MATTINSON
DESIGN STUDIO

STATEMENT OF ENVIRONMENTAL EFFECTS
FOR 41 QUEENS AVENUE. AVALON


Cottage viewed from North Eastern side facing Queens Avenue

LOT B DP 159047
19 November 2020

SITE DETAILS
The allotment is 1227 sqm & is zoned R2 under Northern Beaches Council Local Development Plan.

THE PROPOSAL
It is proposed to extend the existing weatherboard cottage toward Net Road which will consist of an entrance hall, main bedroom, ensuite & laundry. The existing infilled veranda on the SE side of the cottage & the carport will be demolished.

Cottage viewed from South Western side facing backyard

PLANNING CONSIDERATIONS

The following matters are of relevance & have been taken into consideration with the preparation of this proposal

- Pittwater Local Environmental Plan 2014
- Pittwater 21 DCP

CONTEXT, SETTING & SITE CHARACTER

The proposed extension has is single story & is of a similar scale to the surrounding buildings. The design of the proposed extension has taken into consideration the roof shape of the existing house & houses of that architectural style. The design has balanced the need to provide more accommodation for the occupants & create visual harmony. It is to be constructed in a style that is sympathetic to the existing dwelling & neighbouring allotments.

Landscaping will be provided to enhance the streetscape quality.

SITE CLEARING

There is no site clearing required for this proposal, only the dismantling of part of the existing cottage & carport .

Cottage viewed from South Eastern side facing Net Road

DENSITY

The existing cottage is 207.69 sqm. The proposed extension results in the total home floorspace of 246.3 sqm. As the site is 1227sqm the proposed development would still be within the category of low density.

SETBACKS

The proposed extension is within the 6500mm front setback & 3250mm secondary street setback. Refer to site analysis plan.

PRIVATE OPEN SPACE

The lawn area in the backyard provides approx. 150sqm private open space that is accessed from the living room via the covered deck area. This has not been altered by this proposal.

SOLAR ACCESS

The proposed extension, has not reduced the existing solar access to the cottage as it is replacing existing structures. The proposed rooms have access to natural light & ventilation through windows & a ventilated skylight.

Cottage & driveway viewed from South Eastern side facing Net Road

SUSTAINABILITY

A BASIX certificate has been generated for the proposed works. All of the water & energy efficient requirements have been achieved.
Refer attached BASIX certificate.

WASTE DISPOSAL

There is sufficient space on site for recyclable and non-recyclable waste during construction. Refer to waste management plan

PRIVACY & VIEWS

This proposal does not impact on neighbouring properties privacy as the extension it is not adjacent to neighbouring boundaries. The privacy to the occupants has been considered & will be provided via window coverings & existing landscaping.

STORMWATER MANAGEMENT
The roof water will be directed into the stormwater system & managed in the street by the stormwater strategy in place for Avalon parade.

TRANSPORT AND TRAFFIC
The proposed development will have no effect on the existing traffic flow in the area as the onsite parking already exists.

UTILITIES
There is already access to electrical, water and sewer services. These facilities will be utilised for the development.

SITE ATTRIBUTES
The site does not suffer from any of the following factors:-

- _Flood effected
- _Tidal inundation
- _Slip
- _Mine Subsidence
- _Bushfire prone

LANDSCAPING
Siting of the extension is mainly upon existing hardsurface area & 9sqm of grass area. No landscaping will be impacted by this proposal.

CARPARKING
Existing hardstand area exists on the site for 2 carspaces

COMPLIANCE
This proposal complies with the numeric standards within Pittwater 21 DCP & intent of Pittwater LEP
Refer to table on Drawing 01

CONCLUSION
The modest extension to the existing cottage has been designed with consideration to neighbouring allotments & the streetscape. It has been designed to improve the comfort for its occupants, with consideration to solar access, existing trees, safety, maintaining privacy between properties & to be in keeping with the scale & character of the locality. I believe that there will be no adverse environmental impacts caused by this development.

Marie Mattinson
Building Designer
19th November 2020