



## **3 COOLAWIN ROAD AVALON BEACH**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO A DWELLING AND A SWIMMING POOL**



Report prepared for  
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May 2025

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## **1. Introduction**

- 1.1** This is a statement of environmental effects for alterations and additions to the existing dwelling including a new swimming pool at 3 Coolawin Road, Avalon Beach.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit,
  - Survey prepared by C & A Surveyors,
  - Architectural drawings prepared by Action Plans,
  - BASIX Certificate prepared by Action Plans,
  - Stormwater Plans prepared by Taylor Consulting,
  - Geotechnical Report prepared by White Geotechnical Group,
  - Arborist Report prepared by Hugh the Arborist
  - Waste Management Plan.
- 1.4** The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1** The subject site is located on the eastern side of Coolawin Road in Avalon Beach, approximately 60 metres south of its intersection with Elouera Road. It is a battle axe block with an access driveway off Coolawin Road. The site is legally described as Lot 4 DP 630436.
- 2.2** It is a rectangular shaped lot with boundaries (excluding the access handle) of 41.58 metres (west - front boundary and east - rear boundary) and side boundaries 22.07 metres (north and south). The access handle has a width of 5 metres and a length of 38.28 metres.
- 2.3** The site is currently occupied by a two-storey clad dwelling house, with a metal roof, an attached metal carport and a detached metal shed. The lot has an area of 1109.1m<sup>2</sup> (917.79m<sup>2</sup> excluding the access handle) and slopes steeply to the north, towards the front yard.
- 2.4** The site is surrounded by detached residential dwellings in all directions and is located in close proximity to shops and services in Avalon to the east.

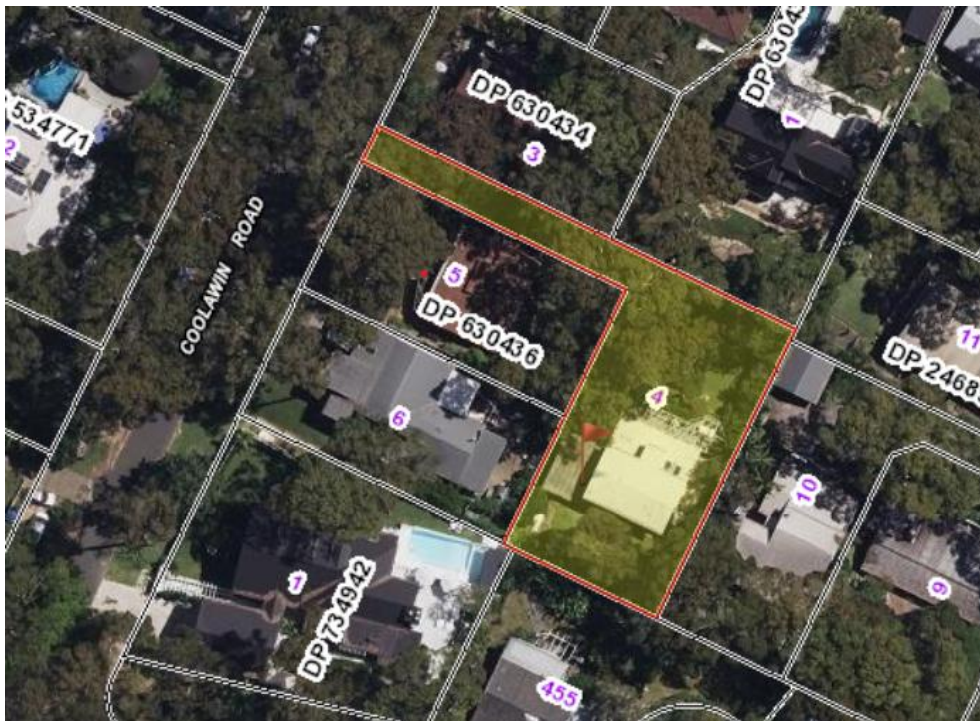


Figure 1. Aerial Image of the subject site.



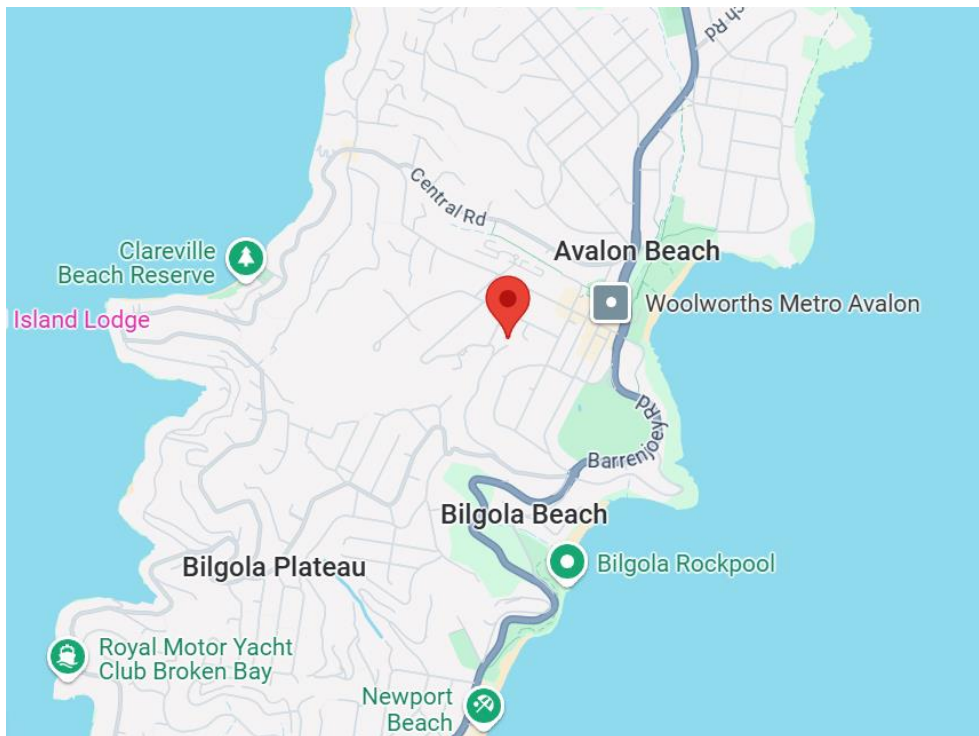


Figure 2. The site within the locality.

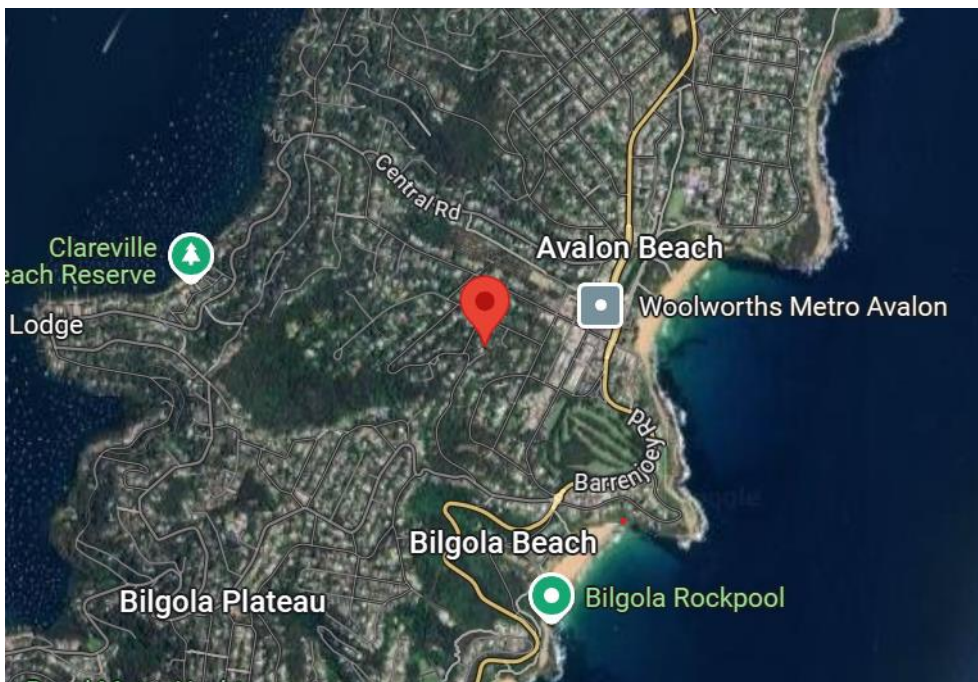


Figure 3. Aerial Image of the site within the locality.



### 3. Site Photos



Figure 4: The front yard and location of proposed swimming pool, looking south.



Figure 5: The front yard, looking north.





Figure 6: The existing deck on the north elevation of the dwelling, looking west.



Figure 7: The existing deck on the east elevation, looking north.





Figure 8: The rear yard, looking west.



Figure 9: The existing deck on the east elevation, looking south.





**Figure 10: The rear of the dwelling and carport, looking north.**



**Figure 11: The west elevation, looking east.**

## **4. Proposed Development**

**4.1** The proposed development is for alterations and additions to the existing dwelling, including a new alfresco area, entry and swimming pool.

**4.2** The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy, solar access and biodiversity are maintained for surrounding properties and the subject site.

**4.3** The proposed alterations and additions are made up as follows:

### **Ground Floor**

- Demolish the existing timber deck and access stairs on the north side of the dwelling,
- Construct new entry stairs, covered deck and dwelling entry on the north and west side of the dwelling,
- Construct a new covered alfresco area, external staircase, swimming pool and outdoor shower, on the north side of the dwelling,
- A new built-in barbecue, roof and privacy screening to the existing deck on the east side of the dwelling,
- Skylights to all deck roofs,
- New masonry walls,
- Retain the existing ground floor of the dwelling.

### **First Floor**

- No changes are proposed to the existing first floor of the dwelling.



## 5. Statutory Framework

### 5.1 Biodiversity Conservation Act 2016 and Regulations 2017

The Biodiversity Conservation Act 2016 and Regulations 2017 aim to provide a balanced approach to land management and biodiversity conservation in NSW and apply to local development assessed under Part 4 of the EPA Act 1979.

The legislation sets out impact thresholds which trigger the Biodiversity Offsets Scheme (BOS). If it is determined that the BOS is triggered, a specialist accredited assessor must be engaged to assess environmental impacts using the Biodiversity Assessment Method (BAM).

The accredited assessor will prepare a Biodiversity Development Assessment Report (BDAR), which sets out impacts and offset obligations, and must be submitted with a DA to Council.

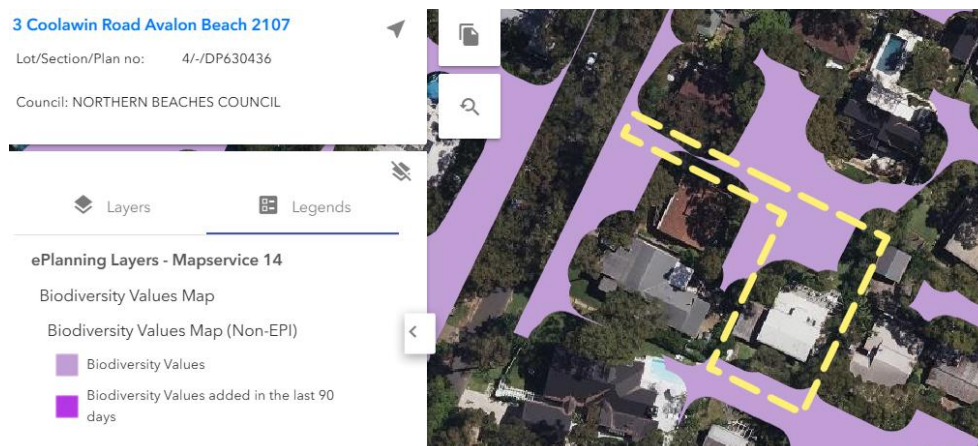
The BOS threshold triggers are set out in Part 7 of the regulations and include:

1. Whether the amount of native vegetation being cleared exceeds a threshold area set out in the table below, or

Minimum lot size associated with the property	Threshold for clearing above which the offsets scheme applies
Less than 1 hectare	0.25 hectares or more
1 hectare to less than 40 hectares	0.5 hectares or more
40 hectares to less than 1000 hectares	1 hectare or more
1000 hectares or more	2 hectares or more

2. Whether the area being cleared is identified on the Biodiversity Values Map, or
3. Whether a significant impact is likely according to a threatened species 'test of significance' (where threatened species or communities are likely to occur on the site, an ecologist must undertake the 'test of significance')

A portion of the subject site is identified on the Biodiversity Values Map, as illustrated below.



**Figure 12. Extract – Biodiversity Values Map**

The development remains consistent with the Biodiversity Conservation Act, as the works are located outside of the mapped area and no tree removal is proposed.

## 5.2 State Environmental Planning Policies

### State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of the Environmental Planning and Assessment Regulation (2001) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

### State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose the removal of any trees.

### State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.



### 5.3 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

#### Zoning

The site is zoned C4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permitted with consent in the C4 Environmental Living zone.



Figure 13: Extract from Pittwater LEP 2014 Zoning Map

#### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

#### Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 700m<sup>2</sup>. The subject site comprises a compliant area of 1109.1m<sup>2</sup> (917.79m<sup>2</sup> excluding the access handle) and no subdivision is proposed.

## **Height of Buildings**

The subject site is mapped with a maximum building height of 8.5 metres. The existing dwelling has a compliant height of 6.612 metres and no change is proposed.

The new works propose a compliant maximum height of 4.584 metres (entry) and 2.3 metres (pool deck).

## **Heritage Conservation**

The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to a heritage item.

## **Flood Planning**

The site is not identified on the NBC flood hazard map.

## **Acid Sulfate soils**

The site is nominated as Class 5 Acid Sulphate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

## **Earthworks**

Minor earthworks are proposed to prepare the site for the construction of the alterations and additions. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

## **Biodiversity**

The subject site is mapped as Biodiversity, as such the consent authority development consent must not be granted unless the consent authority is satisfied that the development:

*(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—*

*(a) whether the development is likely to have—*

*(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*

*(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*

*(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*

*(iv) any adverse impact on the habitat elements providing connectivity on the land, and*



*(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

*(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*

*(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*

*(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*

*(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

It is considered the development is compliant with clause 7.6 of LEP 2014, as the works are located outside of the mapped area and no tree removal is proposed.

### **Geotechnical Hazards**

The sites are located within the geotechnical hazard zone H1 mapped by Council's LEP. Accordingly, clause 7.7 of Councils LEP must be considered regarding the site:

*(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether the development takes into account all geotechnical risks:*

*(a) site layout, including access,*

*(b) the development's design and construction methods,*

*(c) the amount of cut and fill that will be required for the development,*

*(d) wastewater management, stormwater, and drainage across the land,*

*(e) the geotechnical constraints of the site,*

*(f) any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.*

*(4) Development consent must not be granted to development on land to which this clause applies unless:*

*(a) the consent authority is satisfied that the development will appropriately manage wastewater, stormwater, and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and*

*(b) the consent authority is satisfied that:*

- (i) the development is designed, sited, and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
- (ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited, and will be managed to minimise that risk or impact, or*
- (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

A Geotechnical Report provided with this application, demonstrates compliance with this clause.

### **Essential services**

All essential services are existing on the site.

## 5.4 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

### Section A Shaping Development in Pittwater

#### A4 Localities

##### A4.1 Avalon Beach Locality

The site is located within the Avalon Beach locality. The desired character statement for the Avalon Beach locality is:

*The most important desired future character is that Avalon Beach will continue to provide an informal relaxed casual seaside environment. The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity, fewer hazards and other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial, community and recreational facilities will serve the community.*

*Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Vehicular and pedestrian access into and through the locality is good. Pedestrian links, joining the major areas of open space (Angophora Reserve, Stapleton Park and Hitchcock Park) and along the foreshores, should be enhanced and upgraded. Similarly, cycle routes need to be provided through the locality. Carparking should be provided on site and where possible integrally designed into the building.*

*Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be*



*integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses.*

*Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.*

*Most houses are set back from the street with low or no fencing and vegetation is used extensively to delineate boundary lines. Special front building line setbacks have been implemented along Avalon Parade to maintain the unique character of this street. This, coupled with the extensive street planting of canopy trees, gives the locality a leafy character that should be maintained and enhanced.*

*The design, scale and treatment of future development within the Avalon Beach Village will reflect the 'seaside-village' character of older buildings within the centre, and reflect principles of good urban design. External materials and finishes shall be natural with smooth shiny surfaces avoided. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.*

*A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors. The natural landscape of Careel Bay, including seagrasses and mangroves, will be conserved. Heritage items and conservation areas indicative of early settlement in the locality will be conserved, including the early subdivision pattern of Ruskin Rowe.*

*Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.*

*The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and modernise the existing dwelling, whilst being mindful of the character of Coolawin Road.*

## **Section B General Controls**

### **B1 Heritage Controls**

As described above the site is not a heritage item, is not located within a heritage conservation area and is not located in proximity to a heritage item.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

### **B2 Density Controls**

No change is proposed to the existing density on the site which comprises of a single residential dwelling.

### **B3 Hazard Controls**

#### **Landslip Hazard**

As described above the subject site is mapped as Geotechnical Hazard H1. The Geotechnical Report provided with this application, demonstrates compliance with this clause.

### **Contaminated and potentially contaminated lands**

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

### **B4. Controls Relating to the Natural Environment**

It is considered that the proposed alterations and additions will have no impact on the natural environment in the locality, as the development is located primarily within a disturbed portion of the site, outside of the area identified on biodiversity mapping.

The proposal will have no impact on the natural environment, as no tree removal is proposed.

### **B5. Water management**

The site is connected to the reticulated sewer system. The development will not increase the impervious area by more than 50m<sup>2</sup>, as such a rainwater tank is not required.

Stormwater from the alterations and additions and swimming pool overflow will be connected to new and existing stormwater infrastructure, as illustrated on the stormwater plan provided with this application.

#### **B6. Access and Parking**

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. The dwelling has an existing single carport and additional stacked parking space in the driveway, which will be retained.

The site has existing vehicular access, via an access handle from Coolawin Road, which will be retained.

#### **B8. Site works and Management**

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

### **Section C Development Type Controls**

#### **C1 Design Criteria for Residential Development**

##### **Landscaping**

The DCP requires a minimum landscaped area of 60% for the subject site (Area 1), which equates to 550.67m<sup>2</sup> for the site area (excluding the access handle) of 917.79m<sup>2</sup>.

The development will result in a marginally non-compliant landscaped area of 59.34m<sup>2</sup> or 59.34% (comprising of 53.34% or 489.58m<sup>2</sup> soft landscaping and 6% or 55.06m<sup>2</sup> permitted impervious area). The minimal variation is considered appropriate given the very small percentage.

##### **Safety and Security**

An ability to view the access handle is retained, allowing for casual surveillance which is to the benefit of the safety and security.

##### **View Sharing**

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.



## **Solar Access**

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in a minor increase in shadowing across the front and rear yard of the subject site at 9am.

**12pm** – The development will result in a minor increase in shadowing across the side yard of the subject site and the side yard of 8 Koala Place at 12pm.

**3pm** – The development will result in an increase in shadowing across the side yard of the subject site and the side and rear yard of 8 Koala Place at 3pm.

It is concluded that the subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm on 21 June.

## **Visual Privacy**

Privacy will be retained for neighbours with existing setbacks retained to the side boundaries and no direct overlooking into any key living areas.

The extended alfresco area and new swimming pool are visually separated from the neighbouring dwelling by existing side boundary fencing, privacy screening and substantial existing vegetation.

## **Acoustic Privacy**

The development will not result in noise levels inappropriate to a residential area and the site is not located in close proximity to a noise generating activity.

The swimming pool equipment will be located in an approved sound-proof enclosure, under the new external stairs.

## **Private Open Space**

The DCP requires a minimum private open space area of 80m<sup>2</sup>, with minimum dimensions of 3 metres and the site retains a compliant area in the front and rear yard.

## **Waste and Recycling Facilities**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible, with full details provided in the accompanying Waste Management Plan.

The existing dwelling has appropriate bin storage areas which will be retained and waste will be collected by Councils regular service.

## **Swimming Pool Safety**

The development proposes a new 22.32kl swimming pool, with compliant fencing and signage. The pool pump will be located in an approved sound-proof enclosure, under the new external stairs.

## **Section D – Locality Specific Development Controls**

### **D1 – Avalon Beach Locality**

The site is located in the Avalon Beach Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

### **Character**

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the existing dwelling and remains consistent with other properties in the area.

The dwelling is not visible from the street, due to the battleaxe driveway.

### **Scenic Protection**

The proposed alterations and additions remain consistent with this clause, as there will be no negative visual impacts from a waterway, road or public reserve.

### **Building colours, materials and construction**

The proposed building materials include metal roofing, timber framed construction and masonry walls in colours consistent with the existing dwelling. A full schedule of materials is provided in the DA plan set.

### Front Building Line

The DCP requires a front building line setback of 6.5 metres, or the established building line on the site.

The site is a battle-axe lot, with a 38.28 metre long access handle, as such it does not have a true street frontage.

### Side and Rear Building Line

The DCP requires **side setbacks** of 2.5 metres on one side and 1 metre for the other side. The new works propose compliant side setbacks of 5.5 metres (west – deck), 1.1 metres (east – deck) and 8.5 metres (north – deck).

A rear setback of 6.5 metres is required by the DCP. As the site is a battleaxe lot, it does not have a rear boundary.

The DCP permits a 1 metre setback to swimming pool coping, subject to

- *satisfactory landscaping within the setback from the pool or spa coping to the side or rear boundary, and*
- *Council is satisfied that the adjoining properties will not be adversely affected, and*
- *the pool or spa is not more than 1 metre above ground level (existing), and*
- *that the outcomes of this clause are achieved without strict adherence to the standards, and*
- *where the site constraints make strict adherence to the setback impractical, and*
- *where strict compliance with these requirements will adversely impact on the views of adjoining residential properties.*

The new swimming pool proposes a minimum side setback of 1.7 metres (east) to the pool coping and a maximum height of 2.2 metres (from NGL to the water level).

A variation to the swimming pool height is considered appropriate, in this case, as potential pool locations on the site are constrained by the existing slope, existing trees and the need to locate the development away from biodiversity mapping on the site.

The proposed location of the swimming pool has carefully considered the neighbouring property and is located adjacent to significant established landscaping which provides visual privacy and adjoins the neighbouring garage and parking area to ensure privacy between dwellings in retained, as illustrated below.





**Figure 14: The location of the proposed swimming pool, illustrating significant existing vegetation.**

This battle-axe lot has unique features that warrant a variation to the permitted pool height, as the resulting development will not be visible from neighbouring properties or the street.

An increased setback or alternative location would unnecessarily impact on existing native vegetation on the site and would result in a less practical and favourable outcome for the residents.

### **Building envelope**

A building envelope of 45° measured at a height of 3.5 metres applies to the site and the new works are located within the permitted envelope.

### **Landscaped Area – General**

The DCP requires a minimum landscaped area of 60% for the subject site (Area 1), which equates to 550.67m<sup>2</sup> for the site area (excluding the access handle) of 917.79m<sup>2</sup>, or 665.46m<sup>2</sup> including the access handle.

The development will result in a minor variation to the landscaped area of 6.01m<sup>2</sup> or 59.34% (comprising of 53.34% or 489.58m<sup>2</sup> soft landscaping and 6% or 55.06m<sup>2</sup> permitted impervious area) when considering the exclusion of the battleaxe handle. The variation is very minor, and considering that the pool will add to the landscape feel of the site, a greater apparent landscaped area will exist.

The variation is considered reasonable against the objectives as is considered below.

*Achieve the desired future character of the Locality.*

Comment

Consistent. The design of the development has taken the desired character of the location into consideration and the alterations and additions remain compatible with other dwellings in the locality. The resulting dwelling house will result in a positive and aesthetically pleasing addition to the site and locality, although not visible from the street.

*The bulk and scale of the built form is minimised.*

Comment

Consistent. The development proposes a compliant building height and is located within the permitted building envelope, ensuring the resulting dwelling is an appropriate bulk and scale.

*A reasonable level of amenity and solar access is provided and maintained.*

Comment

Consistent. Privacy will be retained for neighbours with compliant setbacks retained and no direct overlooking to principle living areas or private open space.

As assessed above, the subject site and southern neighbour retain compliant solar access at 9am, 12pm and 3pm.

*Vegetation is retained and enhanced to visually reduce the built form.*

Comment

Consistent. The development does not propose to remove any significant native trees and will retain the vast majority of the landscaped area.

*Conservation of natural vegetation and biodiversity.*

Comment

Consistent. No native vegetation will be impacted by the proposal.

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

Comment

Consistent. Stormwater from the proposed development will comply as per the stormwater plan provided with the DA.

*To preserve and enhance the rural and bushland character of the area.*

Comment

Consistent. The development will have no impact on the rural or bushland character of the locality.

*Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.*

Comment

Consistent. The development will retain ample soft landscaped area on the site, allowing for the infiltration of water and stormwater management.

**Fences – General**

No changes are proposed to the existing fencing on the site.



## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
<b>Pittwater LEP 2014</b>			
Zone	C4 – Environmental Living	Alterations and additions to a dwelling house	Permitted with consent
Lot Size	700m <sup>2</sup>	1109.1m <sup>2</sup> (917.79m <sup>2</sup> excluding the access handle)	Yes
Building Height	8.5m	6.612m (dwelling) 4.584m (new entry) 2.3m (pool deck)	Yes Yes Yes
Heritage Conservation	Not identified		
Flood Planning	Not identified		
Acis Sulfate Soils	Class 5		
Biodiversity	Mapped as biodiversity		
Geotechnical Hazards	Mapped as H1		
<b>Pittwater DCP 2014</b>			
Parking	2 spaces	2 spaces	Yes
Solar Access	3 hours to 50% of POS of subject site and adjoining properties from 9am-3pm on June 21.	3 hours +	Yes
Private Open Space	80m <sup>2</sup>	>80m <sup>2</sup>	Yes
Front Setback	6.5 or established building line	Battle-axe lot	N/A
Side Setback	2.5 metres on one side and 1 metre on the other	5.5m (west – deck) 1.1m (east – deck) 8.5m (north – deck)	Yes Yes Yes
Rear Setback	6.5 metres	Battle-axe lot	N/A
Swimming Pool Setback	1 metre, subject to: <ul style="list-style-type: none"> <li>Satisfactory landscaping</li> </ul>	Min. 1.7m (east – pool coping)	Yes

	Standard	Proposed	Compliance
	<ul style="list-style-type: none"> <li>Max. 1m height,</li> <li>Views retained</li> </ul>	Max. height 2.2m to water level	Merit assessment
Side Boundary Envelope	3.5 metres / 45 degrees	New works within permitted envelope	Yes
Landscaped Open Space and Bushland Setting (Area 1)	60% = 550.67m <sup>2</sup> for the site area (excluding the access handle) of 917.79m <sup>2</sup>	59.34% (excluding battleaxe)  58.34% (including battle-axe)	Merit

## 7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the C4 zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### **Context and Setting**

*What is the relationship to the region and local context in terms of:*

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

*What are the potential impacts on adjacent properties in terms of:*

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*



The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

### **Access, transport and traffic**

*Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:*

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

### **Public domain**

There will be no impact.

### **Utilities**

There will be no impact on the site, which is already serviced.

### **Flora and fauna**

There will be no impact.

### **Waste**

There will be no impact.

### **Natural hazards**

Natural hazards on the site can be effectively mitigated to support the development in its current form.

### ***Economic impact in the locality***

There will be no impact, other than the possibility of a small amount of employment during construction.

### ***Site design and internal design***

*Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

*How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

### ***Construction***

*What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

### **7.3 The suitability of the site for the development**

*Does the proposal fit in the locality?*

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed development.

### **7.4 Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered, and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8. Conclusions**

- 8.1 This proposed development for alterations and additions to the existing dwelling house, including a new swimming pool, at 3 Coolawin Road Avalon Beach, is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.



## Planner Declaration

### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
20 May 2025	Naomi Lyons Senior Planner	Sarah McNeilly Director

### Disclaimer

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