



Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING

24 EDWIN AVE, AVALON BEACH, NSW

Sheralee Hogan | Site Specific Designs | June 2024

PROPOSED DEVELOPMENT

It is proposed to remove an existing flat roof and replace it at the rear of the home with the works including;

- Demolition and removal of the existing flat roof over the rumpus room
- Addition to existing rear external walls to increase height to new roof
- Construction of an extended skillion roof line to match the existing

SITE DESCRIPTION

Lot 19 DP 17177, 24 Edwin Ave, Avalon Beach, NSW 2107

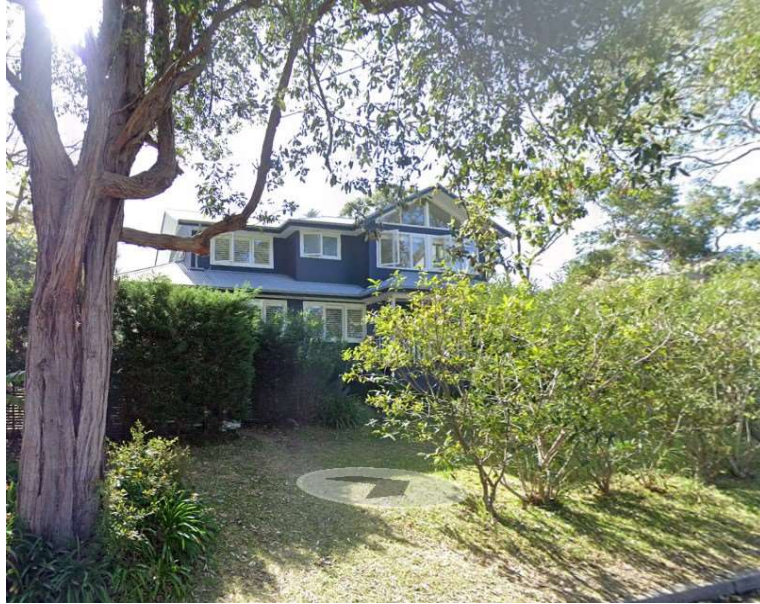
The site is located on the high western side of the street, and is zoned C4 Environmental Living.

The block is a rectangular shape with a width of 15.24m at the street, and has a depth of 38.10m. It rises from East to West approximately 4.8m to rear boundary. It falls from South to North across the site, approximately 0.6m. The site is relatively steep and is located towards the Northern end of the street, near the intersection of Queens Ave.

The existing house is centered on the site and has established gardens at the front and rear boundaries, and has a series of terraced garden levels at the back of the site. It also has a long strip driveway and garage underneath the house, with a large deck facing the street.

Locality

The locality comprises of predominantly one and two storey detached dwellings, with many renovated homes, in a variety of styles from modern, contemporary houses to more traditional gabled timber framed homes, as seen in the photographs below.



15 Queens Ave, above,
20 and 22 Edwin Ave, below



Proposed Development

The proposal is for an extension of the existing skillion roof over the rear of the house above the rumpus room, which currently has a low flat roof on it.

It is proposed to demolish and remove the existing flat roof, raise the external walls and extend the existing roof above.

The proposed development will retain the existing 3 Bedroom home, with a Living, Dining, Kitchen, 2 Bathrooms, 1 Laundry, Garage and associated decks. This will accommodate the family and allow the house to flow and connect more seamlessly with the garden areas.

Pittwater LEP and DCP Numeric controls Summary Table

Zone C4- Environmental Living

Codes	Required	Proposed	Compliance
Site Area	700m ²	580.6m ²	No
Building Height	8.5m	5.61m	Yes
Envelopes	3.5m and 45'	Refer DA04, DA05	Yes
Front Setback	6.5m	9.38m existing house, 4.55m ex.deck	Yes
Side Setback	1.0m + 2.5m	2.0m wall(north ex), 2.59m(south ex)	Yes
Rear Setback	6.5m	14.95m House existing 0.93m Studio existing	Yes
Landscaping	60%	45.2% (+6%) 51.2%	No
Carparking	2	2	Yes

Discussion of Non-compliance Areas



View looking at no.24

D1.14 Landscape Area, Environmentally Sensitive

Outcomes

Achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Conservation of natural vegetation and biodiversity. (En)

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

To preserve and enhance the rural and bushland character of the area. (En, S)

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

The existing footprint and hard surface areas of the site are unchanged with this proposal, the new roof simply replaces a lower flatter roof over the back Rumpus room.

The existing front yard is filled with numerous established trees and shrubs, as is the rear yard, with only the existing Jacaranda tree recently removed. Although the main landscaped zones do not meet the requirement at 48.4% there is an area for variation which includes the pathways that are less 1m as well as terraces or decks for recreational purposes (6%). When including these two additional areas we reach 61.5% and so satisfy the requirement of Landscape Area in sensitive sites.

Although not numerically compliant without the variations added, it is seen to meet the objectives by providing reasonable sharing of views, no impact to neighbouring amenity, and maintaining the reduced visual impact when viewed from the street due to the retained landscaping on site.

General Discussion of Pittwater DCP

Part B - General Controls

B3.1 Landslip Hazard

Not in this area, so no report required.

B3.2 Bushfire Hazard

Not in this area, so no report required.

B3.11 Flood Prone Land

Not in this area, so no report required.'

B5.15 Stormwater

Objectives

- *Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*
- *Minimise the risk to public health and safety;*
- *Reduce the risk to life and property from any flooding and groundwater damage;*
- *Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*
- *Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*
- *Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*
- *Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*

Proposal – The new roof replaces the existing flat roof without increasing the catchment/roof area. The new gutter will simply connect to the existing system

B6.3 Off Street Parking

Outcomes

An adequate number of parking and service spaces that meets the demands generated by the development.

Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety.

Safe and convenient parking.

Controls

The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:

Number of bedrooms per dwelling but not a secondary dwelling	Pa
1 bedroom	1
2 bedrooms or more	2

Proposal – There is an existing 1 car garage plus a hardstand in front of the garage accommodating two vehicles.

Part C1 – Design Criteria for residential Development

C1.1 Landscaping

Outcomes

A built form softened and complemented by landscaping. (En)

Landscaping reflects the scale and form of development. (En)

Retention of canopy trees by encouraging the use of pier and beam footings. (En)

Development results in retention of existing native vegetation. (En)

Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)

Landscaping enhances habitat and amenity value. (En, S)

Landscaping results in reduced risk of landslip. (En, Ec)

Landscaping results in low watering requirement. (En)

Proposal - Two canopy trees are required in the front yard, and one in the rear. As seen in the photograph on page 4 there are numerous screen trees that could mature into large canopy trees in the frontyard of the site, in the rear yard, there are again the same screening trees. As such the requirement can be achieved.

C1.2 Safety and Security

Outcomes

On-going safety and security of the Pittwater community. (S)

Opportunities for vandalism are minimised. (S, Ec)

Inform applicant's of Council's requirements for crime and safety management for new development. (S)

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S)

Identify crime and safety priority areas in Pittwater LGA (S, Ec)

Improve community safety and reduce the fear of crime in the Pittwater LGA (S)

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)

Visitors should be able to be seen without the need to open the front door, there should be adequate lighting, and the ability for casual surveillance of the street from the safety of the home. The existing situation has the entrance door located at the front of the home for safety and security.

C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings. (S)

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)

Canopy trees take priority over views. (En, S)

Proposal – The new roof sits in line with the existing skillion roof, so will create no impact to neighbouring views over or across the site.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter. (En)

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)

Reduce usage and/dependence for artificial lighting. (En)

Proposal – As revealed in the shadow diagrams from June 21st during the Winter solstice the only additional shadow falls on the neighbouring backyard at 9am, but has disappeared by midday into the existing house and roof shadows. (DA06)

The shadow diagrams submitted as part of the application show the proposal meets the required 3 hours of sunlight to 50% of neighbouring properties existing dwellings and private open space between 9am to 3pm on the 21st June, Winter Solstice in Sydney.

C1.4, C1.5 Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)

A sense of territory and safety is provided for residents. (S)

Proposal – Existing building layouts have been designed to optimise privacy between neighbouring dwellings with minimal windows on the side facades, to meet natural sunlight requirements to rooms, and allow natural cross flow ventilation. The main large windows and doors face either the backyard or streetfront.

The proposed new extended roof has no impact to the existing rooms or layouts which will maintain privacy between neighbours, visually and acoustically.

C1.7 private Open Space

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)

Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)

Private open space receives sufficient solar access and privacy. (En, S)

Proposal – The site is required to have 80m² of private open space that is a minimum of 3m wide. This is easily achievable in both the front and rear yards of the site utilizing the decks which encourages the connection and use of the landscaped terraced gardens.

D1 Avalon Beach Locailty

The selection of colours and materials are considered consistent within the neighbouring homes, and will be complimentary to the existing home, harmonizing with the landscape, and enhancing the existing streetscape. The requirement for natural tones that merge into the background allowing the vegetation to take front stage will be reflected in the proposed development, with the use of timber decking and stone garden walls, along with additional lush landscaping and dense established boundary trees screening the proposal.

The large vegetated streetfront setback and modest rear roof addition helps harmonise the built with the landscape environment and keeps it at a human scale. The proposed extended skillion roof forms and large recessed decks with tropical palms and trees are complimentary with the relaxed casual seaside character of the area.

Conclusion

It is proposed to remove a small ground floor flat roof and construct a new extended skillion roof over the existing back Rumpus room. The proposal also includes some minor internal modifications to existing home including demolition and removal of internal and external wall linings.

These additions and alterations to the home have been thoughtfully designed to improve the amenity for the owners, whilst making a positive contribution to the streetscape, and public views of the site. The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access and privacy, and provides a design that is consistent in character to the existing streetscape.

The proposal achieves the aims and objectives of the Pittwater DCP controls and so is suitable for approval on town planning grounds.