

Statement of Environmental Effects

Property: 43 Hilltop Road, Avalon Beach, 2107.

Site Description:

This site is legally described as Lot 2 in Deposited Plan 212320.

This American style log cabin was built as holiday accommodation in the 1930s. The cabin is placed to the front of the block now known as 43 Hilltop Road, Avalon Beach 2107. Situated in an elevated position behind the log cabin is a house built in the 1960s which is not the subject of this Development Application.

The site is 773 sqm and rectangular in shape with approx. width of 15.85m and depth of 48.77m.

The property is in a residential area and is surrounded by other residential properties.

Change of Use Proposal

Although the cabin was intended to be used as accommodation, somehow before the time of my ownership, it became designated as storage and I seek to change its use back to that of a secondary dwelling.

Property Description and Condition

The log cabin has a northwest/southeast orientation. It presents as a heritage feature in the street and is often photographed and admired by people using Hilltop Road, which is nominated as a scenic throughfare.

Vehicle access and off-street parking is available for a small car alongside the cabin front door. This will not need to change. There is also access to private open space.

In 2006 the roof of the cabin was replaced with Colorbond of a Council approved colour as the asbestos roof was unsightly.

A skylight in the bathroom is installed. An extractor fan is installed. Insulation is installed. A new shower with an acrylic base is fitted. A water saver shower head is installed. A small toilet cistern is in place.

When the roof was fitted the cabin was upgraded internally with a unifying tiled floor. A modular IKEA kitchen was added. The cabin was freshly painted. The electrical work was upgraded and safety modification added. A washing machine was plumbed into the existing plumbing. There is outdoor space available in which clothes can be dried.

The cabin is constructed of logs that are 400mm thick and the door is a 150mm solid gum feature. There is no need for heating and cooling as the temperature stays stable throughout the year.

The original windows are in situ. They all open and close using the original hardware and there is no need to replace any of these fittings as they contribute to dictating the charm of the interior and exterior.

Property Management

The cabin is managed by L J Hooker Avalon Beach. The Property Manager is Sian Utter. The property is inspected every 6 months by the agent. All tenants are rigorously assessed by the agent before acceptance.

For waste management the cabin has a dedicated red bin as well as a green bin. Access is provided to a blue bin and a yellow bin. All are registered with Northern Beaches Council.

Key Environmental Considerations

There are no zoning or environmental characteristics that present impediments to the change of use proposed in this application.

There are no trees or existing landscape being removed or impacted.

There is no change to entry or security.

The log cabin does not have views and does not affect the views from neighbouring properties.

The site is not affected by bush fire, biodiversity, floods or waterways.

Heritage Conservation

In 2013, whilst the cabin was tenanted, I was approached by Pittwater Council with a proposal to have the log cabin placed on the Pittwater Heritage Inventory SHI 2270455. An assurance was made at the time that being placed on this inventory would not hinder its use as a home for someone. Planning Proposal PP0001/15 – Amendment to Schedule 5 and the Heritage Maps in the Pittwater Local Environment Plan 2014 and DCP B1 Heritage Controls. The exterior of the cabin has not changed since the new roof in 2006.

Conclusion

Under the Development Application to change the use of the cabin from storage to secondary dwelling I believe there will be no negative environmental effects. I have applied to Northern Beaches Council with this intention uppermost in my mind.

A BASIX report for the log cabin is included in the application.

This report was prepared by Kerry Ritson, owner and occupier of 43 Hilltop Road, Avalon Beach.
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