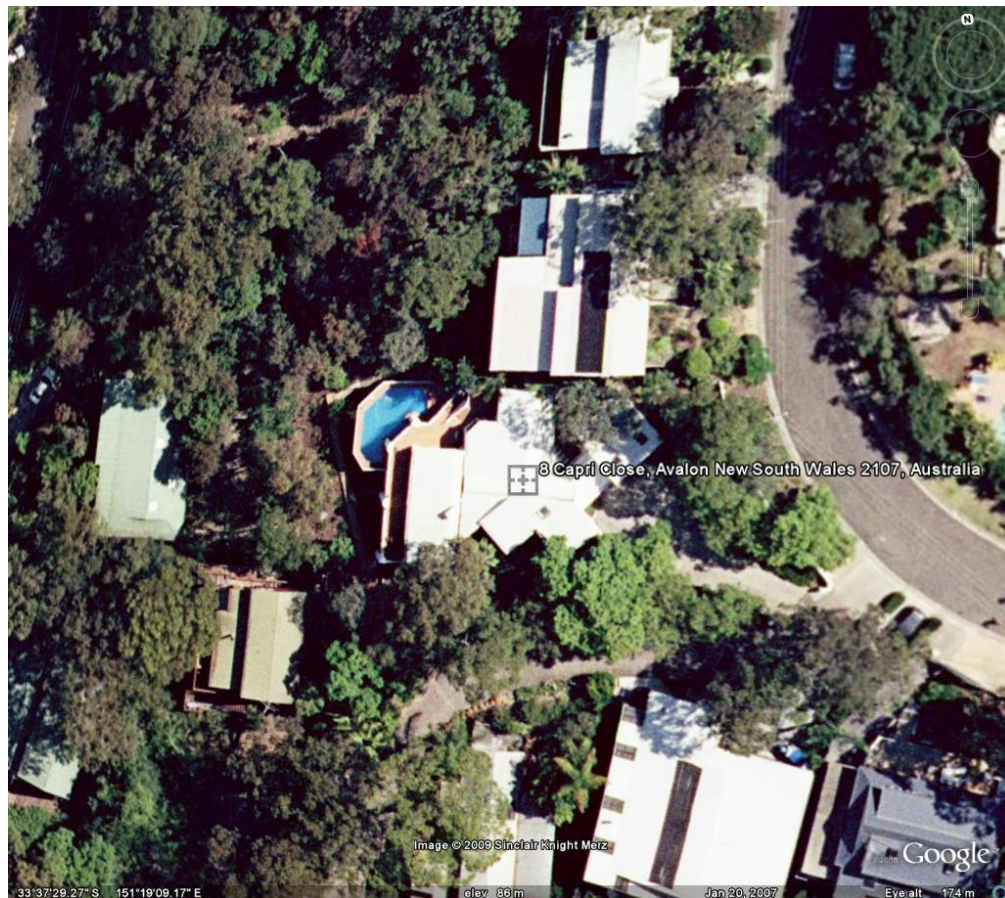


STATEMENT OF ENVIRONMENTAL EFFECTS

8 Capri Close, Avalon

Lot 33 in DP 747893



PROPOSED DEVELOPMENT

This Development Application seeks approval for alterations and additions to an existing dwelling including:

Level 1 - new family room, stairwell, store and deck

Level 2 – new stairwell and bathroom

Level 3 – existing bathroom to be modified

Level 4 – existing ensuite to be modified, new study, existing kitchen to be modified, new roof portions, new windows

Generally – privacy screens added

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings 1602 – 01 to 09 by Peter Downes Designs

Topographical Survey by Richards and Loftus (Surveyors)

Geotech report by Davies Geotechnical

BASIX Certificate by Planning Principles

PROPERTY DESCRIPTION

Title Description

Lot 33 in DP 747893

Street Address

8 Capri Close, Avalon

Dimensions and Description

The subject property is roughly rectangular in shape with the following boundary dimensions:

North 43.165 m

East	20.29 + 5.66 m
South	51.01 m
West	21.515 m
Total Site Area	1047 m ²

Slope

The site falls approx 20 m from the East to West with little cross fall.

Easements

There is a Drainage Easement crossing the South West corner of the site, and an Easement for Support on the Eastern boundary.

Covenants

There are no covenants in favour of, or over this property.

ZONING AND CONTROLS

Residential 2(a)

Pittwater 21 DCP

SITE DATA

Total site area *	= 1047 m ²	
Floor Area of existing dwelling	= 281.1 m ²	
Floor Area of proposed additions	= 59.5 m ²	
Total Gross Floor Area	= 340.6 m ²	
Total landscaped area (existing)	= 508 m ²	= 48.5 %
Total landscaped area (proposed)	= 508 m ²	= 48.5 %

HEIGHT CONTROLS

The proposed alterations and additions fully comply with Council's height limit of 8.5 m. The height has been measured from the original ground line in accordance with recent Land and Environment Court rulings.

The leading case authority which considers the definition of "ground level (existing)" is *Bettar v Council of the City of Sydney* [2014] NSWLEC 1070 which was followed in the recent decision of *Stamford Property Services Pty Ltd v City of Sydney & Anor* [2015] NSWLEC 1189.

In the *Stamford Property Services* case, the Court followed the reasoning adopted in *Bettar* and confirmed that "ground level (existing)" must relate to the levels of the site, and not to the building presently located on the site.

UNDERCROFT LIMIT

The proposed new deck exceeds Council 3.5m undercroft height limit. Exemption is sought as the deck is not visible from any public space, is above an unused portion of the site, and does not affect the amenity of the adjoining dwelling. Existing vegetation under and adjacent to the new deck will help disguise the height.

BUILDING ENVELOPE

There is some non – compliance with the building envelope policy. Variation is sought for the following reasons:

The non-compliance is small

The site slopes more than 30%

The proposed additions are on the top floor and the walls are aligned with the existing walls below

The proposed additions will be invisible from the street (see streetscape photo below)

BULK AND SCALE

The proposed development is highly articulated in plan view and all elevations, and therefore complies with the intent of Council's policy in this matter.

SETBACK CONTROLS

The proposed additions fully comply with the side and front setbacks.

DRAINAGE

There is no increase in impervious area so on site detention is not required. All new downpipes will be connected to the existing storm water disposal system.

CAR PARKING

There is an existing garage providing parking for 2 cars.

LANDSCAPING

The site is already adequately landscaped and this will not be altered by the proposed development.

PRIVACY

There is a potential privacy resulting from the proximity of the proposed new deck and 2 small balconies which are part of the adjoining dwelling. This has been address by adding privacy screens to the proposed new deck.

OVERSHADOWING

There are no overshadowing problems resulting from the proposed additions – refer to the site plan.

ENERGY EFFICIENCY

Refer to the BASIX certificate.

STREETSCAPE

The proposed development will create no streetscape issues as it will be substantially hidden by existing vegetation – see photo below.



SITE MANAGEMENT

An approved sedimentation barrier will be installed and maintained throughout the construction period.

VIEW LOSS

There are no view loss issues resulting from the proposed development.

GEOTECH

See geotech report.

WASTE MANAGEMENT

See specification below.

CONCLUSION

The proposed development complies with the intent of all Council's policies, enhances the natural and built environments and should receive favourable consideration during the approval process.

Peter Downes – Chartered Building Designer

Dip of Arch Tech (Distinction)

Dip of Building Design (Distinction)

Waste Minimisation Specification Clause

Waste Minimisation and Sorting

The aim of this section is to reduce the amount of material going to landfill, and to increase the amount of material recycled, thus reducing its embodied energy and increasing its usefulness. This also results in significant cost savings for the project.

Waste minimisation best practice shall be adhered to during the course of the works.

1. The builder shall keep the works clean and tidy. They shall issue a directive to all persons working on the site, using a A3 (420mm X 300mm) sign in the most prominent position as possible, as follows:

DON'T GET WASTED – GET SORTED

EACH SUBCONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED

2. The builder shall provide a rubbish container or skip and remove from site to a suitable recycling station as soon as the container is full, if the material is non-recyclable it shall be taken to a licensed landfill. The builder is responsible for paying all fees and charges associated with disposing materials and must keep receipts to document where the material has been recycled/disposed of. Rubbish must not be heaped on the ground or placed on the garden.
3. The builder shall ensure that all rubbish, waste, and off cuts from each trade subcontractor shall be placed by that trade subcontractor into a special pile or container or skip to be provided by the builder.

All waste shall be sorted by the relevant trade subcontractors into the following categories, and disposed of as specified:

- Food scraps and non-recyclable food containers from workers on site: rubbish bin for carrying to either an approved local transfer station, licensed landfill, or for weekly collection by council in an approved bin. (The builder shall enquire of council as to which day collections are made.)
- Paper, bottles and cans from workers' personal waste: recycling containers for weekly collection by council as above, or taken to a local recycling depot if no pickup service is available.
- Plastic pallet wrap: to be placed in a dedicated pile for plastic recycling where available, or placed in the general waste container if no other option exists.
- Steel pallet straps, steel off cuts, roofing sheets, aluminium off cuts etc: to be placed in a dedicated pile for metal recycling.
- Used pallets: to be stacked by type in a location allowing easy truck access for pickup by specialist contractor. This shall be organised by the builder.
- Masonry waste, off cuts: to be sent in pure loads to the nearest local crusher or other approved recycling center.
- Timber off cuts: if not chemically treated or painted shall be sent for recycling either by grinding into mulch or other approved method. Treated timber shall be sent to a licensed landfill.
- Plasterboard off cuts: to be stacked in an undercover location that allows easy truck access for pickup by specialist contractor. This shall be organised by the plastering subcontractor or the builder.
- All other non-recyclable waste: to be placed in the specified container and taken to a licensed landfill or transfer station at regular intervals.

All demolition materials, and waste and off cuts shall become the property of the builder, and shall be placed in the correct container provided, or removed from the site by the contractor as soon as practicable.

With the exception of metals, masonry material and timber, ad hoc rubbish piles on the ground are not permitted, and all rubbish as defined above shall be sorted in an enclosed container or skip until full, then removed. No such container or skip may be stored in any place that contravenes Council directives.