

SHIMDESIGN

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Mr Tim Parry
1A Elvina Avenue Avalon Beach

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STATEMENT OF EFFECTS

PROPERTY DESCRIPTION

Site and surrounding area

The site is a battle axe block, 1A Elvina Avenue Avalon Beach Lot 2, DP 56128 and comprises an area of 1082sq.m. It is zoned R2 Low Density Residential, is in Area 2 of the Landscaped Area map and within the Estuarine Hazard and Flood Risk Area. It is situated adjacent Careel Creek, the mains sewer runs along the entire eastern and southern boundaries and there is a 1.83m wide easement for electricity along the western boundary leading to the Electricity substation at the rear. The land falls from the street front handle RL 3.19 to Careel Creek along the eastern boundary RL 1.16. The property is surrounded by one and two storey dwellings.

Existing house

There currently stands an original single storey brick and tile cottage with an elevated timber deck to the east and an attached flat metal roof garage and laundry. There is a substantial weatherboard shed at the rear in need of some repair. Vehicle access via a battle axe strip concrete driveway with concrete hardstanding.

THE PROPOSAL-EXTENT OF WORKS

The proposal is to demolish the garage and construct a single storey kitchen/family room addition with a covered alfresco dining patio to the west. Bedrooms shall be extended 2-3m to the south. A pair of lightweight cantilevered carports shall provide stacked undercover parking for two cars close to the western boundary with ample vehicle turning space so that cars may exit the property in a forward direction.

PITTWATER 21 DCP LOCALITY SPECIFIC DEVELOPMENT CONTROLS-AVALON BEACH

Character as viewed from a public place

The existing house was well known hoarders property and new owners have recently cleared the house and the grounds which had become a danger and a public health hazard. The dwelling is partly visible through trees from an informal public path along the creek to busy Barrenjoey Road. The proposed modest addition shall have a hipped roof to match the existing, improving the aesthetic appeal.

Scenic Protection

The outcomes of the control are achieved. The single storey development has minimal visual impact on the natural environment when viewed from the creek. Being a battle axe site, the dwelling is not visible from the street. A combination of screening and a canopy trees shall minimise the visual impact of the proposal.

Building Colours and Materials

The extension shall be sympathetic with the existing design. Proposed additions shall be rendered brickwork and the entire house painted in soft earthy colours.

Setbacks Street Front approximately 35m
Rear varies 6.4m - 10m
East varies minimum 6.2m - 7.2m
West as existing approximately 3.0m, to carports 1.83m

Maximum Height of Building

Existing height is less than 8.5m. Proposed new work maximum 5.4m

Landscaped area - R2 Low Density Residential

541m² or 50% Landscaped space required
Existing soft landscaping 706m²
plus allowable terrace/ decking (56m²)
TOTAL 762m² or 70% Therefore complies with requirements.

Side boundaries, levels and neighbour outlines are as per the survey provided by Adam Clerke Surveying Ref. 4421A-2 dated 28/09/2021

DESIGN CRITERIA

C1.1 Landscaping

The site was overgrown with noxious weeds and has now has been cleared of refuse from decades of hoarding.

There are many casuarina trees located dangerously close to the existing house and proposed additions. New sheet roofing to the dilapidated garage is evidence that the branches have fallen and caused substantial damage in the recent past. The rusted gutters also indicate that the relentless shedding of pine needles cause a maintenance issue for the occupants, a potential fire hazard and make it impossible to grow a lawn for family recreation.

It is our proposal to remove these 8 trees and provide substitute planting of a more appropriate local species, thus meeting outcomes and softening the built form whilst enhancing the habitat and amenity value. This should have little effect on the overall canopy of Casurinas, which are very prolific along the Creek.

If the new development were to be sited further from these trees, the vehicular turning area would be lost, resulting in difficulties reversing up the long battle-axe driveway and exiting the site, posing a safety concern for pedestrians.

Attached is an Arboricultural Assessment by Kyle Hill of Growing My Way Tree Services.

C1.2 Safety and Security

Outdoor living shall be oriented to the west, away from the public creek front path, providing better privacy and security. The battle axe handle creates good separation from the street front and safety from vehicular traffic.

C1.3 View Sharing

There are no view sharing issues. Views and vistas from the road and public places are protected and maintained.

C1.4 Solar Access

There shall be minimal impact or additional loss of sunlight to neighbours. The addition is single storey, set well back from the eastern neighbours. The northern neighbour shall not be affected and the electricity substation is located to the south.

See survey and site plan. Shadow diagrams are not necessary to demonstrate this

C1.5, C1.6 Visual and Acoustic Privacy

The proposal shall have no effect on the neighbours' privacy or amenity. The existing high paling boundary fences and additional perimeter planting shall provide privacy to the adjoining properties, and the carports will provide an additional buffer to the east.

C1.7 Private Open Space

Private open space shall be enhanced with the new patio and entry directly accessible from the living area. This western elevation shall have all weather cover and solar protection. Access to the garden shall be improved from the deck with relocated stairs.

All landscaped areas are well located, easily accessed and provide adequate recreation, drying and landscaping opportunities.

BASIX

The proposed additions achieves all targets for water use, energy use and thermal comfort set out in the BASIX Building and Sustainability Index.

The BASIX Certificate A 431689 forms part of the documentation for this application.

HAZARD CONTROLS

Bushfire Hazard The property is not within a bushfire hazard zone.

Flood Hazard The property is within a flood zone. See Flood Inundation and Risk Assessment Report by Barrenjoey Consulting Engineers Job 211102 Nov. 2021

Landslip The property is not within a designated Geotech Hazard zone.

Estuarine Habitat The proposal is contained wholly within the site any potential adverse affects or impact on the surrounding estuarine habitat shall be minimised by suitable stormwater management.

WATER MANAGEMENT

Stormwater Roofwater and collected surface water runoff shall be directed to dispersion trenches traversing the side boundary. This clean water is not expected to result in any water quality issues within the locality and shall be detailed in the Stormwater Management Plan to be prepared by Barrenjoey Consulting Engineers along with the Construction Certificate.

ACCESS AND PARKING

Access and Internal Driveway

The existing concrete layback and concrete strip driveway and hardstanding shall be retained providing access to the stacked carport.

Waste Minimisation

Reduction management of demolition, excavation or construction work is to be minimised by reuse on site or recycling. All demolition materials will be sorted on site for recycling and will be transported to Kimbriki Recycling Centre at Terry Hills. Delivery of materials and equipment will be placed on site. The builders contract shall detail OH & S matters requiring legal removal and disposal of Asbestos material.

Excavation and Landfill

There shall be nil excavation or retaining, except as required for the footings. These shall comply with the Structural Engineering details.

Erosion and Sediment Management

Prevention measures shall be installed to prevent the migration of sediment off the site to any waterway, drainage system or public reserve or road reserve or adjoining public space.

Sediment control shall be by hay bales or geotech fabric fixed to star posts.

SITE FENCING AND SECURITY

The site shall be protected by the existing house fencing for the duration of the building works.

SUMMARY

The outcomes and objectives of the DCP are achieved in regard to bulk and scale, amenity and solar access and landscape and conservation.

The proposal is a very modest addition to the single storey family residence. The requirement for larger bedrooms to include wardrobes and a second bathroom and the improved placement of kitchen/living room adjacent to alfresco dining to the sunny private western side has been achieved. An alternate solution could have been to add a second storey, however this would create overlooking and privacy issues and be much more imposing and visible from the public domain.

The design is well considered and aesthetically pleasing and will greatly improve the amenity for the occupants, whilst having nil effect on the streetscape or character of the locality.