

SHIMDESIGN

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61 Dress Circle Road Avalon Beach
For Mr and Mrs Keegan

3-07-19

STATEMENT OF EFFECTS

PROPERTY DESCRIPTION

Site and surrounding area

The site is 61 Dress Circle Road , Avalon Beach Lot 55 DP 11462 and comprises an area of 2024sq.m. It is zoned E4 Environmental Living.
It is situated on the corner of Dress Circle Road and Bellevue Avenue and the land falls from the north western rear corner RL 61.04 to the south east street front corner RL 42.67. The property is surrounded by two storey dwellings.

Existing house

There currently stands a substantial one and two storey brick and tile residence with a covered balcony to the south east. Vehicle access is via a long concrete driveway to a double garage underneath. There is a concrete turning circle and ample parking for 4 or more cars. There is an in ground swimming pool to the south.

THE PROPOSAL-EXTENT OF WORKS

The proposal is very minor - to move the upper storey bedroom wall forward approximately 2m onto the deck, under the existing eaves. The garage below shall be converted to a rumpus room with garage doors removed and wall of glass doors moved forward as above. The footprint shall not change.
There shall be minor modifications to windows and doors, however as this is a large site with generous setbacks and substantial landscaping all around, there shall be no effect to the neighbours.

LOCALITY SPECIFIC DEVELOPMENT CONTROLS- AVALON BEACH

Colours and Materials

The extension shall be sympathetic to the original house. Existing painted Rendered walls shall be repainted in a dark grey, and new windows shall be black. Hardwood posts and natural sandstone shall be introduced to the new deck.

Setbacks	Street Front to house as existing min. 7.5m, proposed works 22m
.	Rear approximately 26m
.	West as existing varies 3.015m - 6.44m
.	North as existing varies 2.56m - approximately 5.8m

Maximum Height of Building shall be unchanged at 7.6m
All works are within the required Building Envelope

Site coverage maximum 40% or 809.6m2

Existing site cover house, decks, pool, paving and driveway 640m2
No Additional site cover

Side boundaries, levels and neighbour outlines are as per the survey provided by Adam Clerke Surveyors P/L Ref 12817 dated 10th October 2010. (To be read in conjunction with the Site Plan/Landscape plan that accompanied DA by previous owners for single storey additions and swimming pool. As the works are extremely minor, primarily involving window changes and a wall within the existing footprint, under existing eave, it is hoped the expensive update of a survey would not be required)

DESIGN CRITERIA

Landscaped open space required

1214m² or 60%

Soft landscaping

Minimum 1300m² or 64%

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

The existing established trees and vegetation shall remain. There is no site disturbance.

Views Sharing

There are no view sharing issues.

Solar Access

There shall be no impact or additional loss of sunlight to neighbours, as the proposal is under an existing deck. See survey and site plan. Shadow diagrams are not necessary to demonstrate this.

Private Open Space

There is adequate private open space directly accessible from the living areas. The extension of the entry deck adjacent new rumpus shall improve the amenity and safety of the occupants, by removing vehicle crossing near the front door, and better defining vehicle and pedestrian/recreation paths.

Visual and Acoustic Privacy

The proposal shall have no effect on the neighbours' privacy or amenity. There is substantial existing landscaping, screening the boundaries. The proposed window changes are more than 9m from the adjacent dwellings and the building alterations are not visible from the street corner, being setback approximately 30m and screened by landscaping.

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 forms part of the documentation for this application. Certificate A 350271 (2-7-2019)

HAZARD CONTROLS

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

Flood Hazard The property is not within a flood zone.

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

WATER MANAGEMENT

Stormwater

Stormwater shall be piped to the existing street system.

ACCESS AND PARKING

Access and Internal Driveway

The existing concrete driveway and hardstanding for two cars shall be maintained.

SITE WORKS MANAGEMENT

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 no excavation or landfill.

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 site fencing or 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 in keeping with the character of the existing home and the streetscape, though it is not visible from the street or any public place. The design is well considered and aesthetically pleasing and will greatly improve the amenity of the large family.