

No changes required for Section 96 Modification -
Tree 18 removed



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The General Manager
Pittwater Council
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Mona Vale NSW 2103

STATEMENT OF ENVIRONMENTAL EFFECTS

New dwelling at Lot 4, DP 22726, No.13 Therry Street, Avalon Beach.

This report concerns the proposal for the erection of a new two storey brick veneer dwelling and swimming pool at 13 Therry Street, Avalon Beach.

Site Suitability

The site is zoned R2 Low Density Residential

The site has a 17.272 m frontage to Therry Street. The site has parallel side boundaries to a depth of 40.030m. The site is fairly level with a slight fall to the rear and northeast side boundary. Site area = 691.3 m².

There is no kerb and gutter or footpath on Therry Street.

The board sewer runs along the rear boundary approx 1.5m inside this property.

The site is located on the southeast side of Therry Street, approximately 18 metres from the corner of Queens Avenue. The land is vacant.

There are a number of trees on the property and the trees to be removed are indicated on the site plan.

Present and Previous Uses

This site and all surrounding properties are residential. The land is clear of contamination.

Development Compliance

The proposed dwelling complies with the numerical standards and the following report outlines the parts of the *Pittwater 21 Development Control Plan 2014 - Version 1 Nov 2015* that apply to this site.

Part B: General Controls:

B1 Heritage Controls:

Not applicable. Not in a heritage Conservation Area or within the vicinity of a Listed Heritage Item.

B2 Density Controls:

Not applicable. No proposal for subdivision.

B3 Hazard Controls:

Not applicable.

B4 Controls Relating to the Natural Environment:

The site is not in a Flora and Fauna Conservation Area or a Wildlife Corridor. However, the site is identified within a bio-diversity area. Refer to the Arborist Report accompanying this application for items in respect to the trees to be removed and trees to be retained on the property.

B5 Water Management:

Refer to Hydraulic Engineers design details for rainwater tank and on-site detention stormwater control and connection to the existing street gutter system. Rainwater tanks will be provided in accordance with the BASIX report.

B6 Access and Parking:

The driveway will be designed in accordance with Council requirements and the relevant Australian Standard *AS/NZS 2090.1-2004 Parking Facilities - Part 1: Off-Street Parking*. Refer to the driveway section provided in this application.

Two parking spaces are proposed for this development in a double garage, and sufficient parking is available on the driveway for visitors if required.

The proposed driveway width is approximately 4m wide at the boundary and the gutter. This varies slightly from the DCP requirements, however we believe this is appropriate for this property where there is no existing kerb and gutter.

There is adequate sightlines from the driveway to the footpath.

B8 Site Works Management:

The proposed building requires minimal excavation, with some minor fill is proposed at the entry and in the rear yard around the pool to provide some level area between the pool and terrace.

Refer to the Site Management Plan and Waste Management Plan for proposed site works, security fencing, erosion and sedimentation controls and waste minimisation.

Part C: Development Type Controls:

C1 Design Criteria for Residential development:

C1.1 - Landscaping

The existing trees to be retained on site are more in number than the minimum trees required by this clause. Also, many of the trees to be retained are locally native species. Refer to the Arborist Report and Landscape Plan accompanying this application. The property is located within a bio-diversity area, so trees to be retained will maintain a high proportion of locally native species.

The proposed front setback area = 112.3 m²;

Landscaping in that area = 86.89 m² = 77.4% of the front setback. complies.
(required minimum = 60%)

C1.2 - Safety and Security

The design provides opportunity for surveillance from the entry, lounge and first floor bedrooms of the street and visitors who approach the door.

Building entry is clearly visible from the street and appropriately lit at night.

The street number and mail box will be clearly identified at the front of the property.

The landscaping will delineate the property boundary and separate the public domain from the private.

C1.3 - View Sharing

Not applicable. There are no view sharing issues for this development.

C1.4 - Solar Access

The orientation of the site has northeast solar access to the side of the dwelling.

North is towards the front of the property which means that any dwelling on the site will create its own shadow over the private open space located in the rear of the property.

The design has carefully considered solar access in respect of this by providing the larger setback from the northeast side boundary; allowing more potential sunlight.

The family and living areas face the wider side boundary and the front elevation and side stairs accommodate windows to maximise solar opportunities into these areas towards the middle of the dwelling.

The rear yard will receive adequate opportunity to receive more than the required minimum 3 hours of solar access at winter solstice, during the day, mainly in the morning and mid-day.

There is no change to the existing solar access during the morning and early afternoon for the neighbour at No. 9 Therry Street. Overshadowing will only occur in the afternoon. The wider side setback on our property will actually permit some solar access in the afternoon, and increase the ambient level of sunlight for them during the day.

The existing dwelling at No. 15 Therry Street will receive some overshadowing in the morning, and our proposed first floor is setback 2.627m from that boundary to minimise the extent of overshadowing. This will help reduce the potential overshadowing and provide them with better opportunity for solar access into their rear yard in excess of 3 hours over their private open space during the day.

C1.5 - Visual Privacy

The proposed living areas and terrace are on the ground floor level and less than 800mm above existing ground levels. The balcony at first floor level is off the master bedroom and is setback from the side boundary by approximately 4.7m. The terrace and living areas are approximately 2.5m from the side boundary with No. 11 Therry Street; providing more than adequate separation.

The swimming pool is located in the rear yard and is setback 3.537m from the side boundary with No. 15 Therry Street, and approximately 3m off the rear boundary; this also provides appropriate separation. The pool is at ground level.

These setbacks provide opportunity for screen planting along the boundaries. Minimum 1.8m high fences will also be constructed or retained along the side and rear boundaries, similar to existing fences.

The first floor windows are for bedrooms and bathrooms with minimal overlooking of the neighbours private open space.

C1.6 - Acoustic Privacy

The living areas and private open space is located at ground level in the rear yard.

There is no major concern with acoustic privacy for occupants or neighbours. Air

conditioning units and pool filters will be located away from side boundaries as indicated, and protected in accordance with the Noise Act if required.

C1.7 - Private Open space

The proposed private open space (> 215 m²) is located at the rear of the property and exceeds the minimum 80 m² and has a dimension no less than 3m.

There is an area greater than 16 m² with a minimum dimension of 4m located in the rear yard with a grade less than 5%.

The private open space is accessed directly off the living area and terrace. The rear yard receives northeast solar access throughout the year.

The clothes drying area is located within the private open space area, direct views screened from the street. there is also opportunity to have a composting area within the garden perimeter of the rear yard.

C1.8 - Dual Occupancy Specific controls

Not applicable.

C1.9 - Adaptable Housing and Accessibility

The proposed design is adaptable for senior or restricted ambulant living if required. There is a study/bedroom and bathroom at ground level making it possible to live at ground level if necessary.

All access to the front and rear of the property is of appropriate grades and level access.

C1.10 - Building Facades

There are no proposed stormwater, sewer, gas electrical or communication service pipes or conduit visible from the public place.

C1.11 - Secondary Dwellings and Rural Worker's Dwellings

Not applicable.

C1.12 - Waste and Recycling Facilities

The general waste and recycling bins provided by council will be located behind the side screen fences and not visible from the street. Level path access will be provided for moving the bins to the street on the allocated pick-up days.

C1.13 - Pollution control

There are no proposed elements in the design that will cause pollution. Maintenance of installed equipment will minimise any affect on air, water, noise and/or land pollution.

C1.14 - Separately Accessible Structures

Not applicable.

C1.15 - Storage Facilities

A storage room has been provided at first floor level, it is approx 3x1.5 with a full height ceiling. This provides more than the minimum 8 m³ of storage required by the DCP.

C1.16 - Tennis Courts

Not applicable.

C1.17 - Swimming Pool safety

Pool safety fences, warning notices are provide around the pool in accordance with the *Swimming Pools Act 1992* and current regulations.

C1.18 - Car/Vehicle/Boat Wash Bays

Not applicable.

C1.19 - Incline Passenger Lifts and Stairways

Not applicable.

C1.20 - Undergrounding of Utility Services

All services will be located underground from the boundary to the dwelling. A service connection pole will be required and the boundary to connect to the existing overhead supply cables, and then underground to the dwelling.

C1.21 - Seniors Housing

Not applicable.

C1.23 - Eaves

The proposed design incorporates eaves on all elevations with a minimum 450mm dimension, excluding any fascia/barge boards and gutters.

C1.24 - Public Road Reserve - Landscaping and Infrastructure

There are no existing street trees, footpath or kerb and guttering in the public reserve. The location of two street trees (minimum 35L size and 6m apart) will be provided in locations as directed by Council. Trees will be planted at completion of construction. Location of trees are to accommodate a future 1.5m wide path as directed by Council. Couch turf lawn will be provided to the Public Road Reserve as directed by Council and subject to a Section 139 approval from Council.

C1.25 - Plant, Equipment Boxes and Lift Over-Runs

Air Conditioning and pool equipment will be located behind the front building line as shown in the plans.

Part D: Locality Specific Development Controls**D1: Avalon Beach Locality:****D1.1 - Character as viewed from a public place**

The proposed building is a two storey dwelling with the first floor setback within the roof. The scale of the building is appropriate for this area and reflects the existing character of other residential properties within the streetscape.

The front facade is articulated and there is no wall greater than 8m in length.

The front elevation includes an entry portico and verandah.

The garage does not dominate the front facade and is set back from the front wall of the building, and is not greater than 50% of the width of the property (6m/17.272m = 34.7%).

Refer to the landscape plan which shows the extent of the landscaping at the front of the property that is integrated with the building and provides appropriate screening and vegetation.

TV aerials or communication devices will be located towards the rear of the building.

Services will be connected to the house underground.

D1.2 - Character - Avalon Beach Village

Not applicable. Property is not located in the village area.

D1.4 - Scenic protection - General

This application has attempted to retain as many trees as possible to maintain the existing natural character of the property, while still developing the site to provide an appropriate size dwelling and ancillary facilities. The proposed dwelling is sympathetic to the existing streetscape and future character of the area.

D1.5 - Building colours and materials

The proposed colour selections for the building have been provided with this application. They reflect the character of dark earthy tones as outlined in the DCP.

However, white colour will be used for some trim and feature elements and we request council to approve this variation from the DCP.

D1.8 - Front building line

Proposed front setback = 6.5m complies
(required minimum = 6.5m or existing)

D1.9 - Side and rear building line

Proposed side setbacks = 2.5m and 1.222m complies
(required minimum = 2.5m one side and 1.0m other side)

Proposed rear setback = 12.15m complies
(required minimum = 6.5m)

Proposed swimming pool setbacks = 3.537m and 3.0m complies
(required minimum = 1.0m to copping)

D1.11 - Building envelope

The proposed building complies with the required envelope. The eaves to the first floor are permitted to encroach the envelope. The envelope is shown on the elevations and is 3.5m off the boundary and then 45° to the maximum height of 8.5m.

D1.12 - Building envelope - Avalon Beach Village

Not applicable. Property is not located in the village area.

D1.13 - Landscape Area - General

This property is land zoned R2 Low Density Residential.

The proposed landscape area = 377.74 m² = 54.6% complies
(required minimum = 50%, permitted variation of 6% for paved areas)

This includes pool and paving = 38.34 m² which is approximately 9% complies

D1.14 - Landscape Area - Environmentally Sensitive Land

Not applicable.

D1.15 - Fences - General

Side boundary fences, behind the building line, will be 1.8m high to match existing fences to be retained. There are no front fences proposed with this application.

D1.16 - Fences - Flora and Fauna Conservation Areas

Not applicable.

D1.17 - Construction, retaining walls, terracing and undercroft areas

Not applicable.

D1.18 - Development mix of shop top housing - Avalon Beach Village

Not applicable.

D1.19 - Character of Public Domain - Avalon Commercial Centre

Not applicable.

D1.20 - Scenic Protection Category One Areas

Not applicable.

D1.21 - Masterplan - Careel Bay

Not applicable.

Site Coverage

The site area = 691.3 m²

The proposed site coverage = 279.27 m² (excluding driveway and paths) = 40.4%
(permitted maximum = 50%) complies

Soil and Water

A landscape concept plan has been prepared . Concept Storm water and Waste Management Plans have been prepared.

Copy of the BASIX report included.

The site is not benefited by a stormwater easement and therefore the stormwater will discharge to the nature strip area adjacent the road.

A geo-textile silt fence will be constructed along the side and rear boundaries and across the front as indicated on the Waste Management Plan.

Energy

The house has been designed with orientation as a major priority. All living and heavily used rooms have been placed on the northern side. Wide eaves help protect the house from sun and weather.

The ceiling will be insulated with rating R3.0 insulation and the underside of the tiled roof will be insulated reflective sarking to reduce the amount of heat loss in winter and heat entering in summer. The windows and doors have been placed in such a manner as to maximize cross-ventilation through the house, this reducing the amount of heating and cooling. Copy of the BASIX report included.

Waste Management

Waste bins will be maintained on site to collect any rubbish occurring during construction, a storage area will be allocated and indicated on the Environmental Site Management Plan.

If any toxic materials are found on site during construction, they will be disposed of under the guide lines of the "Work Cover Authority".

Once the house has been completed and handed over to the owner, waste facilities will be provided by Pittwater Council to dispose of ongoing household waste.

Conclusion

Council is encouraged to support the application in view of its numerical compliance and concurrence with councils design objectives. We believe the proposed dwelling will be a positive improvement on the subject property, and will contribute to the richness of the visual environment of Avalon Beach.
