

NORTHERN BEACHES COUNCIL

PROPOSED DOUBLE BRICK VENEER DWELLING AND SWIMMING POOL

IN RESPECT OF
LOT 39, 33 CAREEL HEAD ROAD, AVALON BEACH
DP: 11909

FOR
MR & MRS CARLILE C/O WISDOM HOMES

STATEMENT OF ENVIRONMENTAL EFFECTS



17-19 Central Hills Drive Gregory Hills NSW 2557
Phone: 1300 855 775 Fax: 02 4647 1233

INTRODUCTION

This document comprises a Statement of Environmental Effects to accompany a Development Application to undertake the construction of a double storey brick veneer dwelling and swimming pool.



SITE & SURROUNDING LOCALITY

The subject site is bounded by a frontage to Devenish Street, of 16.765 metres, a Eastern boundary of 50.29 metres, and an Western boundary of 50.29 metres and an Southern (rear) boundary of 16.765 metres comprising a total area of 828.30m².

The locality is a knock down rebuild which will be maintained for the proposed development.

DESIGN GUIDELINES (DCP)

The proposal is for a double storey brick veneer dwelling with swimming pool with selected Colourbond roof. The proposed residence will have a front setback of 8,556 metres, and a rear setback of 19,844 metres. The side setbacks of the proposed development will be a minimum of 1,000mm to the East side and 2,535mm to the West side of the property.

The proposed dwelling will consist of:

- Garage
- 4 Bedrooms (inclusive of Master Suite with Ensuite)
- Kitchen
- Leisure Area
- Dining Area
- Main Bathroom
- Laundry
- Powder Room
- Outdoor Leisure
- Home Office
- Home Theatre
- Upper Lounge
- Swimming Pool

The floor area for the main dwelling is:

- Ground Floor = 177.57m²
- First Floor Living = 168.56m²
- Porch = 2.92m²
- Garage = 37.96m²
- Outdoor Leisure = 20.66m²

The total floor area for the proposed dwelling, including Garage, Porch & Outdoor Leisure = 411.42m².

The proposed residence will be a Wisdom Homes Manhattan 44 – a design which will be adapted to the future surroundings and character in the Avalon Beach area.

The home is designed with style and character through the use of articulation to the external walls as well as variations to the roof, with the design minimizing the bulk and scale of our proposed development.

The overall appearance of our proposal is in keeping with Pittwater LEP Design Guidelines – Principles and Objectives.

IMPACTS OF THE DEVELOPMENT

The proposal has no social or economic impact to the locality. Given the quality of the design the dwelling and proposed landscaping will have minimal impact on the existing streetscape other than to enhance the vision of the community.

The slab on ground construction will result in minimal disturbance to the natural slope of the subject land. Stormwater will be conveyed to the proposed rainwater tank located to the southern side of the proposed dwelling with the overflow discharged to the street, in which satisfies Council's requirements.

COMPLIANCE WITH DEVELOPMENT STANDARDS

The premises is situated in an area zoned *Residential (2)* under Pittwater LEP. The construction of a dwelling is permissible in this zoning, with Council's consent.

Compliance with the relevant DCP is summarized in the following table:-

Issue	Council Requirements (Min)	Proposed	Comment
Front Setback (m)	6.5m	8.55m	Complies
Side Setback (m)	1000mm 2500mm	LHS 1.0m RHS 2.53m	Complies
Rear Setback (m)	6.5m	19.84m GROUND 23.99m UPPER	Complies
Car Space	2 off street parking	Double garage/driveway	Complies
Cut & Fill	1.0m max cut & 1.0m fill	630mm cut & 545mm fill	Complies
Stormwater Disposal	To water tank, overflow Subject to site	To water tank. O/flow As per Hydraulic eng.	Complies Complies
Solar Access	Sitting to maximise solar access	Solar access maximised	Complies Complies
Driveway Grade	Maximum 25%	Approx. -8%	Complies
Height Limit	Max. 2 Storey	2 Storey	Complies

ECOLOGICAL SUSTAINABLE DEVELOPMENT

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R2.5 and ceiling insulation to the value of R5.0 has been included in this design to warm the house in winter and cool the house in summer.

It is proposed to install 3x 3070L above ground rainwater tank connected to all toilets and outdoor taps. This complies with the requirement of the NSW BASIX policy and all targets relating to water, energy and thermal comfort are achieved.

CONCLUSION

The proposed dwelling is of consistent standards to Pittwater LEP requirements and its planning principles to best suit the site and the future surrounding properties.