

Statement of Environmental Effects

Accompanying a development application for

Granny Flat

At

LOT 76 / DP12074

33 WOLLSTONECRAFT ROAD, AVALON

12/04/2021

Rev 02

Ashley.R.T.Stephens
Drafting Services

Assoc Dip. Structural Engineering - Qualified Structural Drafter



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INTRODUCTION

This statement of environmental effects has been prepared by Ashley R.T Stephens Drafting Services to accompany a **development application** for a **Granny Flat at 33 Wollstonecraft Plateau**. The application is being lodged by Ashley Stephens, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Northern Beaches Council's LEP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

SUMMARY OF WORKS

The scope of works for 33 Wollstonecraft Rd includes: a detached Granny Flat containing 2 bedrooms, Living room, bathroom and kitchen with a total area of 59.540m².

This statement has been prepared having regard to the following documentation:

Architectural, Landscape and drainage Plans.

SITE DESCRIPTION AND ANALYSIS

Location and property description

The property Lot is a 928.8m² rectangular shape lot. The land slopes gradually up to the southwest of the block with an approximate height difference of 0.5 to 1 metre from front to back of the property, over the project site, approx 209m². The Internal Driveway alignment is from the front left of the boundary line through the middle, ending at the garrage to the right of the property.

Gardens are a combination of an english style garden with a mixture small to medium australian native plants

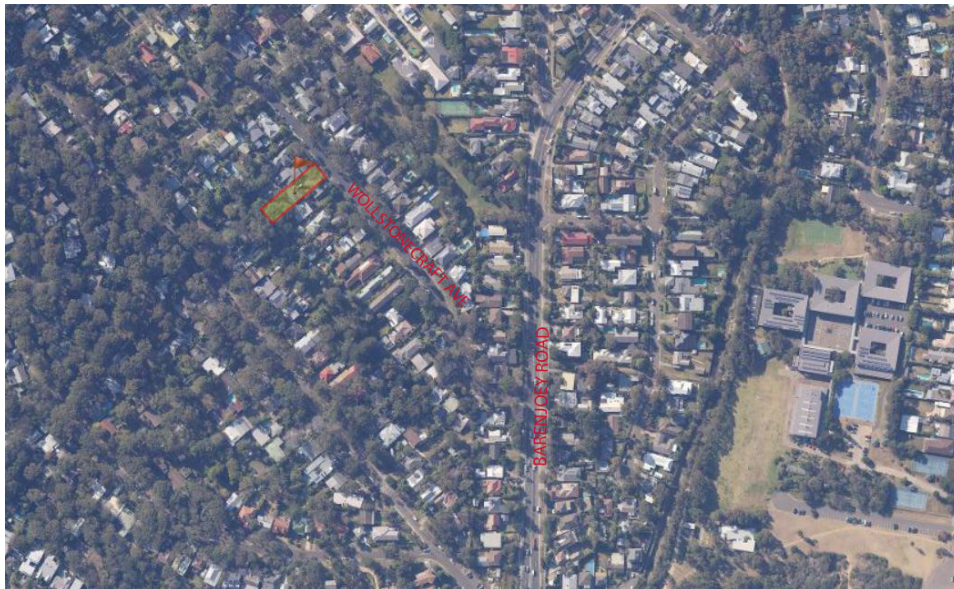


Figure 1 Location of property

Surrounding development

The surrounding properties along Wollstonecraft Ave are either 2 story dwellings, unit blocks or 1 story dwellings with detached dwellings.

DETAILS OF PROPOSAL

Proposed works

A 1 level detached Granny flat, 59.540m² in size, located at the front right of the property.

MATTERS FOR CONSIDERATION

LOCAL ENVIRONMENTAL PLAN

Pittwater Local Environmental Plan 2014

This development is a Local Development, Zone R2

The development proposal does not represent a change in use of the property.

Part 4 Principal development standards

4.3 Height of buildings

The proposed granny flat height is under the maximum allowed height of 8.5m

4.6 Exceptions to development standards

The development proposal contains 2 exception to the development standards:

- 1- Clause D1.9 - Side Building Line 1m from boundary. Design = 900mm
Refer to 4.6 Clause report

Part 5 Miscellaneous provisions

5.4 Controls relating to miscellaneous permissible uses

Secondary Dwellings – The total floor area must not exceed whichever of the following is the greater: 60m² or 25% of the total floor area of the principle dwelling.

The Secondary Dwelling floor area is of 59.540m².

5.10 Heritage conservation

Not Applicable

5.12 Infrastructure development and use of existing buildings of the Crown

Not Applicable

Part 7 Additional local provisions

7.1 Acid sulfate soils

Not Applicable

7.2 Earthworks

Not Applicable, the Granny flat will be founded on individual footings. No major earthworks are required.

7.10 Essential services

Water, stormwater and sewerage lines will be connected to the main lines of the property. The supply of electricity will be separate to the main dwelling with a separate meter box.

The timing of provision for utilities and telecommunication services including liaison with various service utilities

PITTWATER CONTROL PLAN 21

A4 Avalon Beach locality

Section B General Controls

B1 Heritage Controls

B1.3 Heritage Conservation - General

Not Applicable

B1.4 Aboriginal Heritage Significance

Not Applicable

B3 Hazard Controls

B3.6 Contaminated Land and Potentially Contaminated Land

Not Applicable.

B4 Controls Relating to the Natural Environment

B4.5 Landscape and Flora & Fauna Enhancement Category 3 Land

Not Applicable, the proposed Granny Flat position will be located partially over the existing front lawn and an existing wood chipped laid parking area. No existing native flora will be disturbed.

B4.22 Preservation of trees and Bushland Vegetation

Not Applicable, Existing Tree canopy is located at the rear of the property and will not be affected.

B5 Water Management

B5.13 Development on Waterfront Land

Not Applicable

B5.15 Stormwater

Stormwater from secondary dwelling to connect to existing, with a 3000 litre Rainwater tank installed. Refer drg DR001

B6 Access and Parking

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

Not Applicable, Existing driveway to remain untouched.

B6.2 Internal Driveways

Not Applicable, Existing driveway to remain untouched.

B6.3 Off-Street Vehicle Parking Requirements

A Minimum space of 1 parking space will be allocated for the Granny flat within the property. 2 existing car spaces are located in a garage within the existing main house.

B8 Site Works Management

B8.1 Construction and Demolition - Excavation and Landfill

Not Applicable, No major excavation will be undertaken, Foundation work will be of pad footings.

B8.2 Construction and Demolition - Erosion and Sediment Management

Refer to Erosion and Sediment Management Plan, Drg A032 for control measures.

B8.3 Construction and Demolition - Waste Minimisation

Where feasible, Waste material from the Construction shall be sorted and reused on site if possible. Any waste metal, plastics or appropriate timber not reused on site shall be recycled at the local recycling centre. Any leftover waste not recyclable or able to be reused shall be disposed of at the local waste facility.

B8.4 Construction and Demolition - Site Fencing and Security

statutory signage will be installed at the front of the property where required. Existing High security fencing with driveway Gates will act as site fencing.

B8.5 Construction and Demolition - Works in the Public Domain

Not Applicable

B8.6 Construction and Demolition - Traffic Management Plan

Not Applicable

Section C Development Type Controls

C1 Design Criteria for Residential Development

C1.1 Landscaping

All existing landscaping along the sides and front of the property will be untouched. No major landscaping is required. Planting of small to medium native or low water use species along the northern and eastern side of the 2nd dwelling will occur as will medium size plants along the front existing fence to provide private outdoor space for the dwelling.

C1.2 Safety and Security

Not Applicable

C1.3 View Sharing

Not Applicable, the proposed Granny flat is situated on the front right (looking from the road) of the property and in front of the existing garage of the main dwelling thus no views are impeded.

C1.4 Solar Access

Not Applicable

C1.5 Visual Privacy

The granny flat will have native plants along to eastern side of the property encing to provide visual privacy from the main dwelling. An established garden bed with 1-2m plants is located outside of the Main dwelling's ground floor windows thus ensuring privacy for the Main dwelling. The granny flat will encompass the existing front lawn and garden that providing private open space from the Main dwelling.

C1.6 Acoustic Privacy

The Granny Flat will have insulation and external FC cladding materials suited for acoustic privacy. The existing dwelling is Insulated and cladded by brick thus reducing any acoustic noise.

C1.7 Private Open Space

The Granny flat will enjoy the existing front lawn and garden that providing private open space from the Main dwelling. The main dwelling maintains a vast private open space at the rear of the property.

C1.9 Adaptable Housing and Accessibility

Not Applicable

C1.11 Secondary Dwellings & Rural Workers Dwellings

The Granny Flat will be separate from the principal dwelling and will only be designed as a single storey, it will contain a maximum of 2 bedrooms and one bathroom.

C1.12 Waste and Recycling Facilities

Refer to the Waste Management Plan Drg A21

C1.13 Pollution Control

Not Applicable

C1.14 Separately Accessible Structures

Not Applicable

C1.19 Incline Passenger Lifts and Stairways

Not Applicable

C1.23 Eaves

All Eaves will have 300mm in width, typical.

C1.24 Public Road Reserve - Landscaping and Infrastructure

Not Applicable

C1.25 Plant, Equipment Boxes and Lift Over-Run

Not Applicable

C5 Design Criteria for Other Development

C5.11 Third Party Signage

Not Applicable

C5.21 Plant, Equipment Boxes and Lift Over-Run

Not Applicable

Section D Locality Specific Development Controls

D1 Avalon Beach Locality

D1.1 Character as viewed from a public place

The proposed granny flat will blend into Wollstonecraft Ave with the colour, roof structure, textures matching that of the main dwelling and surrounding housing

The current existing landscaping beds at the front and sides of the property reflects the character of other properties in Wollstonecraft Ave and will not be affected due to the granny flat development.

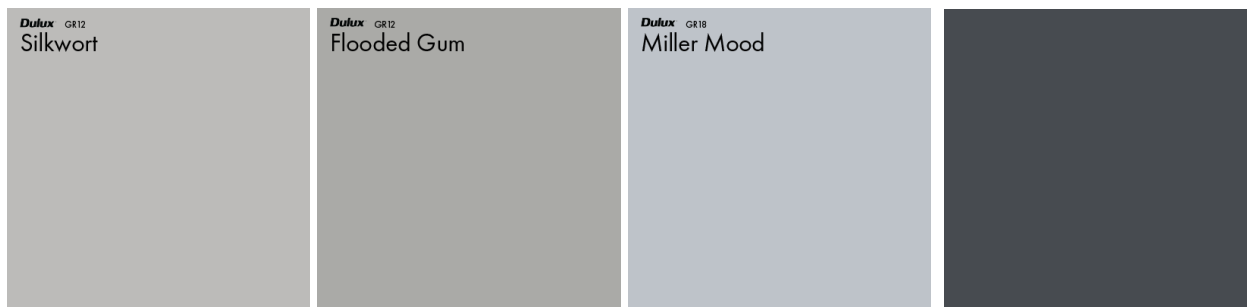
The design of the granny flat and location compliments the property and isn't viewed as a visual bulk appearance. The front façade facing Wollstonecraft Ave will contain a small verandah with awnings over the window.

D1.4 Scenic protection - General

The design of the granny flat and location compliments the property and isn't viewed as a visual impact from Wollstonecraft Ave.

D1.5 Building colours and materials

The granny flat is mostly of a timber construction. The colours of the granny flat will be of dark and earthy tones matching the primary dwelling. Examples for colour as shown below.



Silkwort

Flooded Gum

Miller Mood

Ironstone

The style of the proposed granny flat is in line with Avalon Beach Locality's ambience.

D1.8 Front building line

The front building line for the property is 6.5m. The location of the granny flat will be Located At 6.5 from the boundary line.

D1.9 Side and rear building line

Refer drg A05: 900mm building line along the northern boundry

D1.11 Building envelope

The granny flat is within the building Line.

D1.14 Landscaped Area - Environmentally Sensitive Land

Not Applicable

D1.15 Fences - General

Not Applicable. Existing Fencing is to remain at the front of the property and will not be affected by the granny flat.

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

Not Applicable