

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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.

Two development applications have been granted by the Northern Beaches Council for the internal and external alterations to update the residence. Development consent for application DA2018/1616 was granted 22nd March 2019 ("DA1"), with a further modification development application Mod2019/0485 granted 9th December 2019 ("DA2").

Prior to the lodgment of this application, the applicants met with a number of representatives from Council to discuss this application for modification. A pre-lodgment meeting was held on 14.01.20 with Council's heritage planner and external heritage consultant. It was attended by Brendan Gavin (Heritage Planner), Robert Moore (External Heritage Consultant), Jure Domazet (Applicant), Zoltan Kovacs (Heritage Consultant), William Smart (Architect) & Tom Bunting (Designer). A further pre-lodgment meeting with Council's Planning Department was held on 18.02.20. It was attended by Matthew Edmonds (Planning Assessment Manager), David Auster (Principal Planner), Jure Domazet (Property Owner), William Smart (Architect) & Tom Bunting (Designer).

As a result of our two pre-lodgment meetings, this modification application seeks the following amendments to the current consent:

Removal of B. New Condition 2A 'Amendments to the Modification Approved Plans' of DA Determination Mod2019/0485 dated 09.12.19:

- *The proposed widening of the entrance foyer is to be removed from all plans*

Reason: Condition 2A raised potential heritage concerns with the proposed widening of the entrance foyer. It was clarified at the pre-lodgment meetings that the proposed alignments to the entrance foyer are considered suitable and acceptable by both Council's Heritage and Planning Departments.

- *The proposed widening of the western edge of the pool apron is to be removed from all plans*

Reason: Condition 2A raised potential heritage concerns with the proposed widening of the western edge of the pool apron. It was agreed at the pre-lodgment meetings that the proposed extension of the existing pool coping is considered acceptable by both Council's Heritage and Planning Departments. Further to this, details and compliance of the frameless glass pool balustrade were clarified and deemed appropriate.

- *The proposed internal dividing wall within the ground floor of the boatshed is to be removed from all plans*

Reason: Condition 2A raised concerns about the potential non-authorised use of the room created by the dividing wall of the boatshed, requiring it to be removed from all plans. It was agreed at the pre-lodgment meetings that the modified proposed internal dividing walls within the ground floor of the boatshed were acceptable. The drawings presented showed the raised floor level and wall isolating it from the wet area of the boat shed and a new wall and door more clearly separating it from the habitable use above. Council advised that if the plans clearly marked that the area was to be used as storage only, it would be acceptable by Council's Heritage and Planning Departments.

- *The proposed replacement of the doors to the western facade of the ground floor of the boatshed is to be removed from all plans*

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Reason: It was clarified that the two garage doors and the third opening are proposed to have a consistent aesthetic language and are therefore considered acceptable by Council's Heritage and Planning Departments. It is of note that the approved works on crown land will be sought through the NSW Department of Planning, Industry and Environment.

- The proposed retention and cladding of the existing wall / fence along the southern side of the western boundary, adjacent to Tree 20, is to be removed from all the plans and replaced with an open style fence constructed of timber or finished in black, with a height not exceeding 1.8m above existing or proposed ground levels

Reason: DA1 had sought to demolish the wall and replace it with a new wall, on the basis that the adjacent tree (Tree 20) would be removed. The DA decision did not authorise the removal of Tree 20, so the demolition of the wall was not possible. DA2 proposed that the wall remain intact to ensure the survival of Tree 20 but the Notice of Decision required its demolition. It was clarified at the pre-lodgment meetings that the proposal to retain the existing wall is considered acceptable by both Council's heritage and planning departments and that the existing wall will be re-painted and planting grown over. The retention of the existing wall aids to maintain the Tree Protection Zone surrounding Tree 20. The proposed retention was therefore deemed to be appropriate by both Council's Heritage and Planning Departments.

- The proposed bathroom on Level 1 of the boatshed is to be removed from all plans

Reason: It was clarified at the pre-lodgment meetings that the property had a pre-existing bathroom in the boathouse and relocation of said bathroom was also consented to in the development determination DA2018/1616 dated 22.03.19. It was also clarified that the new location will provide increased amenity, ventilation and natural light. It will also remain within the existing building footprint. As such it was deemed appropriate by the both Council's Heritage and Planning Departments.

Removal of C. New Condition 2B 'Clarification of Approved Modifications and Use of Structures' of DA Determination Mod2019/0485 dated 09.12.19:

- The painting of external brickwork in any form or colour

Reason: It was proposed at the pre-lodgment meetings by Council's Heritage Department that a lime bagged finish in a natural sand tone to the external brickwork would be a consented finish, but that a paint finish as applied for in DA1 and DA2 was not acceptable. This wall treatment will protect the original brickwork and is fully reversible. Please refer to Appendix A: Extent of External Proposed Finishes and to Appendix B: Lime Bagged Brickwork for reference images.

- The painting of the external soffits in any colour other than an exact match with the existing colour

Reason: It was clarified that a white paint finish to the external soffits was consented in the development determination DA2018/1616 dated 22.03.19. Council's Heritage Department agreed that a continuous finish to the external soffits is appropriate.

Modification of the Level 4 Guesthouse to a Garage:

As well as the aforementioned amendments to the previous consent, this application includes the modification of the existing Level 4 Guesthouse. This proposal seeks to reconfigure the existing accommodation to a triple car garage. This would provide parking for three cars in a secure, lockable garage and is accessed from the driveway and carport. The existing carport would remain in place with the northern wall of the new garage in the same line as the existing northern wall of the Level 4 Guesthouse. The extension of a new roof under the existing roof to the rear wall would provide internal access to the house for its residents.

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.

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=PDCCP>

	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	0.19:1	-	-	Yes* Refer to table below
Gross Floor Area (GFA)	753.7m ²	790.1m ²	-	-	-
Max Building Height					
GF Boatshed	3.6m	Unchanged	LEP	8.5m	Yes
L01 Boathouse	3.71m	Unchanged	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).	
L01 Boathouse	99m ²	Unchanged		Grade no steeper than 1 in 20 (5%)	
L02 Gym	252m ²	Unchanged			
L03 House	454m ²	Unchanged			
TOTAL	808m ²	Unchanged	DCP		Yes
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
Building Setbacks					

	Approved	Proposed	Control	Permissible	Compliance
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.
Private Open Space Area = 808m² remains unchanged from the approved therefore complies with the intent of the controls.

SCHEDULE OF GROSS FLOOR AREAS: APPROVED			
Ground: Boatshed	Level 1: Boathouse	Level 2: Gym & Studio	Level 3: House & Guest
60.1m ²	86.2m ²	190.2m ²	417.2m ²
Total GFA 753.7m 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	453.6m ²
Total GFA 790.1m ²			

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 modification of the Level 4 guesthouse to a garage will not be perceptible to the neighbouring properties with the existing ridge height maintained. There are no neighbouring houses adjacent to the garage. The land beside is used as a thoroughfare. Therefore the privacy of neighbours remains unchanged and the proposed complies with the controls.

H Overshadowing

The proposed modification of the Level 4 guesthouse to a garage is within the limit of the permissible building height and is adjacent to a walkway therefore will not have any impact on the neighbour’s solar amenity.

I Streetscape and Materials

There is no change to street front therefore the proposed amendments comply with the controls in this regard. The proposed finishes to the garage are consistent with the material palette of the approved DA therefore are also consistent with the consent and complies with the intent of the controls.

J Soil and Stormwater

The proposed amendments to the approved scheme have 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 approved new landscape works revert to the existing natural conditions of the site minimising the impacts.

L Energy/ ESD

The proposed submission has been designed considering energy conservation and has been assessed using the Nathers star rating system to achieve the minimum 3.5 star rating. Please refer to the previously approved BASIX Certificate.

M Heritage

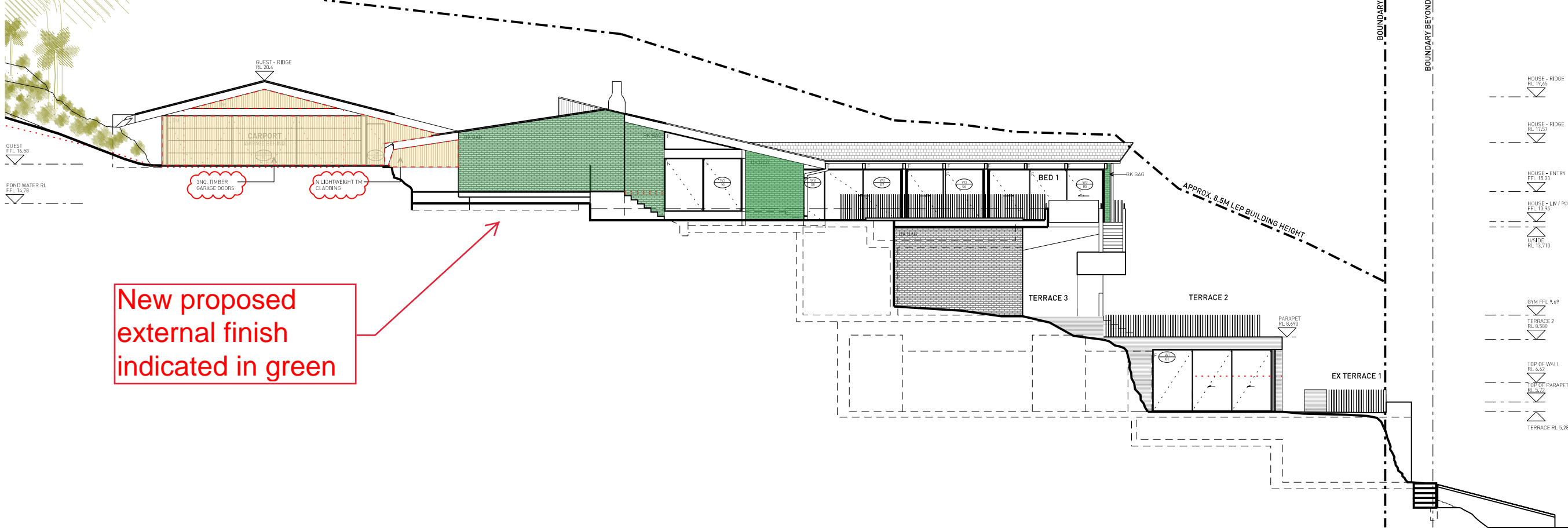
The heritage components of this application were discussed at the pre-lodgement meeting with Heritage and were deemed to be appropriate for the property. The meeting was held on the 14.01.20 and was attended by Brendan Gavin (Heritage Planner), Robert Moore (External Heritage Consultant), Jure Domazet (Applicant), Zoltan Kovacs (Heritage Consultant), William Smart (Architect) & Tom Bunting (Designer).

N Conclusion

The proposed modifications to the approved development will provide minor alterations and additions of quality and architectural merit to the existing building at 3 Riverview Road, while providing accommodation of the highest standard and amenity for the occupants.

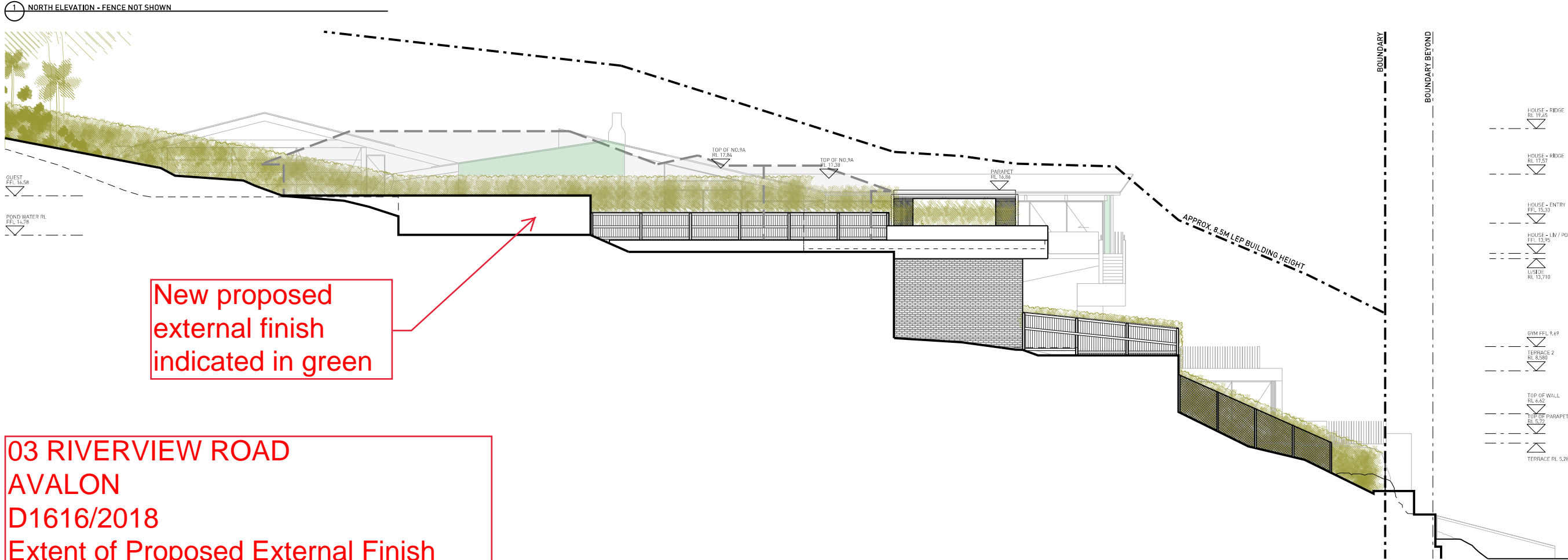
LEGEND	
	SOLID WALL / PARTITION
	CONCRETE WALL
	BRICK WALL
	BRICK WALL
EXISTING WALL RETAINED (GREY SHOWS DETAIL)	
	WALL TO BE DEMOLISHED
	EXTENT OF PROPOSED WORKS

- NOTES
- All dimensions to be verified on site.
 - Report any discrepancies or omissions to SDS prior to construction.
 - Refer to architect for ambiguous details or when clarification is required.
 - All drawings to be read in conjunction with specifications.
 - All drawings to be read in conjunction with consultants' drawings.
 - All structure to structural engineer's details.



PRELIMINARY NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	QA ISSUE	28.09.18
B	RELOCATION OF EX CT ART WALL	01.02.19
C	EX POND RETAINED	15.03.19
D	QA ISSUE	23.09.19
E	S4.350(A) CONSULTANT ISSUE	25.09.19
F	S4.350(A) DRAFT ISSUE	06.10.19
G	S4.350(A) APPLICATION ISSUE 1	07.03.20










03 RIVERVIEW ROAD
AVALON
D1616/2018
Extent of Proposed External Finish

1 NORTH ELEVATION - FENCE



LEGEND

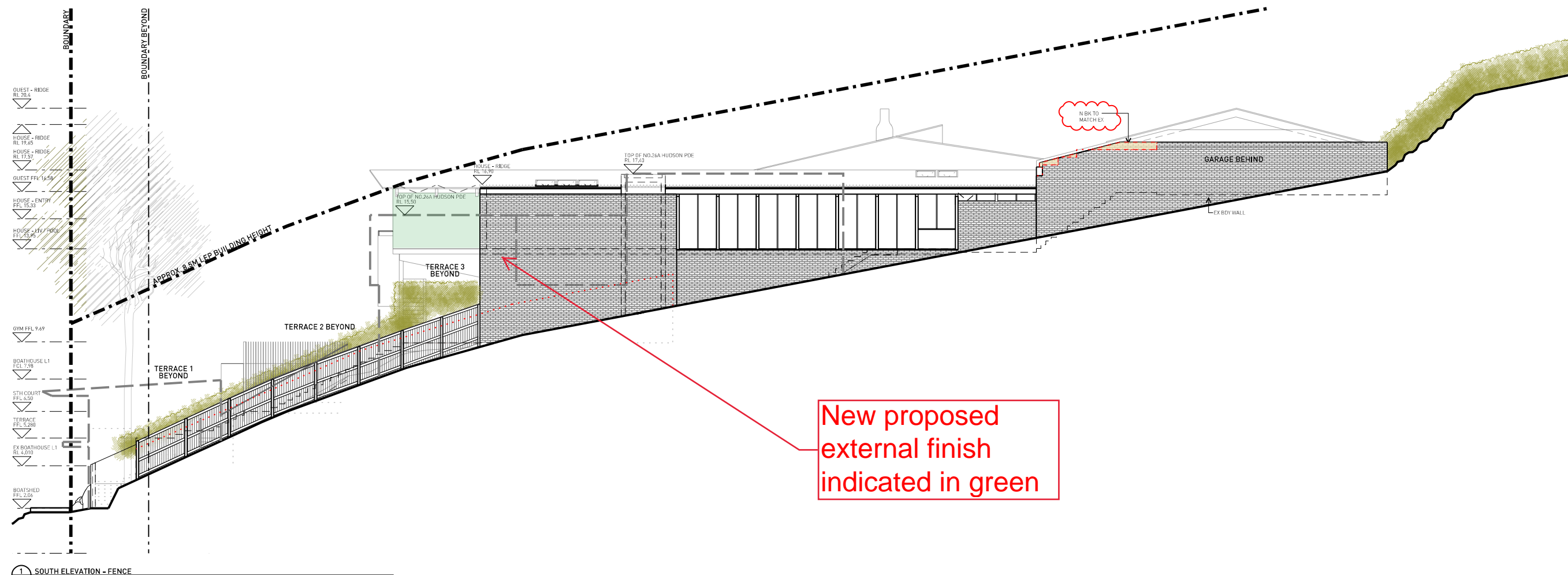
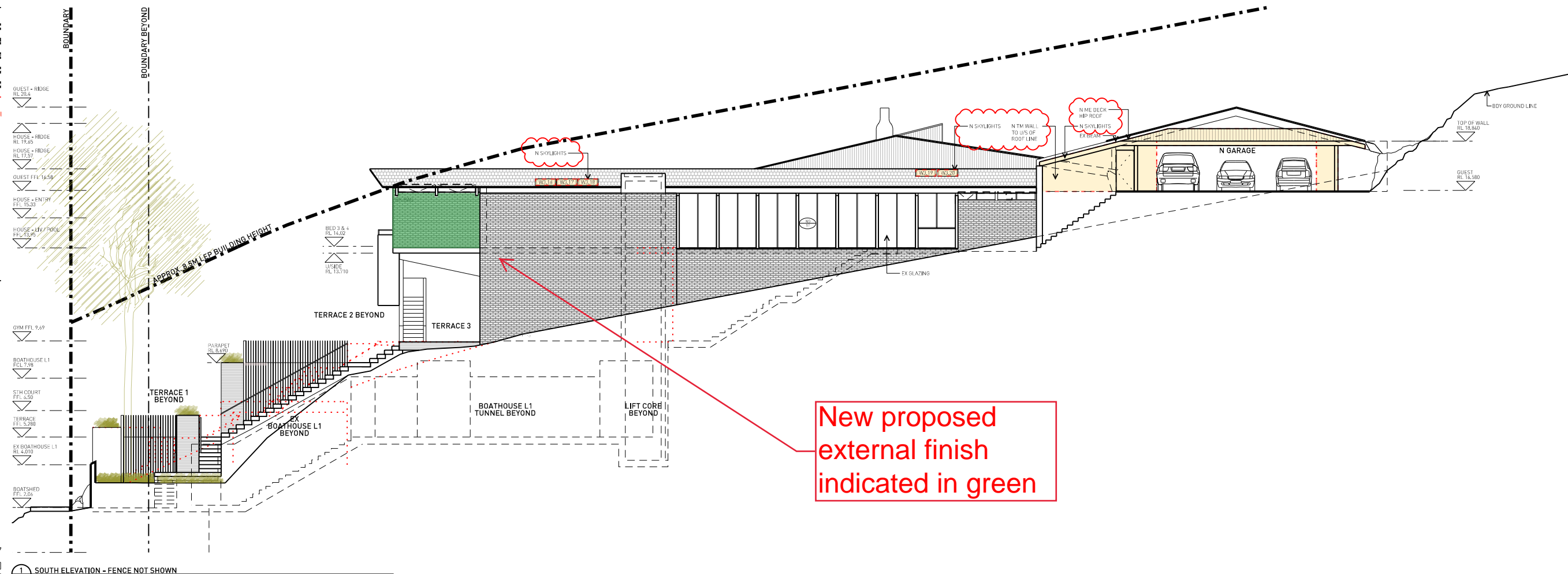
	STUD WALL / PARTITION
	CONCRETE WALL
	BLOCK WALL
	BRICK WALL
	EXISTING WALL RETAINED (GREY SHOWS DETAIL)
	WALL TO BE DEMOLISHED
	EXTENT OF PROPOSED WORKS

NOTES

- 1 All dimensions to be verified on site.
- 2 Report any discrepancies or omissions to SDS prior to construction.
- 3 Refer to architect for ambiguous details or when clarification is required.
- 4 All drawings to be read in conjunction with specification.
- 5 All drawings to be read in conjunction with consultants' drawings.
- 6 All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
A	DA ISSUE	28.09.18
B	RETENTION OF TREE 20 AT COUNCIL REQ.	11.12.18
C	DA ISSUE	15.03.19
D	\$4.35(1a) CONSULTANT ISSUE	23.09.19
E	\$4.35(1a) DRAFT ISSUE	25.09.19
F	\$4.35(1a) APPLICATION ISSUE 1	04.10.19
G	BK TO LIFT OVER RUN	13.01.20
H	COPPER TO LIFT OVER RUN	31.01.20
I	\$4.35(1a) APPLICATION ISSUE 2	02.03.20



smart design studio

632 BOURKE STREET
SURRY HILLS NSW 2010
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

PROJECT
1805 RIVERVIEW 3

DRAWN SENIOR QA APP'D
TB DRAFT TB

DWG TITLE
SOUTH ELEVATIONS

DWG NO
DA301

REV
1



SCALE
1:100 @ A1 (1:200 @ A3)

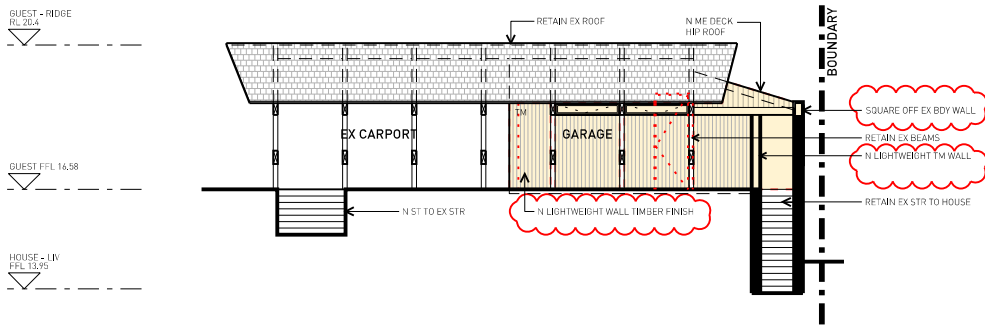
LEGEND

SOLID WALL / PARTITION
CONCRETE WALL
BRICK WALL
BRICK WALL
EXISTING WALL RETAINED (GREY SHOWS DETAIL)
WALL TO BE DEMOLISHED
EXTENT OF PROPOSED WORKS

- NOTES**
1. All dimensions to be verified on site.
 2. Report any discrepancies or omissions to SDS prior to construction.
 3. Refer to architect for ambiguous details or when clarification is required.
 4. All drawings to be read in conjunction with specifications.
 5. All drawings to be read in conjunction with consultants' drawings.
 6. All structure to structural engineer's details.



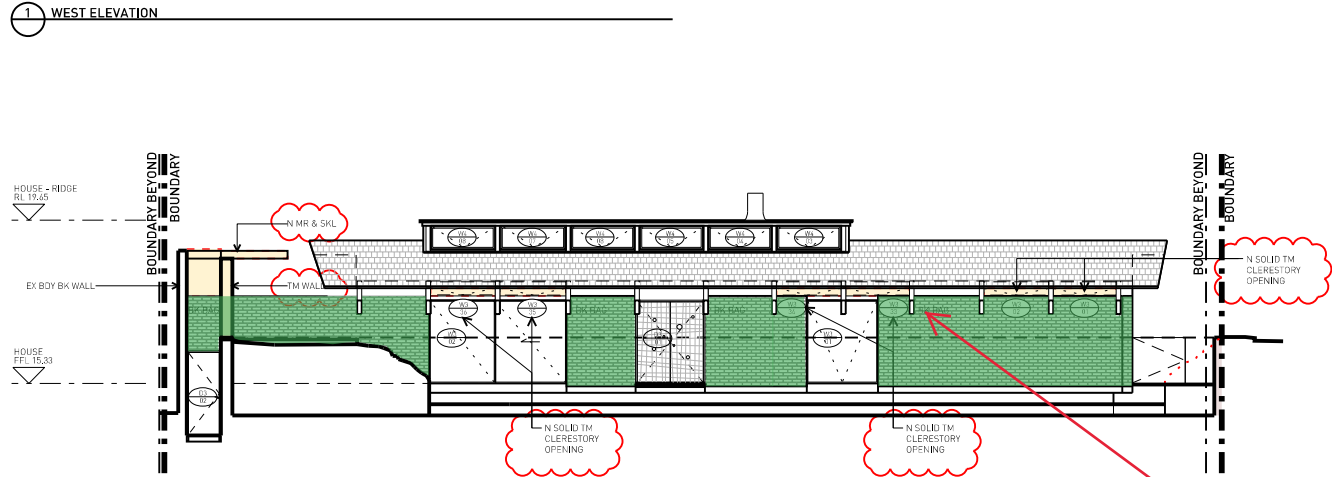
New proposed external finish indicated in green



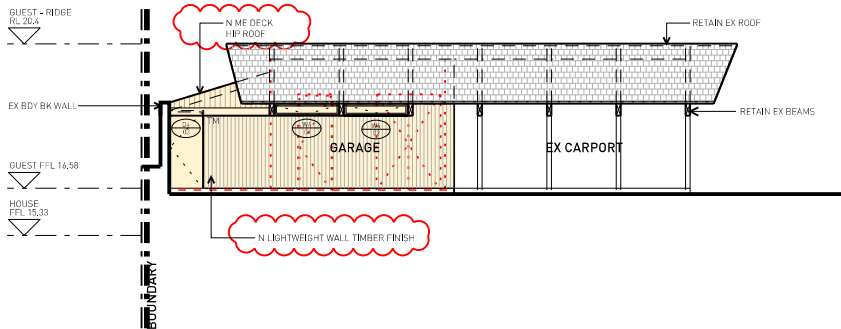
3 WEST ELEVATION (CARPORT & GUEST)

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
A	DAISSUE	28.09.18
B	RETENTION OF TREE 20 AT COUNCIL REQ.	11.12.18
C	RETAIN BRICK FACADE AT COUNCIL REQ.	31.02.19
D	EX ART WALL RELOCATED AT COUNCIL REQ.	15.03.19
E	DAISSUE	25.09.19
F	S4.550(A) CONSULTANT ISSUE	25.09.19
G	S4.550(A) DRAFT ISSUE	04.10.19
H	S4.550(A) APPLICATION ISSUE 1	15.01.20
I	LIFT OVERRUN TO BK	31.01.20
J	LIFT OVERRUN TO COPPER	02.03.20
	S4.550(A) APPLICATION ISSUE 2	02.03.20



2 EAST ELEVATION



4 EAST ELEVATION (GUEST & CARPORT)

New proposed external finish indicated in green

