



## STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Alterations and Additions to an existing dwelling

23 PARK AVENUE

AVALON BEACH

NSW 2107

LOT 43 DP 13325

Report prepared for Helen Owens

January 2025

## TABLE OF CONTENTS

1. Introduction	3
2. Site Characteristics and Description	4
3. Site Photos	5
4. Proposed Development	10
5. Statutory Framework	11
6. Development Standards and the Effects of the Proposal	15
7. 79c of the Environmental Planning and Assessment Act.	21
8. Statement of Environmental Planning Policy (BASIX) 2004.	22
9. Conclusion	23

# 1

## Introduction

This Statement of Environmental Effects is to be read in conjunction with documents prepared by Sobi Wing Slingsby Architect for 23 Park Avenue, Avalon Beach, NSW 2107, for the proposed Alternations and Additions Development Application to an existing dwelling. Also to be read in conjunction with all specialist consultant reports including the Survey by Detailed Surveys Consulting Surveyors, Geotechnical Report by White Geotechnical, Shadow Diagrams and Report by Deneb Design, Arborist Report by The Ents Tree Consulting.

This Statement of Environmental Effects address and satisfies the subject site, surrounding area and relevant planning controls and policies in relation to the submission for alterations and additions; Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Statement of Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

The proposed development is compliant with objectives of all Council controls, considerate of neighboring residents and the streetscape. It is an appropriate development worthy of Council consent. The development application is meritorious and favorable of support by council.

## 2

### Site Characteristics and Description

The site is located at 23 Park Avenue, Avalon Beach and is legally described as Lot 43 DP 13325. It is located within the Avalon Beach Locality and addressing park Avenue to the North.

The site has an allotment size: 838.30 sqm and zoned C4 Environemtal Living.

The site falls approximately 4 meters to the south away from Park Avenue access and is vegetated by a mix of native and introduced species. There are significant trees to the north (front) of the site and lawn located to the east and south.

The site is rectangular in shape, the north boundary to the street frontage is 15.24m, the eastern boundary to the neighbour is 55.865m, the south boundary 15.34m and the western boundary to neighbouring property is 54.255m. (As per Survey).

The existing dwelling is a 1 and 2 story masonry and timber dwelling with a metal roof and detached timber frame carport with a metal roof. Pedestrian and car access is via the existing driveway. The Avalon Beach locality is typically characterised by both timber and masonry two storey dwellings.

The site is not located on the Northern Beaches Council Flood Hazard Map area and is not listed as being in a Heritage Conservation Area and there are no known heritage items on the site. The site is not listed in a Bushfire Prone area.

3

## Site Photos

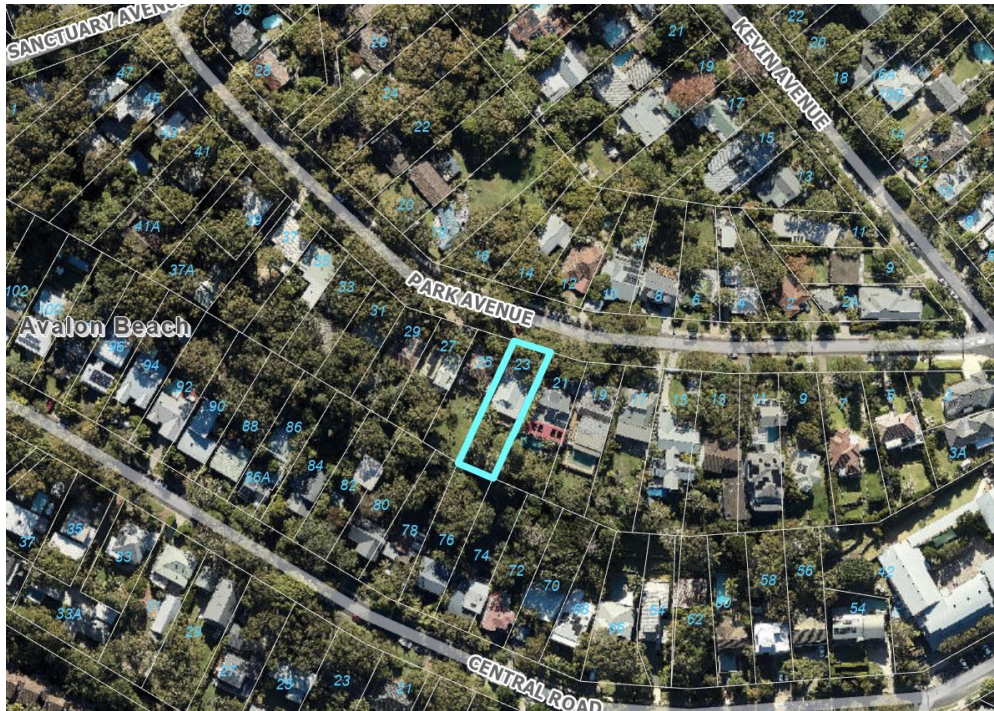


Figure 1. The Site and its immediate Surrounds – Image Northern Beaches Council

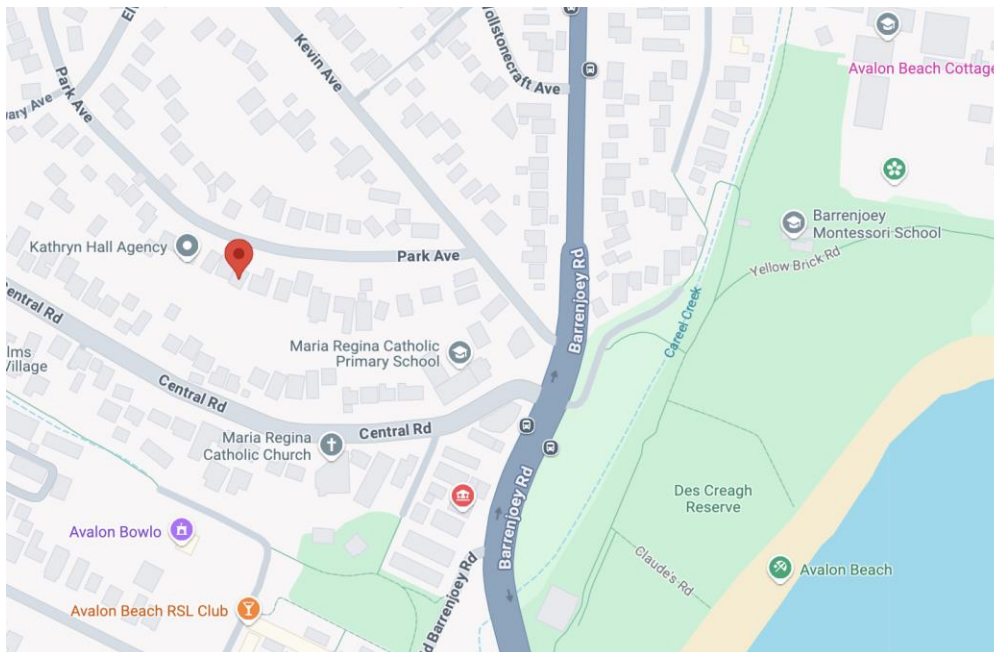


Figure 2 – The Site within its locality – Image Google Maps



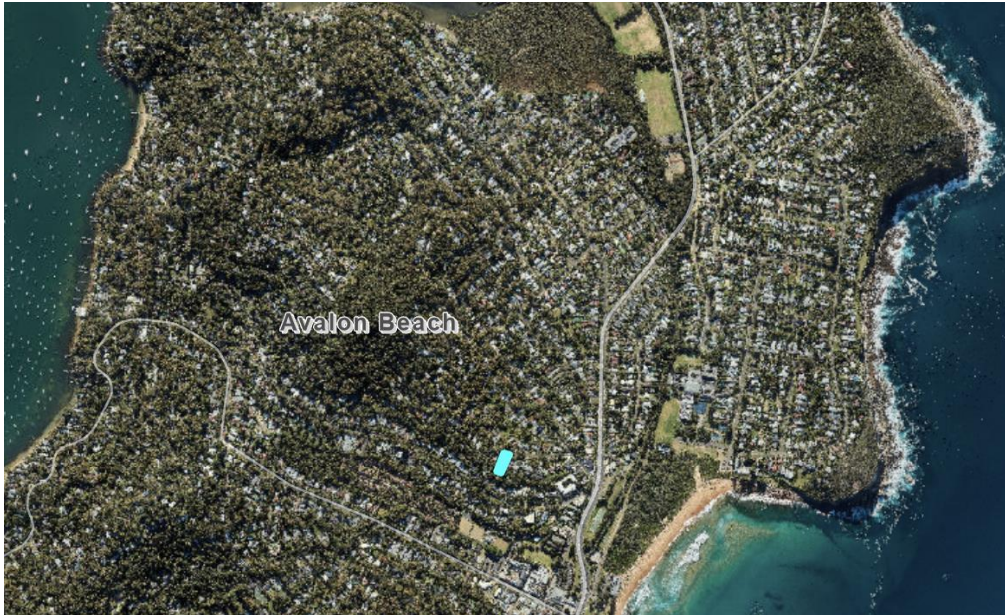


Figure 3 – Aerial Image of the site within its wider Pittwater locality – Image Northern Beaches Council



Figure 4 – View at front of property – No Proposed Change (image SWS arch)





Figure 5 – View at entry of property – No Proposed Change. (image SWS arch)



Figure 6 – View at driveway / pedestrian access to property – No Proposed Change. (image SWS arch)





Figure 7 – Partial view of existing backyard. (image SWS arch)



Figure 8 – Partial view of existing backyard. (image SWS arch)





Figure 9 – Partial view of existing undercroft - location of addition and deck replacement. (image SWS arch)

## 4

### Proposed Development

This proposal to Northern Beaches Council seeks approval for alternations and additions to an existing dwelling. Please refer to attached architectural drawings by Sobi Wing Slingsby Architect and supporting specialist reports.

The proposal consists of an additional 2 bedrooms, an ensuite and rumpus room to the ground floor of the existing dwelling. This in turn will replace the existing timber deck with a new (roof top) terrace in the same location.

There are no proposed changes to the existing dwelling apart from the replacement of the southern deck (as mentioned above).

## 5

## Statutory Framework

## Pittwater Local Environmental Plan 2014 (PLEP)

## 2.1 Land Use Zones

## COMPLIES

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014.

The objectives of the zone is to provide low impact residential development in areas with special ecological, scientific or aesthetic value and to ensure residential development does not have an adverse effect on those values. Providing low density and scale integrated with the landform and landscape and encouraging development that retains and enhances wildlife corridors.

The proposed development meets all objectives of the C4 provisions. The alterations and additions are designed to be low impact and low density residential accommodation. Integrated into the landform following the existing slope in landscape, tip-toeing between existing trees and retaining wildlife corridors. The replacement of the timber deck with a green roof top adds additional ecological and aesthetic value to the site.

The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

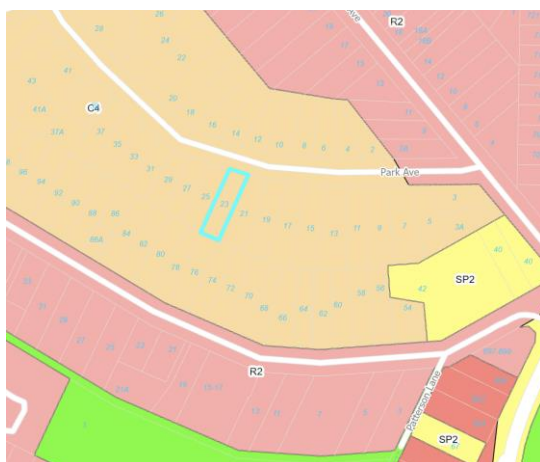


Figure 10: NBC – Pittwater Land Zoning Map



### 4.3 Height of Building

#### COMPLIES

The LEP restricts the maximum height of buildings in the locality of the site to 8.5m.

The objectives of this clause is to ensure that any building by virtue of its height and scale is consistent with the desired character of the locality, minimising overshadowing of neighbouring properties, allowing for reasonable sharing of views, encouraging buildings that are designed and respond sensitively to natural topography and to minimise adverse visual impact of development on the natural environment.

The proposal does not increase any height to the existing development and sits well below the maximum permissible height. There is no additional overshadowing to neighbouring dwellings. The addition is unobtrusive in sharing of views to both the existing dwelling and neighboring properties. The proposed design responds sensitively to natural topography, following the natural fall of the site and minimises adverse visual impact on the natural environment with its small scale, green courtyards and roof.

The proposal is permissible with Councils consent.



Figure 11: NBC – Pittwater Height of Buildings Map

### 7.1 Acid Sulphate Soils

#### COMPLIES

The site is considered a Class 5 Acid Sulphate Soil and is not located within 500 m of adjacent class 1,2,3 or 4 land that is below 5m Australian height datum and by which the water table is likely to be lowered below 1m Australian height datum on adjacent Class 1,2,3,or 4 land.

The proposal is permissible with Councils consent.

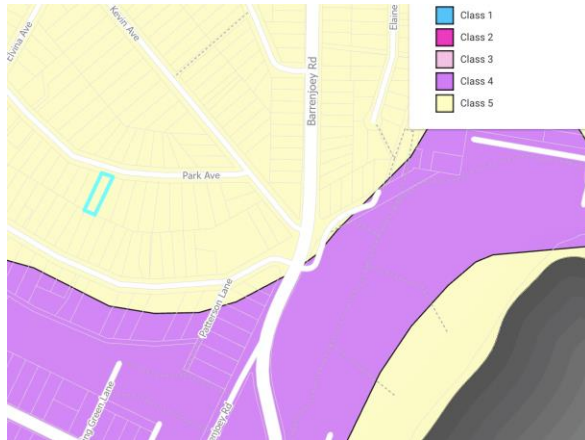


Figure 12: NBC – Pittwater Acid Sulphate Soil Map

## 7.6 Biodiversity

### COMPLIES

The proposal does fall into the biodiversity zoned area on the site.

The objective of the biodiversity clause is to maintain terrestrial, riparian and aquatic biodiversity by protecting native fauna and flora, protecting ecological processes necessary for the continued existence and encouraging the conservation and recovery of native fauna and flora and their habitats.

The proposal is permissible with consent of council as it does not have any adverse impacts on the conditions, ecological value and significance of the fauna and flora of the land, no adverse impacts on the importance of the vegetation on the land to the habitat survival of native fauna and has no potential to fragment disturb or diminish the biodiversity structure, function and composition of the land or any adverse impacts on the habitat elements providing connectivity on the land.

The design has taken any appropriate measure to avoid, minimise and mitigate the impacts of the development.

All native trees will be retained (please refer attached Arborist Report). There will be no adverse impact on the condition, ecological value and significance of the flora and fauna and no adverse impact to the habitat and its elements providing a connectivity on the site.

The proposal is permissible with consent of council.

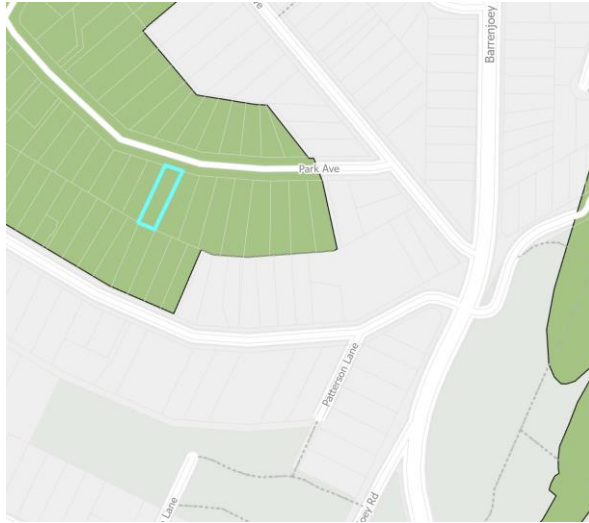


Figure 13: NBC – Biodiversity Map

## 7.7 Geotechnical Hazard

### COMPLIES

The objectives of this clause is to ensure that development on the land is susceptible to geotechnical hazards; matches the underlying geotechnical conditions on the land, is restricted on unsuitable land and does not endanger life or property.

The proposal is permissible with consent by council as the additions to not enter the zoned area on the map. The design is considerate of this in siting location. Excavation is minimal. Please refer to the supporting specialist Geotechnical report by White Geotechnical.

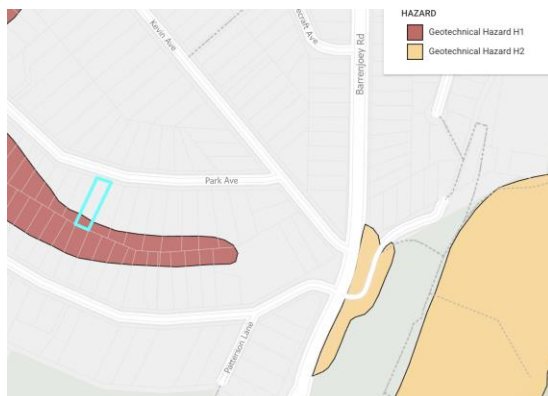


Figure 14: NBC – Geotechnical Hazard Map



## 6

### Development Standards and the Effects of the Proposal

#### Pittwater 21 Development Control Plan

##### Part A – Shaping Development in Pittwater.

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

#### B6.1 Access driveways

##### COMPLIES

Outcomes: safe and convenient access, adverse visual impact of driveways is reduced, pedestrian safety, an effective road drainage system and maximise the retention of trees and native vegetation in the road reserve.

The proposal is permissible with council's consent. The application does not propose any changes to the existing driveway and parking which currently complies with Northern Beaches Council's outcomes as listed above.

#### B6.2 Internal Driveways

##### COMPLIES

No change to existing driveway and parking.

#### B6.3 Off-Street Parking

##### COMPLIES

No change to existing driveway and parking.

#### C1.1 Landscaping

##### COMPLIES

Outcomes: built form softened and complimented by landscaping, landscaping reflects form and scale of development, retention of canopy trees and existing native vegetation, retains and enhances Pittwater's biodiversity by using locally native plant species,

enhancing habitation and amenity value, reducing risk of landslip, low watering maintenance.

The existing landscaping on site is permissible by council and the application proposes no changes, retaining all existing native vegetation and providing additional native planting to the roof top and courtyards. Refer Architectural Site Plan.

### C1.3 View Sharing

#### COMPLIES

Outcomes: reasonable sharing of views amongst dwellings and canopy trees take priority over views.

The application is permissible with council's consent as the proposal does not impact any existing native trees and the proposed additions and alterations will not affect adjoining dwellings.

### C1.4 Solar Access

#### COMPLIES

Outcomes: residential development is sited and designed to maximise solar access during mid-winter, a reasonable level of solar access is maintained to existing residential properties, unhindered adjoining development and reduce the usage and dependence of artificial lighting.

The proposal is sensitive to the neighboring properties in height, mass and scale. There is no loss of daylight to habitable rooms in adjacent dwellings. Adjoining dwellings will receive a minimum of 3 hours sunlight between 9am and 3pm. Please refer attached specialist Shadow Diagrams and report by Deneb Design.

The proposal is permissible with consent by council.

### C1.5 Visual Privacy

#### COMPLIES

Outcomes: habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design and a sense of territory and safety is provided for residents.

The proposed design is considerate of neighboring properties with limited and sensitive openings to side boundaries of the addition. Windows and openings face existing

structure or garden space within the boundaries. The proposal will not affect adjoining dwellings.

The proposal is permissible with councils consent.

### C1.7 Private Open Space

#### COMPLIES

Outcomes: dwellings are provided with a private, useable and well located area of private open space for the use and enjoyment of the occupants. The private open space is integrated with and directly accessible from the living areas of the dwelling and private open space receives sufficient solar access and privacy.

Alteration to the first floor remodels the existing deck providing private open space to the upstairs main living area on a roof garden terrace whilst the addition opens to the garden of the rumpus space on the ground floor. Both living spaces are designed with private open space, solar access for the enjoyment of the occupants and minimal impact on neighboring dwellings.

The proposal is permissible with consent by council.

### D1.1 Avalon Beach Locality

#### COMPLIES

Desired future character.

The proposal is consistent to the wider desired future character and the streetscape and surrounding properties.

No change to the existing dwelling or property is visible from the street, unaffected the streetscape. The alternations and additions are respectful; small in scale and sympathetic materiality, complying with the locality.

The setbacks are complaint and the proposal will not have any significant or adverse impacts on the neighboring properties.

### D1.4 Scenic Protection

#### COMPLIES

Outcomes: achieve desired future character of the locality with bushland landscape as the predominant feature of Pittwater with the built form being secondary component of the visual catchment.



The proposal does not affect the existing bushland setting of the area. Only integrating the built form further more with planting on the roof. The existing vegetation around the property has remained untouched. The proposal will not affect the natural environment when viewed from any waterways, road or public reserve.

The proposal is permissible with Councils consent.

#### D1.5 Building Colours and Materials

##### COMPLIES

Outcomes: enhances visual quality and identity of the streetscape, providing attractive building facades which establish identity to the streetscape. To ensure building colours and materials compliment and harmonise with the natural environment. Any visual prominence of the development is minimised.

The materials and colours of the proposal are sensitive and sympathetic to the local character and surrounding natural environment. There is no visual change from the street scape to the existing dwelling. All alterations and additions are not visible to the public. The proposed palette for the addition is natural tones, mid greys, browns and greens of additional vegetation. Please refer to the Schedule of Colours and Finishes.

The proposal is permissible with councils consent.

#### D1.8 Front Building Line

##### COMPLIES

Outcome: The control for the site is 6.5m. Vegetation is to be retained, amenity of residential development adjoining main roads is maintained, encouraging attractive street frontage and improving pedestrian amenity.

The proposal sits within all setback requirements as set by Council and no change to the existing street frontage is proposed.

The proposal is permissible with council's consent.

#### D1.9 Side and Rear Building Line

##### COMPLIES

Outcomes: The control for the site is 2.5m to one side and 1m to another. Whilst the rear setback is a minimum of 6.5m. To minimise bulk and scale of built form, equitable

preservation of views and vistas, encourage view sharing through complimentary siting of buildings, responsive design and well positioned landscaping. Ensure reasonable level of privacy, amenity and solar access within the development site, substantial landscaping and mature tree canopy, flexibility of siting of buildings and access and vegetation is retained and enhanced to visually reduce built form.

The proposal sits within the setback requirements as set by Council.

The proposal is permissible with councils consent.

#### D1.11 Building Envelope

##### COMPLIES

Outcomes: achieve future desired character of locality, bulk and scale is minimised, promote building scale and density that is below natural line of trees, equitable preservation of views and vistas, reasonable level of privacy and solar access and vegetation to be retained and enhanced to visually reduce built form.

The proposal sits within the permissible building envelope.

The proposal meets the controls and is permissible by council.

#### D1.14 DCP Landscaped Area – Environmentally Sensitive Land

##### COMPLIES

Outcomes: stormwater runoff is reduced, conservation of natural vegetation and biodiversity and soft surface is maximised to provide for infiltration of water to the water table, minimise run off and assist with stormwater management.

Site area: 838.3 sqm (as per survey)

Existing impervious area: 258.85 sqm 31% - 69% pervious existing

Existing + proposed impervious area: 324 sqm 38% - 61% pervious proposed.

The proposal complies with controls and is permissible with council's consent.

7

Matters for consideration under section 79c of the Environmental Planning and Assessment Act.

6.1 The provisions of any environmental planning instrument

COMPLIES

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local Plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with the provisions.

There are no other environmental planning instruments applying to the site.

6.2

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority.

COMPLIES

It is not considered that there are any draft environmental planning instruments applying to the site.

6.3

Any development control plan

COMPLIES

The development has been designed to comply with the requirements of the locality and the principles of the Development Control Plan 21. It is considered that the proposed design respects the aims and objectives of the DCP and the desired character objectives of the Avalon Locality Plan on that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

6.4 Any Matter prescribed by the regulations that apply to the land to which the development relates.

COMPLIES

No matters of relevance are raised regarding the proposed development.

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

COMPLIES

The proposal requesting consent for the alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. The resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21.

#### 6.6 The suitability of the site for the development

##### COMPLIES

The subject land is in the C4 Environmental living and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide alterations and additions to an existing dwelling and the addition without having detrimental impact on the amenity to the adjoining properties of any impact on the streetscape.

#### 6.7 Submissions made in accordance with the Act or the regulation

This is a matter for council in the consideration of this proposal;

#### 6.8 Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

## 8

Statement of Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

##### COMPLIES

The proposal requires a BASIX certificate; attached to this application.



9

## Conclusion

The proposed development for alterations and additions to the existing dwelling at 23 Park Avenue, Avalon Beach NSW 2107 is appropriate considering all State and Council controls.

The proposal is meritorious and requests to be granted consent.

The proposal does not have any detrimental impact on the adjoining properties or locality and is keeping with council aim and objectives for the Avalon Locality. It is sensitive and considerate in its design.

There will be no effect upon neighboring residences, local flora and fauna.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development will not have any significant impact on the environment, scenic quality of the area of the amenity of the adjoining allotments, the issue of development consent under the delegation of Council is requested.

We accordingly request Councils favorable determination of this development application.