

0488 662 445

STATEMENT OF ENVIRONMENTAL EFFECTS

518 BARRENJOEY RD AVALON BEACH

Lot 29 in DP 15295



PROPOSED DEVELOPMENT

This Development Application seeks approval for modifications to the existing dwelling.

REFERENCE DRAWINGS AND DOCUMENTS

Architectural drawings 2202 – 00 to 09 by Peter Downes Designs

Statement of Environmental Effects by Peter Downes Designs

Clause 4.6 Variation Request by Blackwattle Planning

Topographical Survey by Hammond Smeallie

Geotech report by White Geotechnical Group

BASIX Certificates by Victor Lin and Associates

Coastal Management report by Cardno / Stantec

PROPERTY DESCRIPTION

Title Description

Lot 29 in DP 15295

Street Address

518 Barrenjoey rd Avalon Beach

Dimensions and Description

The subject property is a corner site and is roughly trapezoidal in shape with the following boundary dimensions.

North	39.84 m
East	15.19 m + 2,84 m
South	36.635 m
West	13.715 m

Total Site Area 605.7 m²

Access

Access to the site is from Barrenjoey rd.

Slope

The site falls approx. 2.6 m from the SW corner to the NE corner.

Easements

The site is not burdened with, or benefits from any easements.

Covenants

There are no covenants affecting this property.

ZONING AND CONTROLS

Residential E4 – Environmental Living

Pittwater 21 Development Control Plan

Pittwater LEP 2014

SITE ANALYSIS

Refer to site plan.

SITE DATA

Total site area	= 605.7 m ²
Existing floor area existing house	= 234.1 m ²
New floor area	= 28.2 m ²
Total floor area	= 262.3 m ²
Existing soft landscaped area	= 236.1 m ² = 39.0 %
Proposed soft landscaped area	= 242.0 m ² = 40.0 %

EXTERNAL FINISHES

A light colour is proposed for the new dormer and new balcony roof. Exemption is sought to the council's medium to dark external finishes for the following reasons :

- The total area of is small
- The colour has been chosen to match the existing dominant roof, and strict compliance would have a severe negative aesthetic effect on a prominent landmark house

HEIGHT CONTROLS

The proposed new dormer window fails by a small amount to comply with the 8.5 height limit – refer to the Clause 4.6 Variation request

BUILDING ENVELOPE CONTROL

The proposed development complies with the building envelope control.

BULK AND SCALE

The proposed development is articulated in plan view and all elevations. The combined effects result in a building which admirably disguises its' bulk and scale, and is in character with the adjoining dwellings and others in the immediate vicinity.

SETBACK CONTROLS

rear setback – the proposed additions comply with the 6.5m setback

front setback – the proposed additions comply with the 6,5m setback

north setback – a setback of 0.9m is proposed, and this is the result of restrictions imposed by the configuration of the existing dwelling. The proposed setback will have no impact on the amenity of the

DRAINAGE

The increase in impervious area is 25.2 m², and this will be connected to the existing stormwater disposal system.

CAR PARKING AND ACCESS

Car parking for 2 cars is provided in the existing garage.

LANDSCAPING

The proposed development will have minimal effective on the existing vegetation.

PRIVACY

The proposed development will not result in any privacy issues.

OVERSHADOWING

The proposed development fully complies with Council's solar access policy.

ENERGY EFFICIENCY

Refer to the BASIX certificate.

STREETSCAPE

The proposed additions will have no impact on the streetscape.

SITE MANAGEMENT

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

VIEW SHARING

The proposed development will not result in any view loss issues.

GEOTECH

Refer to the Geotech and Coastal Management reports.

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

Peter Downes – Chartered Building Designer
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