



**Statement of
Environmental
Effects
38 Elaine Avenue, Avalon Beach
NSW
For
Christina Daniel**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
	THE EXISTING BUILDING	4
1.1	Site	4
1.2	Local Authority	4
1.3	Zoning	5
1.4	Planning Controls	5
1.5	Context and Streetscape	6
1.6	Existing Areas of the Dwelling	7
1.7	Existing off-street parking	7
1.8	Existing Landscaping	7
2	THE PROPOSAL	8
2.1	Features of the Proposal	8
2.2	Present and Future uses of the Residence	8
2.3	Purpose for the additions	8
2.4	Materials and finishes proposed to be used	9
2.5	Height	9
2.6	Site Controls	9
2.7	Setbacks and Siting	10
2.8	Access and Traffic	12
2.9	Privacy, Views and Outlook	12
2.10	Solar Access and Overshadowing	12
2.11	Acoustic Privacy	13
2.12	Water Management	13
2.13	On-Site Detention	13
3	ENERGY EFFICIENCY	13
3.1	Orientation	13
3.2	Natural light	13
3.3	Waste Management	13
3.4	Siting and Setback	14
3.5	Development on Sloping Land	14
3.6	SEPP Resilience and hazards (Coastal Management)	15
3.7	Bush Fire Prone land	16
3.8	Building Form	16
3.9	Roof Form	16
3.10	Garages and Carports	17
3.11	Colour Scheme	17
3.12	Fences and Gates	17
3.13	Garden Elements	17
4	CONCLUSION	18
4.1	Summary	18
5	APPENDIX 1 – Schedules	19
5.1	Schedule of finishes	19

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 38 Elaine Avenue, Avalon Beach.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Statement of Environmental Effects and Development Application, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 (the LEP)², the Pittwater Development Control Plan (the DCP)³

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2014, Pittwater Development Control Plan 21

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the Council's review of this Statement of Environmental Effects.

¹ Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Pittwater Local Environmental Plan 2014; <<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>>.

³ Pittwater Development Control Plan;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDGP>>.

THE EXISTING BUILDING

1.1 Site

The residence is located on the west side of Elaine Avenue and is not located in a heritage or conservation area.

Site Address: No 38 Elaine Avenue, Avalon Beach

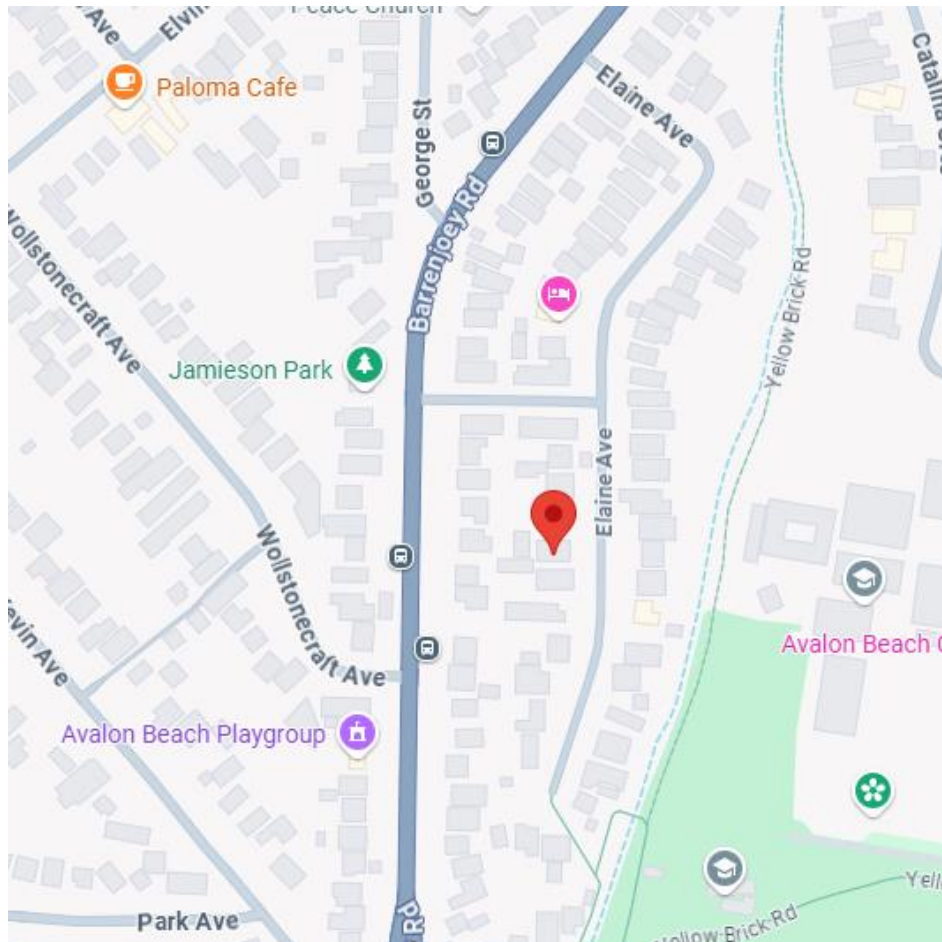


FIGURE 1: LOCATION PLAN 38 Elaine Avenue, Avalon Beach. ⁴ Source Google Maps.

1.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Pittwater)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

⁴ Location Map; < https://www.google.com/maps/place/38+Elaine+Ave,+Avalon+Beach+NSW+2107/@-33.6307297,151.3320319,17z/data=!3m1!1e4m6!3m5!1s0x6b72ad2bd25718cd:0xe2c30bbb18a5bea9!8m2!3d-33.6307297!4d151.3320319!16s%2Fg%2F11c285mf2q?entry=ttu&g_ep=EgoyMDI1MDYwMi4wIXMDSoASAFQAw%3D%3D>.

1.3 Zoning

Lot 5 DP.21687 known as 38 Elaine Avenue, Avalon Beach, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area. The property is located within Class 5 Acid Sulphates, and is not identified in the SEPP(Resilience and Hazards) Chapter 2 (formerly Coastal Management SEPP).

1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan



Property Report

38 ELAINE AVENUE AVALON BEACH 2107



Property Details

Address: 38 ELAINE AVENUE AVALON BEACH 2107

Lot/Section /Plan No: 5/-/DP21687

Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	R2 - Low Density Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 38 Elaine Avenue, Avalon Beach,⁵ Source Spatial Viewer DoIE.

⁵ DoIE, Planning Portal <chrome-

extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

1.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. The property is located on the high side of Elaine Avenue with views to the north-east over the residential areas of Avalon Beach.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Avalon Beach significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 38 Elaine Avenue, Avalon Beach. Source Google Maps.⁶

⁶ Google Maps < https://www.google.com/maps/@-33.6307467,151.3323262,3a,75y,273.4h,90t/data=!3m7!1e1!3m5!1s_r8tEs5ITjntFGV7NFVaMg!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D0%26panoid%3D_r8tEs5ITjntFGV7NFVaMg%26yaw%3D273.3978!7i16384!8i8192?entry=ttu&g_ep=EgoyMDI1MDYwMi4wIKXMDSoASAFQAw%3D%3D>.

1.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway.

1.7 Existing off-street parking

There is parking available for multiple cars in the existing driveway.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area and studio with a swimming pool. The existing landscaping is to be maintained where possible for this development.

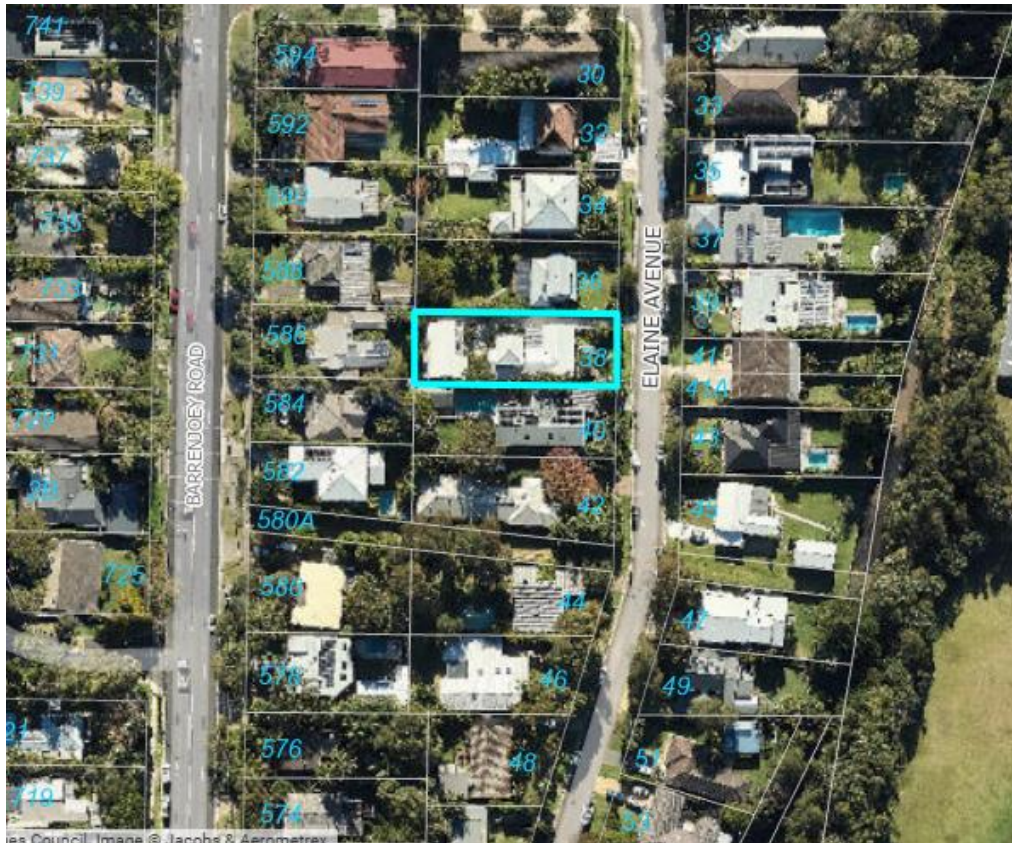


FIGURE 4: Aerial View, 38 Elaine Avenue, Avalon Beach. Source Northern Beaches Council.

2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a single-storey building with new proposed carport and driveway.

The proposed carport and driveway have been carefully designed to provide compliant on-site parking and safe access while complementing the landscaped areas that offer visual relief to both the public domain and adjoining properties. The new works introduce additional articulation to the existing dwelling, enhancing its visual appeal and improving the overall built form when viewed from the street and neighbouring lots. These elements contribute to maintaining an appropriate sense of bulk and scale and are considered sympathetic to the prevailing character of the streetscape.

2.1 Features of the Proposal

Externally the proposal encompasses:

- New carport
- New driveway

2.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

2.3 Purpose for the additions

The proposed carport development enhances on-site parking provisions by improving access and egress to the dwelling's entry, thereby increasing both safety and amenity in a manner consistent with the character of the Avalon Beach locality. The existing gravel driveway will be replaced with a new carport structure and concrete driveway, providing a more functional and durable solution.

The works are largely confined to the existing footprint of the dwelling, utilising established areas of the site to minimise disturbance. The design efficiently maximises the use of the available land while enhancing residential amenity. Importantly, the development retains the existing orientation and generally preserves solar access and natural ventilation to the northern façade. These improvements contribute to a more comfortable living environment and enhance the dwelling's

environmental performance and energy efficiency.

2.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Concrete driveway.

Timber frame structure.

Roofing in colour bond medium to medium to dark colour.

2.5 Height

The height of the new development is 3.5m and will not exceed the 8.5m height limit.

2.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	792 sq m	-
GFA (Gross Floor Area New)	132.09 sq m	-
GFA (Gross Floor Existing)	132.09 sq m	-
Height	3.5m	8.5m
Existing Impervious area	518.85 sq m	Existing
Proposed Impervious area	518.85 sq m	Existing

The proposal enhances the amenity of the site by providing safer access while increasing the off-street parking. The addition of a new carport provides articulation and visual relief of the front of the property under this proposal. The proposed works to the front of the property will increase the existing parking and improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties.

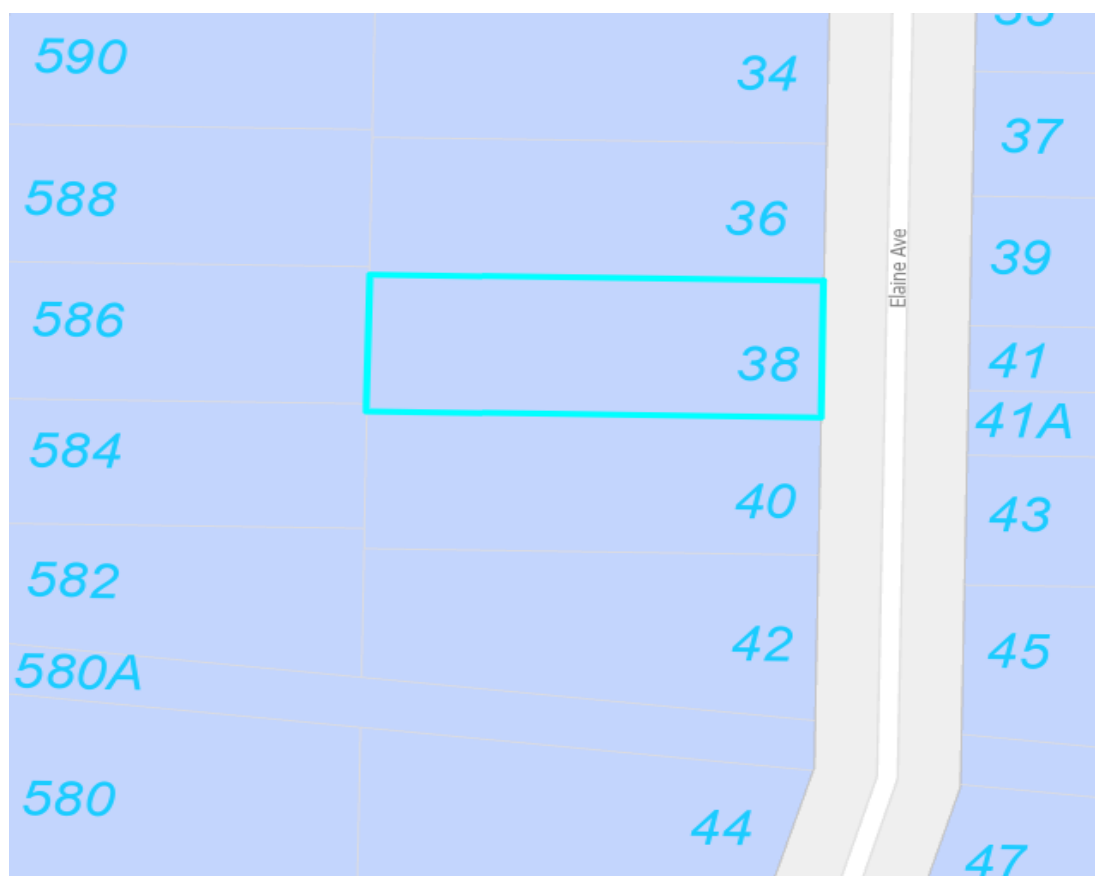


FIGURE 5: Landscape Open Space map, 38 Elaine Avenue, Avalon Beach. Source Northern Beaches Council.

The proposed works are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new carport addition is reasonable, considering the location of the existing built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁷

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	4.324m	6.5m
Rear Set Back	18.140m	6.0m
Side Set Back Nth	0.350m	2.5m
Side Set Back East	1.672m	1.0m

⁷ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

The proposed setbacks are generally consistent with those of existing adjacent dwellings along Elaine Avenue. Due to site constraints and the limited area available for compliant parking arrangements, a minor concession is sought for the carport's encroachment into the front and side setbacks. This encroachment is considered reasonable and typical for carports of this nature within the area. The structure has been designed to remain sympathetic to the existing streetscape and is expected to have minimal visual or amenity impact on the surrounding properties.

The pattern of development along Elaine Avenue shows a regular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in an east-west direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.

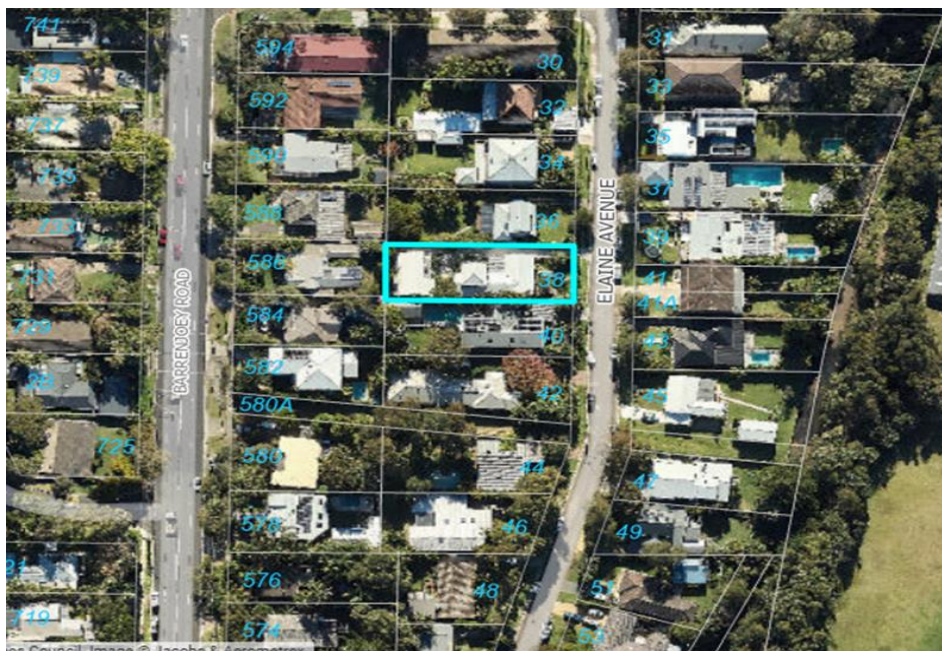


FIGURE 6: Aerial View, 38 Elaine Avenue, Avalon Beach. Source Northern Beaches Council.⁸

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary a safer new carport with improved access will continue to maintain the existing garden areas, this allows for a sense of openness to the front setback area.

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

2.8 Access and Traffic

Due consideration has been given to both pedestrian and vehicular access in the design of the proposed development. Currently, 38 Elaine Avenue offers limited off-street parking, which places additional pressure on the surrounding streets and contributes to local congestion. The proposed works seek to address this shortfall by introducing a new carport and replacing the existing gravel driveway with a formalised concrete driveway, thereby increasing on-site parking capacity.

The new driveway has been designed to facilitate safe and efficient vehicle access and egress, enhancing usability while reducing the need for on-street parking. In addition, the proposal includes improvements to landscaped areas, ensuring that the transition between the built form and the public domain remains visually appealing and functional.

These enhancements not only improve the amenity of the site for residents but also contribute to safer vehicle movements within the property and surrounding streetscape. The development is not expected to generate additional traffic or impact traffic flow in the area. Rather, it supports improved traffic management by reducing vehicle reliance on on-street parking and improving access in a constrained residential environment.

2.9 Privacy, Views and Outlook

The positioning of windows and open space in the existing residence at No 38 Elaine Avenue will not change with this proposal. The siting and design of the proposed carport minimizes overlooking into neighbours' living areas and recreation space. The new carport is substantially separated from the neighbouring dwelling for privacy. The existing timber fence and planted areas provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes down from the rear to the front of the site. The location of the proposed works has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the carport roof shadowing will be on the existing front landscaped areas, and which will maintain sunlight to the open space areas on the adjacent property.

2.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and clad walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

2.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

2.13 On-Site Detention

As per Pittwater Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁹

3 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

3.1 Orientation

The existing living spaces and proposed carport have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

3.2 Natural light

The proposed carport will have little to no effect on the existing large open windows and doors to the living spaces that have generous amounts of sun during the winter months and natural light during the summer months.

3.3 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard.

⁹ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

Household effluent will be disposed of to Sydney Water requirements.¹⁰ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

3.4 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 38 Elaine Avenue is a good example of this. The proposed new carport reduces the cars parked on the street and increases the current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved.

3.5 Development on Sloping Land

No. 38 Elaine Avenue, Avalon Beach is not shown in a Geotechnical Hazard Area (Figure 7) on Northern Beaches Council Landslip map¹¹. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

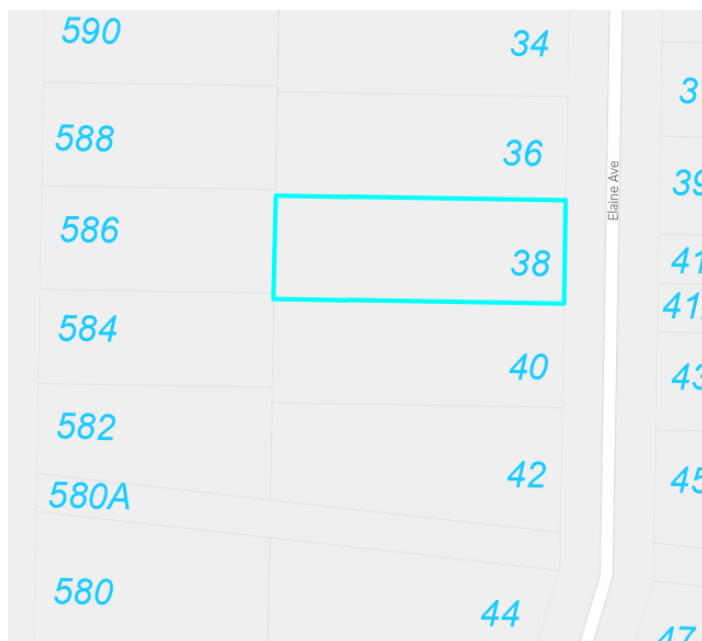


FIGURE 7: Geotechnical Hazard Maps, 38 Elaine Avenue, Avalon Beach. Source NB Council.

¹⁰ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

¹¹ Northern Beaches Council, Land slip map; <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

3.6 SEPP Resilience and hazards (Coastal Management)

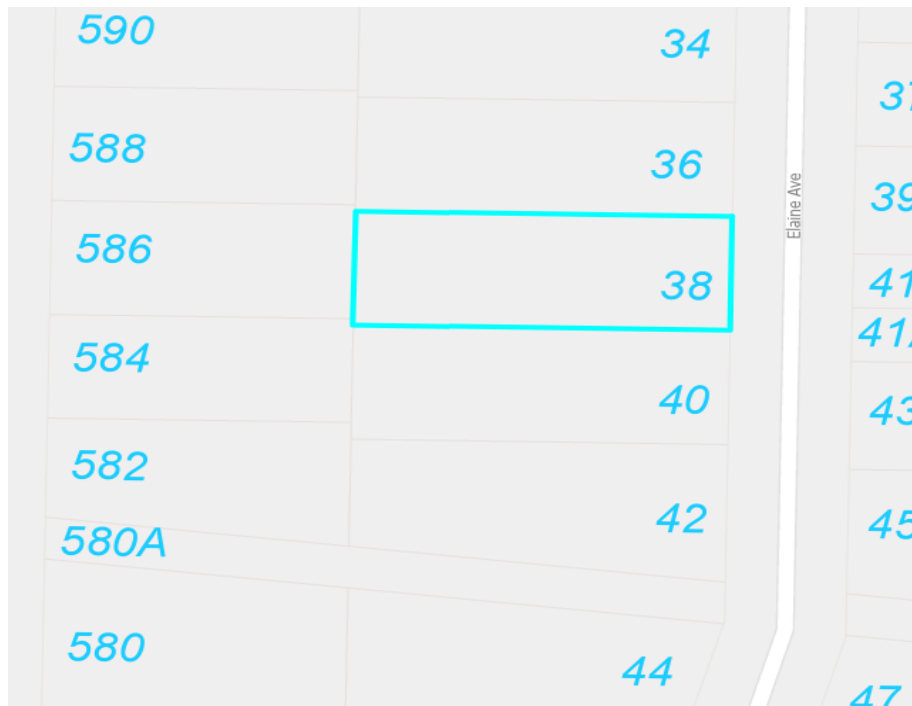


FIGURE 8: NB Council, Coastal Management SEPP Map, 38 Elaine Avenue, Avalon Beach. NSW Dept. of Planning.¹²

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions

¹² NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

3.7 Bush Fire Prone land

38 Elaine Avenue, Avalon Beach is not located within a Bushfire Prone Area of the Northern Beaches Bush Fire Prone Land Map. (Figure 9)..

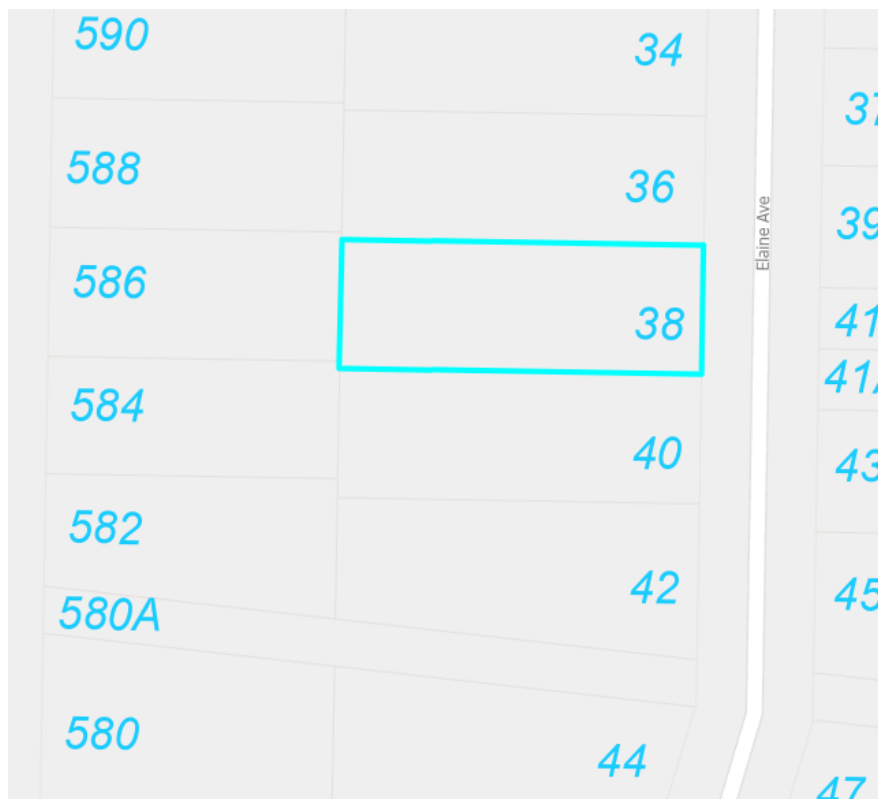


FIGURE 9: Bushfire Zone Map – 38 Elaine Avenue, Avalon Beach.¹³

3.8 Building Form

Residential buildings in Avalon Beach are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The carport is to be timber framed, with a sheet metal roof. The new works have been designed to improve the overall look of the building form & to create a modern design that suits the area.

3.9 Roof Form

The existing house has a pitched roof that will remain. The new carport will have a

¹³ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

new pitched sheet metal roof under this proposal.

3.10 Garages and Carports

The freestanding houses in Avalon Beach typically feature driveways that allow vehicles to access parking either directly at the front of the property or along the side of the dwelling. This design approach supports the area's established character and provides functional, accessible off-street parking for residents.

In keeping with this context, the proposed development includes a new carport and driveway that are consistent with the prevailing development pattern in the area. The new carport will provide weather-protected parking, while the driveway will replace the existing gravel surface with a more durable and practical solution. Together, these additions will enhance the safety and convenience of vehicle access to the property, while also maintaining the low-scale, garden-suburb aesthetic typical of Avalon Beach.

3.11 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

3.12 Fences and Gates

Side & rear fences are to be maintained for this development.

3.13 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

4 CONCLUSION

4.1 Summary

The proposed development at 38 Elaine Avenue, Avalon Beach, has been carefully designed to respect the established character of the neighbourhood while delivering tangible benefits for both the occupants and the wider community:

Contextual Fit & Streetscape Harmony

- The low-scale form, materials and finishes respond directly to Avalon Beach's garden-suburb aesthetic.
- Setbacks and building height remain consistent with neighbouring properties, ensuring the proposal sits unobtrusively within its context.

Balance of Density, Amenity & Outdoor Space

- – Retains generous landscaped areas at the front and side, preserving visual greenery and sightlines.
- – Provides a functional, covered carport and a new sealed driveway that replaces the existing gravel surface, improving year-round vehicle access without compromising rear yard space or outdoor living areas.

Architectural & Environmental Responsiveness

- – The design maximises natural light and cross-ventilation to living spaces, reducing reliance on mechanical heating/cooling.
- – Materials have been selected for durability and low maintenance, and the carport roof can accommodate future rainwater harvesting.

Minimised Neighbourhood Impact

- – Careful rooflines and eaves reduce overshadowing and maintain views for adjoining properties.
- – The driveway alignment respects existing neighbouring driveways and pedestrian paths, avoiding additional traffic conflict.

Enhanced Long-Term Amenity

- – The weather-protected carport will preserve vehicle condition and improve resident comfort.

- – A sealed driveway surface and integrated landscaping will reduce dust, runoff and maintenance requirements, benefitting both this site and the streetscape.

Together, these elements strike an appropriate balance between preserving Avalon Beach's low-density charm and meeting contemporary expectations for convenience, sustainability and liveability. We therefore respectfully submit that the proposal will have minimal environmental or visual impact on neighbouring properties and request Council's support for this Development Application.

5 APPENDIX 1 – Schedules

5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Timber/Steel	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner