

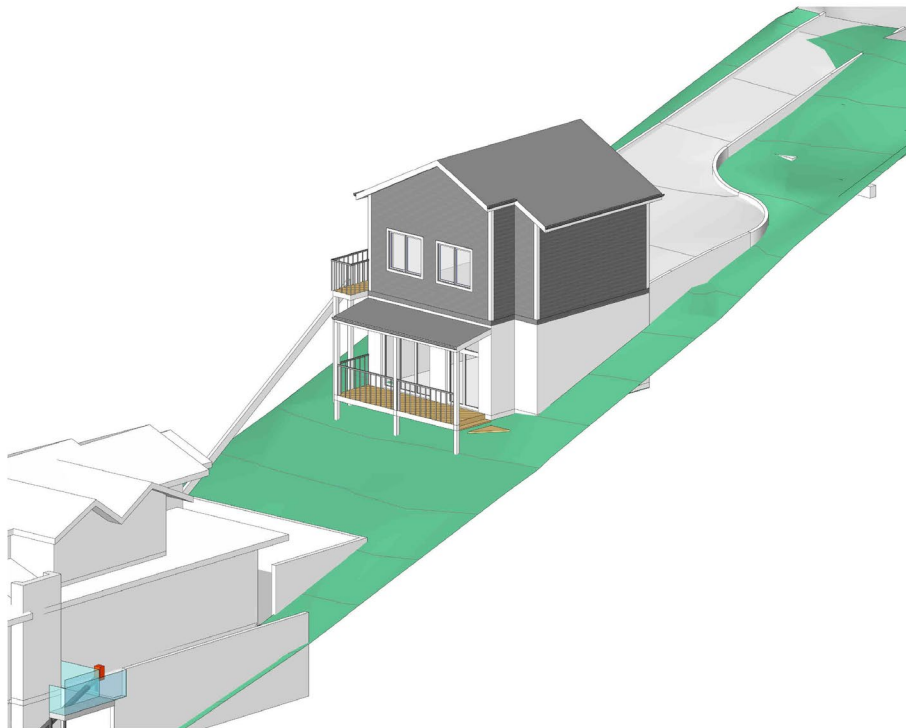


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STATEMENT OF ENVIRONMENTAL EFFECTS

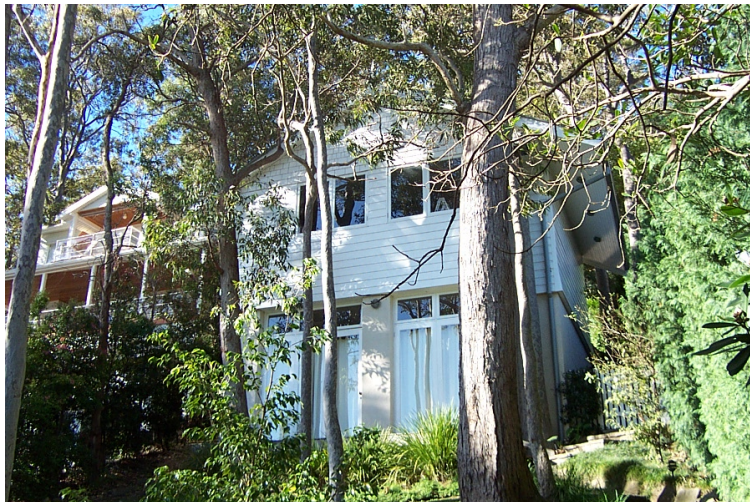
129 RIVERVIEW RD AVALON

Lot 100 in DP 1196629



PROPOSED DEVELOPMENT

This Development Application seeks approval for the construction of a new garage to replace the original garage which was destroyed in a fire. A new covered deck to the existing studio under the garage is also proposed.



Original garage studio

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings 2101 – 00 to 09 by Peter Downes Designs including shadow diagrams

Topographical Survey by Bee and Lethbridge surveyors

Geotech report by White Geotechnical Group

Arborist report by Joanne Willis

PROPERTY DESCRIPTION

Title Description

Lot 100 in DP 1196629

Street Address

129 Riverview rd Avalon

Dimensions and Description

The subject property is roughly rectangular in shape with the following boundary dimensions.

North	92.88 m
East	12.20 m
South	104.7 m
West	HWM
Total Site Area	1201 m ²

Access

Access to the site is from Riverview rd

Slope

The site falls approx. 43 m from E to W with little cross fall

Easements

The site is not burdened by any easements

Covenants

There are no covenants affecting this property.

ZONING AND CONTROLS

Residential E4 – Environmental Living

Pittwater 21 Development Control Plan

Pittwater LEP 2014

SITE ANALYSIS

Refer to site plan.

SITE DATA

Total site area = 1201 m²

Total landscaped area = 795 m² = 66%

The only change to the landscaped area a small increase in the size of the deck attached to the studio, and the addition of a timber walkway to the northern side of the garage.

HEIGHT CONTROLS

The majority of the proposed new garage complies with Council's height limit of 8.5 m. There are some parts that exceed the 8.5 m limit but comply with the Council's variation allowance of 10.0 m.

From the LEP:

(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the [Height of Buildings Map](#) may exceed a height of 8.5 metres, but not be more than 10.0 metres if—

- (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the [Height of Buildings Map](#) is minor, and
- (b) the objectives of this clause are achieved, and
- (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and
- (d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.

The writer submits that the proposed development satisfies all of these requirements, and that there will be no overshadowing, privacy, streetscape or view loss issues resulting from the variation.

BUILDING ENVELOPE CONTROL

A small part of the southern wall does not comply with the building envelope control.

The site slopes more than 30% and therefore qualifies for consideration of a variation, and the author proposes that the variation sought is relatively minor.

BULK AND SCALE

The proposed design is articulated in plan view and all elevations. The combined effects result in a building which admirably disguises its bulk and scale, and is in character with the adjoining dwellings and others in the immediate vicinity.

SETBACK CONTROLS

side setbacks – the northern side at 1.0 m complies, the southern side at 2.0 m does not. This variation was supported by the Council during the pre-lodgement meeting.

front setback – the proposed development does not comply with the 10 m front setback due to site constraints. The proposed variation was supported by the Council during the pre-lodgement meeting. The proposed setback is consistent with the adjoining sites and many nearby sites.

rear (FBL) setback – complies

COASTAL MANAGEMENT

The site is within the areas covered by the Coastal Management act 2016 and the State Environmental Planning Policy Coastal Management, and is also included in the Coastal Environment and Coastal Use Management Areas of the LEP.

The writer submits that the proposed development will have no impact on the coastal processes, or public use, or access to a beach or adjoining coastal headland.

ACID SULPHATE SOILS

Clause 6.1 Acid Sulphate Soils of WLEP 2011 applies to this site.

6(a)(b) states :

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:

- (a) the works involve the disturbance of less than 1 tonne of soil, and
- (b) the works are not likely to lower the water table.

This project is likely to involve the disturbance of less than 1 tonne of soil at the lower critical part of the site, and the Geotech report states "Due to the position of the block relative to the slope and the underlying geology, no significant standing water table is expected to influence the site."

The writer submits that the proposed development complies with this policy.

ESTUARINE RISK MANAGEMENT

The site is included in Council's Estuarine Hazard Mapping, but all proposed new works are well above the Estuarine Planning Levels.

BIODIVERSITY

The proposed development is substantially within the footprint of the existing dwelling, however three trees are proposed for removal – refer to the arborist report.

DRAINAGE

The new downpipes will be connected to the existing stormwater management system.

CAR PARKING AND ACCESS

Car parking for cars is provided in the proposed garage.

LANDSCAPING

The proposed new garage, deck and walkway will have minimum impact on the existing landscaping.

PRIVACY

The proposed new garage, deck and walkway will create no privacy issues.

OVERSHADOWING

The proposed development fully complies with Council's solar access policy.

ENERGY AND WATER EFFICIENCY

n/a

STREETSCAPE

The proposed development will blend admirably with the adjoining and nearby dwellings which typically consist of a garage and/or foyer at street level, and the remainder at a lower level due to the steep topography.

SITE MANAGEMENT

An approved sedimentation barrier will be installed and maintained throughout the construction period.

VIEW SHARING

The proposed development will not result in any view loss issues.

GEOTECH

Refer to the Geotech report.

CONCLUSION

The proposed development complies with the intent of all Council's policies, enhances the natural and built environments and should receive favourable consideration during the approval process.

PETER DOWNES

Peter Downes – Chartered Building Designer
Dip of Arch Tech – Distinction
Dip of Building Design – Distinction