

STATEMENT OF ENVIRONMENTAL EFFECTS

39 CHISHOLM ROAD, AVALON BEACH, NSW, 2107

**ADDITIONS AND ALTERATIONS & RE-ROOFING
OF EXISTING DWELLING HOUSE**

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TABLE OF CONTENTS

- 1. INTRODUCTION**
- 2. SITE DESCRIPTION AND LOCALITY**
- 3. THE DEVELOPMENT PROPOSAL**
- 4. ZONING AND DEVELOPMENT CONTROLS**
- 5. CONCLUSION**

1. INTRODUCTION

This application seeks approval for the minor additions and alterations to an existing dwelling on Lot 23 DP 21933 which is known as **No. 39 Chisholm Avenue, Avalon, NSW, 2017.**

The minor alternations and additions to the western street frontage of the house include the following works;

- Replace existing tiled roof finish with metal sheet roofing (Colorbond or similar)
- A new internal stair to replace the existing internal stair.
- New external windows & doors
- Internal alternations to update the master bedroom en-suite.
- Internal alternations to the existing living/dining/kitchen.
- An improved street elevation with simplified roof form.

2 SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 23 DP 21933 which is known as 39 Chisholm Avenue, Avalon Beach. The site is located on the eastern side of Chisholm Avenue on a steep property that slopes quickly downhill away from the road.

The site has an area of 704.4m² with a western road boundary length of 19.81m.

The site is currently occupied by a double garage at street level to the west of the site, a double storey clad house located further down the site and a swimming pool to the east of the house. There is an existing walkway that leads from the street level down to the house. The corner of the garage is set back from the boundary by 150mm with a suspended concrete driveway providing access from the road to the garage.

The site slopes steeply down from the road to the west, with a level of RL 66.50, to the eastern boundary with a level of RL48.60 in the north eastern corner.

The site and adjoining sites have a number of trees and vegetation that provide shading.

The site is depicted in the following photographs:



3 THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the minor alterations and additions to the existing house.

The proposal is to re-model the existing busy roof-scape of the street facing portion of the main house. This is done by removing the existing roof to the west of the existing roof ridge beam of the main house and replacing it with a new low pitch roof.

The re-modeled roof will allow;

- A new internal staircase to replace the existing stair
- A new entrance door
- A new en-suite and robe layout
- New skylight over the stair

The proposal provides no additional roof coverage of the property, in that the new roof approximately follows the outline of the existing roofs.

The finishes of the proposed alteration will be complimentary to the existing finishes with a new low-pitch mid-grey metal roof.

4 ZONING AND DEVELOPMENT CONTROLS

4.1 PITTWATER LOCAL ENVIROMENTAL PLAN 2014

Land Use Table

The subject site is zoned – E4 Environmental Living under the Pittwater Local Environmental Plan 2014

As outlined, the proposed development is for additions and alternations to an existing dwelling.

Relevant Controls that apply to the proposed development:

Clause	Requirement	Compliance
BASIX Building sustainability index		
Height of building	Maximum 8.5m	The proposed height is less than 8.5m and is therefore compliant.
B5.10 Stormwater discharge	Stormwater discharge into public drainage system.	The proposed works will re-use the existing stromwater system.
C1.4 Solar access	Sunlight access to private open space	The proposal provides additional daylight to the existing upstairs living room of the existing dwelling by reducing the roof bulk. There is minimal change to the shadows cast on the adjoining property to the south, with an overall reduction in shading compared to the existing roof form.
C1.5 Visual Privacy	Habitable rooms and outdoor living areas of dwellings optimise visual privacy.	No additional windows have been provided to existing habitable rooms facing adjoining neighboring

		properties. A new glazed door & side light window has been provided to the kitchen. There is an existing privacy screen between this new glazed door and side light and the neighboring property to the north.
D1.1 Character as viewed from a public place	To enhance the existing streetscape.	The proposal reduces the bulk and scale and business of the existing roofs and provides an improved street frontage with entrance balcony and simplified roof forms.
D1.8 Front building line	6.5m or established building line, whichever is the greater	The proposed work is set back more than the established building line and is therefore compliant.
D1.9 Side and rear building line	2.5m at least to one side; 1m for the other side	The proposed work is greater than 2.5m from the side boundary and is therefore compliant.

5 CONCLUSION

The application seeks approval for minor additions and alterations to an existing dwelling. As demonstrated in this report the proposal does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed additions and alternations to the existing dwelling at 39 Chisholm Avenue, Avalon Beach is worthy of the consent of Council.