

Statement of Environmental Effects

NEW HOUSE

Development Application February 2019.

24 Chisholm Avenue, AVALON
Lot 3 DP 1170985

24 Chisholm Avenue is a battle axe block situated on the ridge between Chisholm Avenue and Hilltop Road. It is a large block of 2597m² with relatively large distances between neighbouring dwellings. The site is vegetated with native trees, with angophora and spotted gums as well as a variety of other species. The site falls away steeply to the East and West from a central ridge running down from South to North through the site and the existing single storey house is situated at the high point alongside the southern boundary. A driveway exists from Chisholm Avenue up to an existing hardstand parking area and carport in the north east section of the site. Access from the carport to the existing house is via an uncovered timber walkway and stairs.

The land is Zoned E4 Environmental Living. The proposal is permissible under that zoning. The proposed structure has been sited to have minimal impact on surrounding properties with careful considerations to manage privacy and overshadowing.

The existing home shall be demolished and a new 2 storey house constructed with 2 car garage excavated into the hillside beside the house, accessed from the existing driveway. The garage and associated lift provide an accessible and undercover path of travel into the home. Extensive excavation will be carried out which has been assessed by White Geotechnical Group and recommendations are made in the report attached to this submission.

The proposed home is placed in similar location to the existing home. The proposed home extends to the East and reaches a (max. roof) height just under 10m to the existing ground level below which falls away steeply to the East. This issue is addressed specifically within this statement.

Whilst the proposed building extends to the East and is situated North of the Southern neighbour (no26 Chisholm), front, side and rear setbacks comply to the DCP and overshadowing is not significant (mainly due to the extensive tree canopy covering the site). Wall heights are below limits including the corner of the roof closest to that neighbour.

The proposal increases the west/rear setback by 2m allowing the creation of the Western Terrace.

All roof water will be collected and disposed of via an existing site stormwater connection to the street. On Site Detention shall be installed in accordance with P21 DCP.

The land is identified on the PLEP Geotechnical Hazard Map – W Hazard H1. A geotechnical report prepared by WHITE GEOTECHNICAL GROUP, dated February 2019, is submitted with this application.

The land is identified on the PLEP Biodiversity Map. A Flora and Fauna Impact Assessment Report, prepared by Ecological Consultants Australia Pty Ltd, dated February 2019, is submitted with this application. The proposal includes removal of 4 trees. These trees and others impacted by the proposal are assessed within an Arborist report, prepared by URBAN FORESTRY AUSTRALIA, dated February 2019, and submitted with this application.

ZONING AND DEVELOPMENT CONTROLS

Pittwater Local Environmental Plan 2014

LAND USE TABLE

The land is Zoned E4 Environmental Living. The proposal is Local Development, a new single dwelling.

The proposal is consistent with the Objectives of the Zone.

4.3 HEIGHT OF BUILDINGS

The North East corner of the proposed roof structure reaches just under 10m above existing ground where the hillside falls away steeply to the north and east.

The proposal achieves the objectives of the LEP, with respect to LEP 4.3 2D, where the building may exceed a height of 8.5 metres, but not be more than 10.0 metres because:

(a) the consent authority can be satisfied that the portion of the building above the maximum height shown for that land on the [Height of Buildings Map](#) is minor – *a small portion of the roof over the deck (no walls) exceed the 8.5m limit. No part of the roof is more than 10m above ground.*

(b) the objectives of this clause are achieved,

- The building, by virtue of its height and scale, is consistent with the desired character of the locality,
- The building is compatible with the height and scale of surrounding and nearby development, *the maximum height of the roof is lower than the ridge of the existing home being demolished.*
- Overshadowing of neighbouring properties is not significant.
- Views from neighbouring properties are not significantly diminished.
- The building is designed to respond sensitively to the natural topography,
- There is little visual impact of development on the natural environment, heritage conservation areas and heritage items. *The proposal remains obscured from public spaces (the road)*

(c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%).

Illustrated on the building sections.

(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 proposal involves floors at various levels to take into account the topography of the site and minimise its profile to neighbouring properties.

No other parts of the roof exceed the 8.5m limit.

5.9 PRESERVATION OF TREES OR VEGETATION

Amongst 44 trees assessed by URBAN FORESTRY AUSTRALIA four trees are proposed to be removed. These trees and others impacted by the proposal are assessed within an Arborist report, prepared by URBAN FORESTRY AUSTRALIA, dated February 2019.

One of those trees is of MEDIUM retention value, and the other 3 are of LOW retention value. It is intended to replace the trees removed 1 for 1 and replacements are nominated on the LANDSCAPE PLAN DA03.

5.10 HERITAGE CONTROLS

The property is nearby to Local Heritage Item 2270085, "Ashlar" (house and garage). This proposal does not impact on that heritage item.

7.2 EARTHWORKS

The proposal involves significant earthworks. It is a priority to provide an undercover accessible path of travel into the home and between levels. The garage is situated carefully to provide acceptable gradient in the driveway and direct access via stairs or lift into the home.

Careful examination of the site was carried out by WHITE GEOTECHNICAL GROUP and recommendations provided to ensure excavation can be carried out effectively and safely.

Access to the building site is via an existing concrete driveway. Previous works on the site have confirmed that this is suitable for the majority of truck types required to remove materials from the site.

7.6 BIODIVERSITY PROTECTION

The land is identified on the PLEP Biodiversity Map. A Flora and Fauna Impact Assessment Report, prepared by Ecological Consultants Australia Pty Ltd, dated February 2019, is submitted with this application. The proposal includes removal of 4 trees. These trees and others impacted by the proposal are assessed within an Arborist report, prepared by URBAN FORESTRY AUSTRALIA, dated Feb 2019, and submitted with this application.

7.7 GEOTECHNICAL HAZARDS

Careful examination of the site was carried out by WHITE GEOTECHNICAL GROUP and recommendations provided to ensure excavation can be carried out effectively and safely.

A geotechnical report, dated February 2019, is submitted with this application.

7.10 ESSENTIAL SERVICES

The property is connected to mains water, electricity, telephone, sewer and has suitable vehicular access. Roof water of the new house will be collected in a gutter and downpipe system and connected to the existing street stormwater system on Chisholm Avenue.

On Site Detention will be included as required by P21 DCP 5.4 (details below)

Pittwater 21 Development Control Plan 2014

3.6 State Environment Planning Policies (SEPPs) and Sydney Regional Environmental Policies (SREPs)

The proposed development complies with all relevant SEPPs, SREPs and other state government guidelines that apply to the site.

The proposed works have been designed so that when constructed they can comply with the Building Code of Australia.

The proposal is classified by the National Construction Code (BCA) as Class 1a. BASIX Certificate is included with this application.

4 INTEGRATED DEVELOPMENT

The proposal is not integrated development.

5 REFERRALS

The application does not need to be referred.

B1.2 Development in the vicinity of Heritage items.

Refer 5.10 above

B1.4 Aboriginal Heritage Significance

The topography of the site has been significantly modified since it was developed with the existing house and parking area. There is no evidence of Aboriginal places or objects. The proposed works do not significantly modify land outside the area of previous disturbance.

B3 HAZARD CONTROLS

B3.1 Landslip Hazard

The land is identified on the PLEP Geotechnical Hazard Map – W Hazard H1. A geotechnical report prepared by WHITE GEOTECHNICAL GROUP, dated February 2019 is submitted with this application.

B3.2 Bushfire Hazard

The property is not within a Bushfire Zone.

B4 NATURAL ENVIRONMENT

B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community

Refer 7.6 above. Comment provided within Consultant Report.

B5 WATER MANAGEMENT

B5.4 Stormwater Harvesting

The new house results in additional hard (impervious) roof area of 58m² and therefore will include installation of a rainwater tank for non-potable use, connected to external taps for the purpose of landscape watering and car washing and a functional water reuse system. The BASIX commitment is a tank of 8000L. This tank will be installed as an integrated tank with the OSD system.

B5.7 Stormwater Management - On-Site Stormwater Detention

The proposal results in additional hard surface of 185m². (area schedule provided on LANDSCAPE PLAN DA03).

Extg house: 166m², Proposed house and terraces: 351m². Carport and hardstand remain unchanged.

INCREASE IN IMPERVIOUS AREA 185m²
MINIMUM CAPACITY OF OSD TANK 12,000L

The site currently has one OSD tank of 14000L capacity.

An additional tank of 18000L capacity will be installed to satisfy requirement for 8000L (BASIX) and 12000L (OSD).

B5.8 Stormwater Management - Water Quality - Low Density Residential

A stormwater and on site detention system exists on the site collecting run off from the carport and hardstand area. Under this proposal additional collection of rainwater and additional capacity in OSD will be implemented.

The existing stormwater OSD system, build recently within works on the carport and hardstand, which includes:

- Pre-screening of organic matter (eg leaf litter) prior to the collection of rainwater in the rainwater tank
- A water quality filtration basket or equivalent primary treatment Stormwater Quality Improvement Device (SQID) to collect leaf litter and coarse sediments is to be installed prior to the discharge of stormwater from the land.

B5.10 Stormwater Discharge into Public Drainage System

All discharge will be through the existing system.

B5.12 Stormwater Drainage Systems and Natural Watercourses

There will be no impact on any drainage easements and natural watercourses.

B6 ACCESS AND PARKING

B6.1 Access driveways and Works on the Public Road Reserve

There will be no change to the driveway or crossing due to this proposal.

B6.3 Off-Street Vehicle Parking Requirements

This proposal results in covered parking for 2 vehicles in an enclosed garage. The area provided complies with this clause.

B8 SITE WORKS MANAGEMENT

B8.1 Construction and Demolition - Excavation and Landfill

The proposal has been designed to safely accommodate the excavation required and stabilise the existing topography. The geotechnical report provides guidance for the construction of the proposal.

B8.2 Construction and Demolition - Erosion and Sediment Management

As required, appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties and Pittwater.

C1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

C1.1 Landscaping

LANDSCAPE DESIGN STATEMENT

The site is a large battle axe block with limited boundaries to Chisholm Avenue and Hilltop Road. There is no work proposed in the proximity of Hilltop Road. The existing site stormwater system is required to be upgraded and a new watertank will be installed in the garden area adjacent to Chisholm Avenue. The land in this vicinity is heavily vegetated and restricts any vision of the site from the street and neighbours.

The proposed home does extend further east (towards Chisholm Avenue) than the existing home but still achieves a setback of nearly 30m. The setback to the Southern Boundary is around 5m and the setback to the neighbour at no26 Chisholm Avenue is more than 10m. The proposed home does not overshadow that neighbour significantly (refer SHADOW DIAGRAMS) and native planting will be used to ensure privacy is maintained between the homes.

Primarily, the intention for site landscaping is to return unbuilt upon areas to their natural state and create an interface between built structure and site that exemplifies the beauty of the site.

The proposal retains the generous areas of soft landscaping and canopy trees. Four trees are marked for removal and four trees will be planted as replacement. Locations are nominated on the LANDSCAPE PLAN DA 03.

An arborist report and ecology report accompany this application and comment on the overall impact of the proposal and makes recommendations for during construction and post construction to ensure there are no adverse impacts due to the proposal.

The site will maintain its contribution to the landscaped character of the locality.

C1.4 Solar Access

Shadows diagrams accompany this application.

On June 21st, at 9am the shadow modelling suggests that structure casts shadow over the house at 33 Hilltop Road. Though it may be noted that this shadow is not different to the existing shadow, and tree cover between properties obscures the shadow entirely. Approaching 3pm, the proposed structure would cast shadow on the northern wall of the house at no 26 Chisholm Avenue. Again, it may be noted that the extensive tree cover to both sites would make this additional shadow unrecognisable. In addition, no overshadowing of internal or external living areas occurs.

D1 AVALON BEACH LOCALITY

D1.1 Character as viewed from a public place

The proposal cannot be seen from a public place.

D1.5 Building colours and materials

A proposed Materials Schedule is provided on the LANDSCAPE PLAN DA03

D1.6 Height – General

The highest point of the structure is 9.95m above existing ground level below. The site (around that part of the home) is greater than 16.7 degrees (Geotech report notes average gradient of 24°).

Detailed explanation on the height of the building is provided in this statement at Clause 4.3 (PLEP 2014)

D1.9 Side and rear building line

The proposal results in a southern boundary setback of 4.35m, which is EQUAL to the existing home. The rear (western) boundary setback of over 8m (around 2m GREATER than the existing home).`

D1.11 Building envelope

No part of the structure encroaches upon the building envelope Control (45° plane 3.5m above GL at the boundary).

D1.14 Site coverage – Environmentally Sensitive Land

The proposal does not result in a significant change to site coverage relative to the size of the property. Much of the property remains unchanged, the proposed house is sited over the footprint of the existing house.

Existing Home	166m ²	
Existing Carport and Hardstand	210m ²	
Existing driveway	68m ²	
Proposed house	224m ²	
East and West Terraces	73m ²	
Driveway and pathway	77m ²	
Proposed new BUA	818m ²	
SITE area	2597m ²	
<i>Proposed Site Coverage</i>	<i>31%</i>	<i>COMPLIES</i>

Total Landscaped Area is therefore more than the required 60% of the site area.

D1.15 Fences – General

No changes to existing boundary fences are proposed.

D1.17 Construction, retaining walls, terracing and undercroft areas

Various retaining walls are proposed in the development. Both the Arborist and Geotechnical Engineer have provided advice that has guided the design of the proposal and provided conditions to guide construction method.

7.0 Matters for Consideration under Section 79c of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft instruments applying to the land.

7.3 Any development control plan

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan 2014.

The application has been prepared having regard to the requirements of Part B, Part C and Part D of the Pittwater 21 DCP.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

7.4 Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

No matters of relevance are raised in regard to the proposed development.

7.5 Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

7.6 Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979).

No matters of relevance are raised in regard to the proposed development.

7.7 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 and Council's Codes and Policies, in particular the Pittwater 21 DCP 2014 and the Avalon Beach Locality Statement.

7.8 The suitability of the site for the development

The subject land is currently zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

7.9 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.10 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The principal objective of this development is to provide a high quality home well situated amongst the natural landscape on a stunning Avalon property. It is a priority to provide an undercover accessible path of travel into the home and between levels.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining our neighbour's amenity and by complimenting the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, consent for the application is requested of Council, with any relevant conditions that it considers appropriate for alterations to the existing development on the site.

END OF STATEMENT