

Statement of Environmental Effects



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Modification 4.55(1A) Application to Consent N0516/17

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701-703 Barrenjoey Road, Avalon

Prepared for Alladdin (Aust) Pty Lt

Project No. 1715

Date May 2019

Issue A

INTRODUCTION

This Statement of Environmental Effects is provided in support of an application to modify the development by amendment or deletion of conditions of consent, and minor footpath works.

The original consent DA: N0516/17 as granted by Northern Beaches Council on 06 July 2018.

This application seeks to amend or delete conditions imposed on the development that are contradictory to the plans as submitted and will provide substantive reasons why these conditions should be amended and deleted.

This application is supported only by an amended Site Plan, drawing A-01, issue D, reflecting the only other change sought not simply covered by amending or deleting a condition.

DESIGN PROPOSAL

The proposal seeks to the following amendments to conditions of the consent N0516/17 under points 1-3, and amendment to the footpath in point 4.

1. **Amend condition B22 to confirm that part of the front fence to Kevin Avenue is stone clad, consistent with the stamped approved South Elevation on drawing A-05(B), rather than ALL fencing to be see-through design.**

This application would seek the condition to be reworded as follows with amendments in **bold**:

*“All **boundary fencing to the Kevin Avenue and Barrenjoey Road street frontages, with the exception of the stone fence as shown in the south elevation to Kevin Avenue, is to be of a see-through design and be finished with dark and earthy tones; and landscaping treatments between fencing and property boundaries are to include species that are capable of growing to heights that can conceal the boundary fences**”*

Reasons :

- The fencing needs to be specific to the street frontages and not the side boundaries to residential properties, as the side boundaries require privacy and security, not offered by a see-through fence
- The stone fence to the Kevin Avenue street frontage provides visual privacy to the main entry of the building
- The stone fence to the Kevin Avenue street frontage provides a structure for the retaining wall required to support the road for the rampway into the entry for the development to achieve compliant accessibility as required for SEPP – SHPD developments
- The stone fence to the Kevin Avenue street frontage provides a structure for the handrails to be affixed to as required by condition 4 e) of this consent
- The stone fence to the Kevin Avenue street frontage provides the development with a street address sign, letterbox enclosure, and security intercom and gate. The stone contributes to providing a distinct entry point.

2. **Amend condition C4 by deletion of part b) of the condition**

The condition requires: *Deletion of the roof overhang on the south-eastern side of the balconies adjoining the southern side of units 2 and 4.*

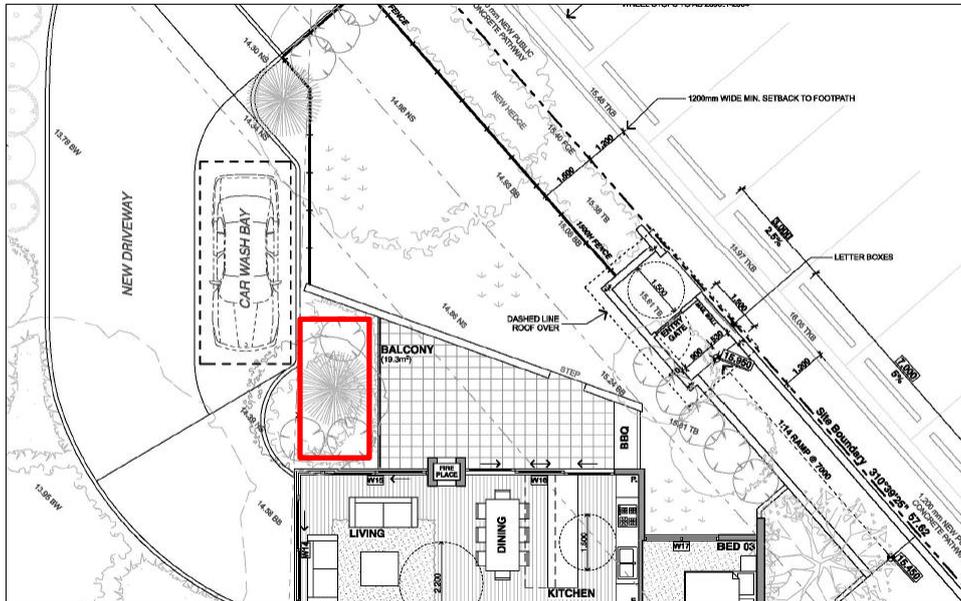
The condition came as a result of the assessing officers report and comments under section 7.5B Discussion of DCP issues, addressing D1.1 of the DCP – Character as viewed from a public place. The report provided:

It is also recommended that a condition seek the deletion of the roof overhang on the southeast side of the balconies adjoining the southern side of Units 2 and 4; given the size of the landscaped area beneath this feature, the removal of the overhang would enable the planting of landscaping that could grow to a height that would assist in filtering the visual impact of the development when viewed from the adjoining road intersection to the southeast of the site.

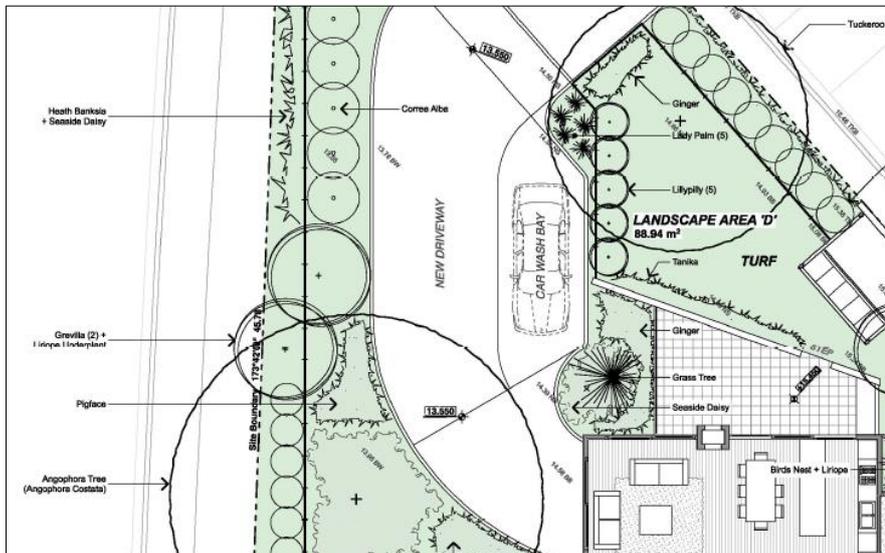
We would submit that the report does not properly consider the potential for the area of landscaping below the roof overhang to assist in filtering views, nor does the report properly consider the approved Landscape plan and how it does provide screening.

We would submit that the condition be deleted for the following reasons:

- a) The area of landscape under the roof overhang (as indicated in red) is approximately 4m x 2m in dimension. This area is NOT suitable for sustainable growth of canopy or screening trees, and its location is too close to the walls and balconies to sensibly grow landscape with a canopy of greater spread than 2m. The area is more suitable to shrubs and mid-sized plants that can soften the outlook from the dwelling towards the driveway and vice-versa. The deletion of the roof overhang will not improve the landscape outcome in this area.



- b) The landscape plan as approved, drawing A-09(A) provides for 2 large canopy trees in the setback area to screen and filter the visual impact of the development from the road intersection and public spaces to the south east (extract below). These are shown as Tuckeroo and Angophora trees. These trees are in a landscaped area with substantially greater soil area to support growth and are located more than 5m away from the building to allow 10m canopies to these trees without interference with the building. These trees are far more likely to reach maturity and provide the screening required.





The trees are also strategically located to visually screen build form, as shown in the perspective views below



- c) The deletion of the roof overhang will detrimentally affect the architectural integrity of the façade design (see images above). The roof overhang is located behind the 6.5m building setback line and does not cause any adverse bulk and scale, rather it provides quality to the design.

The reasons to delete the roof area are not justified in terms of improving the filtering potential of the landscape design, and therefore this part b) of condition C4 should be deleted

3. Amend condition C13.1 – the vehicle crossing to be 5500mm wide

The condition currently reads that the crossing shall be 4.0 metres wide. This however contradicts condition C22 which requires the driveway to be 5.5 metres wide for a distance of 6 metres in from the property boundary.

The condition should be amended to provide adequate traffic safety and two way access to the site.

4. Provide greater detail to satisfy condition C13.2,

The condition requires a 1.5m footpath from the frontage of the site in Kevin Avenue to the intersection with Barrenjoey Road. The approved plans indicated the footpath adjacent the driveway crossing. The condition required the footpath to be 1500mm wide. The footpath cannot fit between the driveway and the Telstra bollard as there is insufficient dimension (see photo below).

This application shows the connecting footpath and requires the minor relocation of a traffic sign indicating a "school zone" and 40km/h speed limit. The sign needs to be located to the east by approximately 900mm to allow the footpath to be 1500mm wide to comply with the condition.



CONCLUSION

The proposal to amend or delete conditions of consent and to make minor adjustment to the footpath, has minimal if any environmental impact beyond the current consent. Accordingly, we submit that the s96 application is appropriate for approval,

Yours sincerely,
GARTNER TROVATO ARCHITECTS

A handwritten signature in blue ink, appearing to read 'Sean Gartner'.

Sean Gartner B.Arch