



ABN: 17 612 952 870  
57 Tennyson Road  
Cromer NSW 2099

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR  
Granny Flat, Carport, Swimming Pool and associated Landscaping

**60 Binburra Avenue  
AVALON**

LOT 20  
DP 22275  
DATED 10<sup>th</sup> January, 2019



**EXISTING RESIDENCE  
FRONT**

### Project data

Project Name:	<b>Train Ash Residence</b>	
Project Address:	<b>60 Binburra Avenue, AVALON</b>	
Client Name:	<b>Julian Train and Kirstin Ash</b>	
Client Address:	<b>60 Binburra Avenue, AVALON</b>	
Municipality:	<b>NORTHERN BEACHES (Formerly Pittwater)</b>	
Job Description:	<b>Carport, Granny flat and Swimming Pool</b>	
Applicable Control Documents:	1. P21 DCP, 2. Pittwater LEP 2014	
Heritage Item?	No	
Adjoining a Heritage Item?	No	
Conservation Area?	No	
Heritage Report Required	No	
Site Area (m <sup>2</sup> )	1043m <sup>2</sup>	
F.S.R.	0.25:1	
Soft Landscaped Area	706.27m <sup>2</sup>	

Survey Information Available	I.D.	Yes			
	Levels to A.H.D	Yes			
	Contour	Yes			
	Spot levels	Yes			
Sewer and Drainage Diagram		Yes			
Boards Sewer on Property		Yes			
Easements on Property		Yes			

## GENERAL ARCHITECTURAL STATEMENT

This application seeks approval for additions to the property which are not part of the existing dwelling. These include:

- A new carport at the front of the property, including new access driveway and works on the public road reserve,
- a small "Granny Flat" beneath the proposed carport,
- a swimming pool in the rear yard,
- a timber deck area adjacent to the pool with a recycled pergola over and a BBQ. Bench beneath,
- paved terracing
- extensive landscaping.

## ZONING

R2 Low density residential.

## SETBACKS

At the front of the property, the boundary is not perpendicular to the side boundaries, the setbacks therefore range between 437mm on the South East corner and 2205mm on the South East corner from the front boundary.

The South Western side of the carport and granny flat are setback 1000mm from the SW boundary, and over 8 meters from the North Eastern boundary and therefor comply.

## BUILDING HEIGHT

Maximum allowable 8.5 meters. The maximum height of the granny flat and carport structure is 6.3 meters and therefore complies.

## STORMWATER DISPOSAL

Present conditions remain unaltered with all storm water draining to the existing stormwater drainage pipe. See DA10 B Stormwater and Erosion Control Plan.

## ACID SULPHATE SOILS and LANDSLIP

Refer to the Geo-technical Stability report prepared by Jack Hodgson Consultants Pty Limited.

## BUSHFIRE

The subject land within a Bushfire risk Zone, with the following risk levels:

Elevations	Vegetation	Actual Separation	Slope	BAL Exposure Level
North East, North West & South East	Forest	>85m	Upslope / Flat	BAL 12.5
South West	N/A	N/A	N/A	BAL 12.5

This does not preclude the further development of the site, as long as the development adheres to the recommendations below:

No.	PBP Standard	Recommendation
1	Asset Protection Zone	The area indicated (within Appendix 1 - Map 2) is to be maintained as an Asset Protection Zone ( <b>Inner Protection Area</b> ) for the life of the development.
2	Building Construction Standard (BCA DTS)	<p>Based on the assessment given within 14.0 of this report the following construction standards are recommended:</p> <p><b>'Alterations &amp; Additions' to Primary Dwelling &amp; New Attached Secondary Dwelling - All Elevations</b></p> <p><b>Construction for Bushfire Attack Level 12.5 (BAL 12.5) – Section 5 (AS3959-2009).</b></p> <p>In addition, AS3959 Section 3 'Construction General' is to be applied where relevant, including: 3.2.1 'Attached Structures'.</p> <p><b>Note:</b> In line with the NSW variation to AS3959-2009 the additional construction requirements outlined within PBP Addendum: Appendix 3 (A3.7) are to be applied. This section is relevant for any proposed:</p> <ul style="list-style-type: none"> <li>• Sarking.</li> <li>• Verandas, Steps, Decks, Ramps &amp; Landings (i.e. upgrade to BAL 29)</li> </ul> <p><b>Existing Residence</b></p> <p>The existing/retained building is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm.</p>

## STREETSCAPE

The proposed carport at the front of the property has been designed as an open structure so as to not dominate the streetscape, but allow views through to the existing and adjacent dwellings and the landscaping within the front setback and beyond.

## PRIVACY, VIEWS AND OVERSHADOWING

Due to the orientation of the block and the prevailing slope, the shadow impact on the adjoining property No. 58 Binburra Avenue that would be created by the proposal is minimal with the vast bulk of additional shadows cast into the road reserve. See shadow diagrams SD01, SD02 and SD03.

**Visual privacy**

Present conditions remain unaltered.

**Views**

Present conditions remain unaltered.

**ENERGY and WATER EFFICIENCY and Basix**

Refer to BASIX certificate No. 988616S

**CONCLUSION**

This proposal will not result in any unreasonable or detrimental externalities that could detract from the residential amenity of the neighbouring properties, or the locality as a whole.

We therefore request that Northern Beaches Council support this proposal without amendment.