance with AS 2601-2001.

## **P. Landscaping**

The proposal largely complies with the deep soil landscaping requirements stipulated in the Pittwater DCP. Retained planting at the front of the property and at the rear courtyard will improve the visual and acoustic privacy of the subject property.