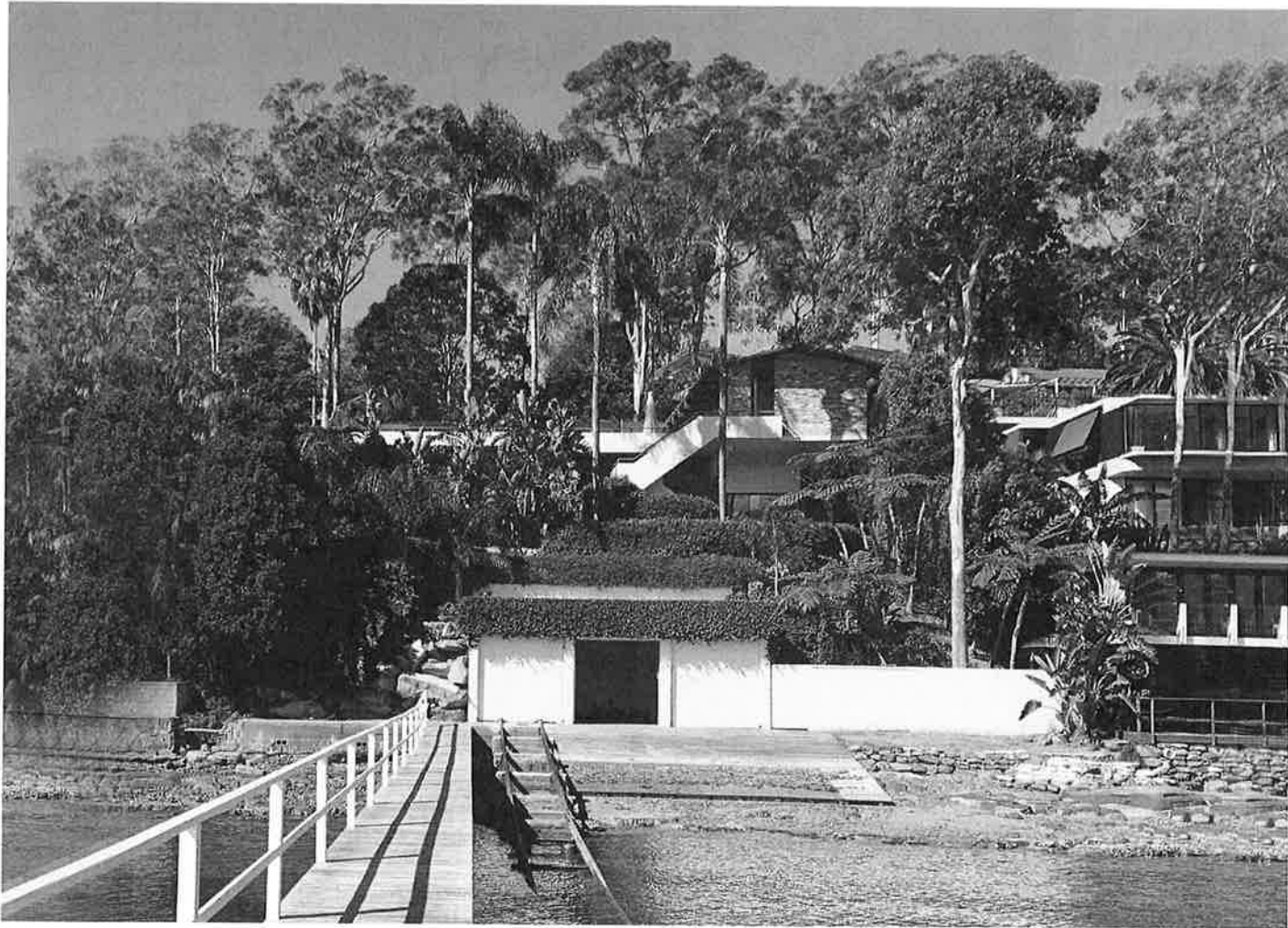


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smart design studio

632 bourke street
surry hills nsw 2010
tel 02 8332 4333

Statement of Environmental Effects – S4.55
3 Riverview Road, Avalon



A Introduction

The property address is 3 Riverview Road, Avalon NSW 2107 (Lot 6, DP 3632)

The property was designed by Australian architect and furniture designer Douglas Snelling and built in 1965 in the Sydney School Architectural style. The residence consists of a series of split-level living spaces under low-lying timber shingle skillion roofs with exposed timber structural beams which follow the sloping waterfront site.

These elements are contrasted with asymmetrical brick massing cantilevered out and across the site. Landscape elements such as ponds and planter boxes surround the roofs linking external to internal spaces. The residence is centered around a raised North-Western facing pool terrace with views over Pittwater to nearby Ku-Ring-Gai National Park.

Development Consent was granted by Northern Beaches Council on 22nd of March 2019 for internal and external alterations for updates to the residence to adapt to the requirements of modern-day use such as thermal comfort, aspects of circulation and to providing a cohesive finish to the overall.

This S4.55 application proposes the following amendments to the current consent:

- Stair 1 between Boatshed and Boathouse reconfigured i.e. moved further away from southern boundary providing more separation to boundary.
- Sandstone cladding to western façade of Boatshed consistent with the sandstone finish of the upper level Boathouse cladding and existing sandstone outcrops.
- Stair 3 between Boathouse and Gym levels relocated away from southern boundary allowing existing natural landscape along the southern boundary to be retained.
- Planter to western edge of existing Terrace 1 lowered.
- Roof of existing Boathouse / Terrace 2 raised by 110mm from RL8.58 to RL8.69.
- Fire pit to Terrace 1 deleted.
- Cinema Terrace and Stair 5 to northern edge of Terrace 2 deleted and revert to natural site gradients.
- Stair and planter between Terrace 2 and 3 added to provide circulation link between levels.
- Bath and Kitchenette layout to eastern edge of Gym level reconfigured.
- Internal door between Gym and Art studio relocated.
- Boathouse bathroom reconfigured within existing envelope.
- Glazing added to northern façade of Boathouse.
- Tunnel to Boathouse from Lift reconfigured to minimize excavation and impacts to boundary.
- Pool apron widened to western edge and proposed to be clad in stone.
- Timber clad cabana added to northern edge of pool terrace above raised deck.
- Copper downpipes located to service approved gutter to roof edge surrounding Pool Terrace.
- Lift location moved west by 740mm and overrun height increased by 460mm to accommodate minimum lift equipment requirements.
- Bed 1 Robe and ensuite reconfigured.
- Southern boundary wall of Bed 1 ensuite lowered.
- Existing clerestory window and wall to southern edge of Laundry retained.
- Northern and southern edge of entry foyer of widened.
- Change of paint colour to external walls

The majority of the proposed work improves upon the existing conditions of the planning and serves to minimise impact to both the existing buildings and boundaries conditions. The balance of the proposed work is either not perceptible or causes no impact to the existing amenities of the site and neighbours. Other changes represent further detailing to already approved amendments.

B Site Suitability

The proposed amendments to the consent will not be visible from the street. The site will continue to be occupied as a private residential dwelling consistent with the low density, leafy character of the surrounding properties.

Renovations to the existing house are to remain behind the predominant features such as the cantilevered wing, pool balustrade and architectural stair. Alignments to existing secondary elements

such as the basement floor wall help to keep a consistent language. To this end, the proposed amendments to the approved consent is considered suitable.

C Present and previous uses

There is no proposed change to the current approved use of the site.

D Town planning controls

The site is located in Avalon within Northern Beaches Council with an E4 Zoning (Environmental Living)

The building is an item of local heritage (SHI: 2270480)

The building is not located within a conservation area.

The height limit is 8.5 metres.

Conservation Area N/A

Pittwater LEP 2014 <https://legislation.nsw.gov.au/#/view/EPI/2014/320/full>

Pittwater 21 DCP 2014 <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=PDCP>

	Approved	Proposed	Control	Permissible	Compliance
Zoning/use	Environmental Living E4	Environmental Living E4	LEP	Residential	Yes
Site area	4236m ²	Unchanged	-	-	-
Floor Space Ratio (FSR)	0.17:1	0.18:1	-	-	Yes* Refer to table below
Gross Floor Area (GFA)	746.7m ²	753.7m ²	-	-	-
Max Building Height					
GF Boatshed	3.6m	Unchanged	LEP	8.5m	Yes
L01 Boathouse	3.6m	3.71m	LEP	8.5m	Yes
L02-L03 House	7.9m	Unchanged	LEP	8.5m	Yes
L03 Guest	3.9m	Unchanged	LEP	8.5m	Yes
Max Storey Height	2 storeys	Unchanged	-	-	Yes
Private Open Space					
GF Boatshed	3m ²	Unchanged		Min 80m ² at ground level (min principal area 16m ² with min 4m dimension). Grade no steeper than 1 in 20 [5%]	Yes
L01 Boathouse	99m ²	Unchanged			
L02 Gym	252m ²	Unchanged			
L03 House	454m ²	Unchanged			
TOTAL	808m ²	Unchanged	DCP		
Foreshore Development	- Sub-ground passageway + lift to connect existing dwelling Landscape in line with DCP/LEP	Unchanged	LEP	No further development on land in foreshore area permitted *With exemptions	Yes – Please see attached 'Appendix 1: Clause 4,6

statement of environmental effects

	Approved	Proposed	Control	Permissible	Compliance
Building Setbacks					
Riverview Rd Front (East)	97m from ex guest house	Unchanged	DCP	6.5m or ex building line (whichever greater)	Yes
Foreshore Rear (West)					
-GF Boatshed	0m to boundary	Unchanged	LEP	Within foreshore building line	Yes
- L01 Boathouse	3.4m to 6.9m to rear boundary	Unchanged	LEP	Within foreshore building line	Yes
- L02 Gym	15.2m to 18.7m to rear boundary	Unchanged	LEP	Within foreshore building line	Yes
- L03 House	10.5m to 14.1m to rear boundary	Unchanged	LEP	Within foreshore building line	Yes
Side (North)	L02: 0m L03: 2m	Unchanged	DCP	2.5m to at least one side, 1.0m to the other	Yes
Side (South)	0.241m to 0.317m	Unchanged	DCP	2.5m to at least one side, 1.0m to the other	No: Non-compliance to ensure alignment to non-complying setback of existing heritage house and architectural massing

E Mass, Height and Density

Site Area = 4236m².

SCHEDULE OF GROSS FLOOR AREAS: EXISTING			
Ground: Boatshed	Level 1: Boathouse	Level 2: Gym & Studio	Level 3: House & Guest
60.1m ²	91.2m ²	178.2m ²	417.2m ²
Total GFA 746.7m ²			
SCHEDULE OF GROSS FLOOR AREAS: PROPOSED			
Ground: Ex Boatshed	Level 1: Ex Boathouse	Level 2: Ex Gym	Level 3: House & Guest
60.1m ²	86.2m ²	190.2m ²	417.2m ²
Total GFA 753.7m ²			

Private Open Space Area = 808m² remains unchanged from the approved therefore complies with the intent of the controls.

F Access and traffic

Access and traffic conditions remain unchanged from the approved development therefore the proposed complies with the controls.

G Privacy and views

The proposed revisions will have a positive effect on the privacy of the neighbours and its

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Occupants. The proposed landscape changes to the consent provides more separation between the subject site and the neighbouring properties. All other proposed amendments to the approved will not be perceptible therefore consistent with the consent. The proposed in this regard complies with the controls.

H Overshadowing

The proposed amendments to the consent are largely contained to the middle of the site with a marginal increase to Terrace 2 (roof of Boathouse) within the limit of the permissible building height therefore will not have any impact on the neighbour's solar amenity. The lift overrun increase is marginal and coupled with the lowering of the southern boundary wall of Bed 1 Ensuite will not result in any significant impact on the southern neighbour's solar access.

I Streetscape and Materials

There is no change to street front therefore the proposed amendments complies with the controls in this regard. The proposed changes to the rear of the property facing the foreshore is consistent with the material palette of the approved DA therefore is also consistent with the consent and complies with the intent of the controls.

This modification application seeks to change the paint colour of the external walls by alteration to *Condition 18 External Finishes: White paint to existing brick is not endorsed by this consent. To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.* This modification application seeks to change the paint colour of the external walls to Murobond Raw Earth 50%. It is of note that only the gable end is visible from the water and that there are a number of precedents in the local area where light colour houses are visible from the water.

J Soil and Stormwater

The proposed amendments to the approved scheme has minimal impact to the soil conditions of the site and by reverting to the existing natural land conditions for the majority of the site, it will improve the overall site drainage. The proposed in this regard is consistent with the approved and complies with the controls.

K Landscape

Consistent with the Pittwater 21 DCP (Clause D1.4) the proposal ensures that the bushland landscape remains the predominant feature of the site with the built form being the secondary component of the visual catchment. The proposed scheme largely reverts the approved new landscape works to the existing natural conditions of the site minimising the impacts.

The scale and material of the landscape will be in keeping with the existing bushland condition, however interpreted as a simple modern design.

Please refer to the attached Landscape Plan prepared by Christopher Owen for more details.

L Energy/ ESD

The proposed submission has been designed considering energy conservation and in addition to satisfying BASIX requirements the revised proposal delivers:

- Solar control through the use of deep reveals and awnings
- Reduction of energy use by the inclusion of underfloor heating system and a new gas instantaneous hot water system, along with high star rated fixtures and fittings
- Replace existing lighting with new or altered light fixtures that are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
- Increased ventilation through high level openings and cross ventilation pathways
- Increased sun-penetration into living spaces for better thermal comfort
- The materials (including the CFC) have been carefully considered for sustainability and amounts of embodied energy.
- Internal finishes are to be predominantly light in colour, to minimise the need to artificial lighting during daytime hours.

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The building has been assessed using the Nathers star rating system. The building does achieve the minimum 3.5 star rating. Please refer to the attached BASIX Certificate.

M Heritage

The proposed amendments to the consent are not visible from the street and works on the foreshore revert much of the approved work in the consent the existing natural conditions of the site. The remainder of the works are predominantly subterranean and not perceptible. Minor alterations to the existing fabric such as the addition of downpipes are done sympathetically and in a discreet manner that is consistent with the existing architectural style and fabric. In this regard, the proposed amendments are considered consistent with the intent of this control.

N Conclusion

The proposed amendments to the approved development will provide minor alterations and additions of quality and architectural merit adding texture to the existing building at 3 Riverview Road, while providing accommodation of the highest standard and amenity for the occupants. With the predominant proposal reverting the approved works back to the existing natural site conditions and landscape elements, the proposed amendments to the consent are considered complementary to the current consent.

statement of environmental effects

APPENDIX 1: CLAUSE 4.6

A Limited development on foreshore area (Pittwater LEP 2014, Clause 7.8)

This clause restricts development on foreshore area (the land between the foreshore building line and the mean high water mark of the nearest nature waterbody) in order to:

- (a) ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,
- (b) ensure continuous public access along the foreshore area and to the waterway.

The proposal reduces the extent of the external works previously granted consent and proposes to revert a major portion of the landscaping to the existing natural conditions of the site. To this end, the proposed amendment actually reduces the extent of the perceived mass when compared to the approved consent and predominantly preserves the natural conditions of the foreshore zone.

B Side and rear building line (Pittwater 21 DCP, Clause D1.9)

For land zoned E4 Environmental Living, side setbacks are limited to:

2.5m at least to one side; 1.0m for the other side and 6.5m rear

In this instance the rear setback control is ignored due to the foreshore building line. With respect to the south side boundary, the 1.0m control is not respected by the existing heritage house. The proposed amendments do not encroach any more than the existing approved condition and do not deviate from the consent in this regard. Therefore, the proposed work are considered to be compliant with the intent of this control.

In summation, due to the nature of the proposed works which is a reduction to the overall 'spread' of the works across the site in particular to the foreshore area and being largely consistent with the approved consent, the proposed works are consistent with the approved consent. Accordingly, we recommend that the proposed variations to the above be supported.