

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY DETAILS

Lot: 2 D.P. 513044

House No: 3 **Street:** Hudson Parade

Suburb: Avalon Beach **Postcode:** 2170

Proposed Development: Additions

Additions to an existing two storey brick & timber framed residence to add a guest room above a new garage & storage space within existing retaining walls around an original carport. The proposed additional structure will be timber framed.

Zoning: R2 Low Density Residential

Development Type: Local development

Lot size: 1468.1 m²

PLANNING CONTROLS TO BE ADDRESSED:

Dwelling House: The development is an addition to an existing dwelling in an R2 Low Density Residential zone.

Building design/siting: The proposed residence will enlarge the existing floor space from 201.7 m² to 222.0 m²; an increase of 20.3 m² or 9.7%.

The building design has a low profile with skillion roofs well below the 8.5 maximum height allowance. The new design has large glass doors that are all protected from sun penetration by large overhangs and balconies, etc.

Building Siting and Bulk and Building Height:

The proposed residence does not exceed any height limits.

Colour & Materials: See Plan - Elevations for Finishes Legend for colours and materials

Sloping Land and Soils:

Development is within a W Hazard H1 geotechnical zone. Please see included MP 269695 Jack Hodgson Consultants Geotechnical Risk Management Report. The site is sloped moderately at angles of 15 to 20 degrees. Please note that the current proposed design requires no excavation as all new construction is on top of existing retaining walls. The Geotechnical report was assessed for a previous superseded design that had a large excavation for an underground garage in front of the existing house.

Setbacks: Building setbacks exceed 3.35m with one corner of the new deck setback at 3.15m.

Erosion Prevention & Sediment Control: (Acid Sulfate Soils - Class 5) No site disturbance will be required for building construction. Any driveway site disturbance will be controlled through a "treatment train" to prevent erosion and run-off during construction and on-going use.

Energy Sufficiency: See included BASIX Certificate A348544

Essential Infrastructure: Located in an established mature neighbourhood, all essential infrastructure is available.

Storm Water Management/Harvesting: Rain water harvesting of roof to 1 x 3000 litre rainwater tank. Drainage to current drain easement to Hudson Parade.

Operational Waste Management: The property will have regular council waste and recyclable pickup.

Parking/Vehicle Access: The property will have multiple car parking areas for off street guest parking off the existing driveway.

Streetscape & Local Character: The proposed development is in keeping with the style and character of the local streetscape.

Fences: All existing fences will be retained or replaced with similar construction.

Housing Building Siting, Form and Design: The proposed development conforms in every way to the local context.

Site Coverage & Unbuilt Areas: The unbuilt area of 65.5% meets requirement for a Dwelling House.

Solar Access: Because of the sloping site, site orientation and the position of the proposed building, there will be no overshadowing of the adjoining residences.

Private Outdoor Areas: With the large lot, orientation and large deck space, the proposed residence will have more than sufficient outdoor privacy area receiving plenty of sunlight throughout the year.

Communications and Other Household Services: The proposed development will not have any visually obtrusive or offensive dishes, aerials, solar panels or other household service equipment.

Tree Removal: No trees are to be removed.

Bushfire Assessment: A meeting with a counter planning officer has determined that the site is not within the 100 meter radius of the bush fire zone.