

Statement of Environmental Effects
85 Palmgrove Rd, Avalon Beach NSW 2107
LOT: 383 DP: 16902

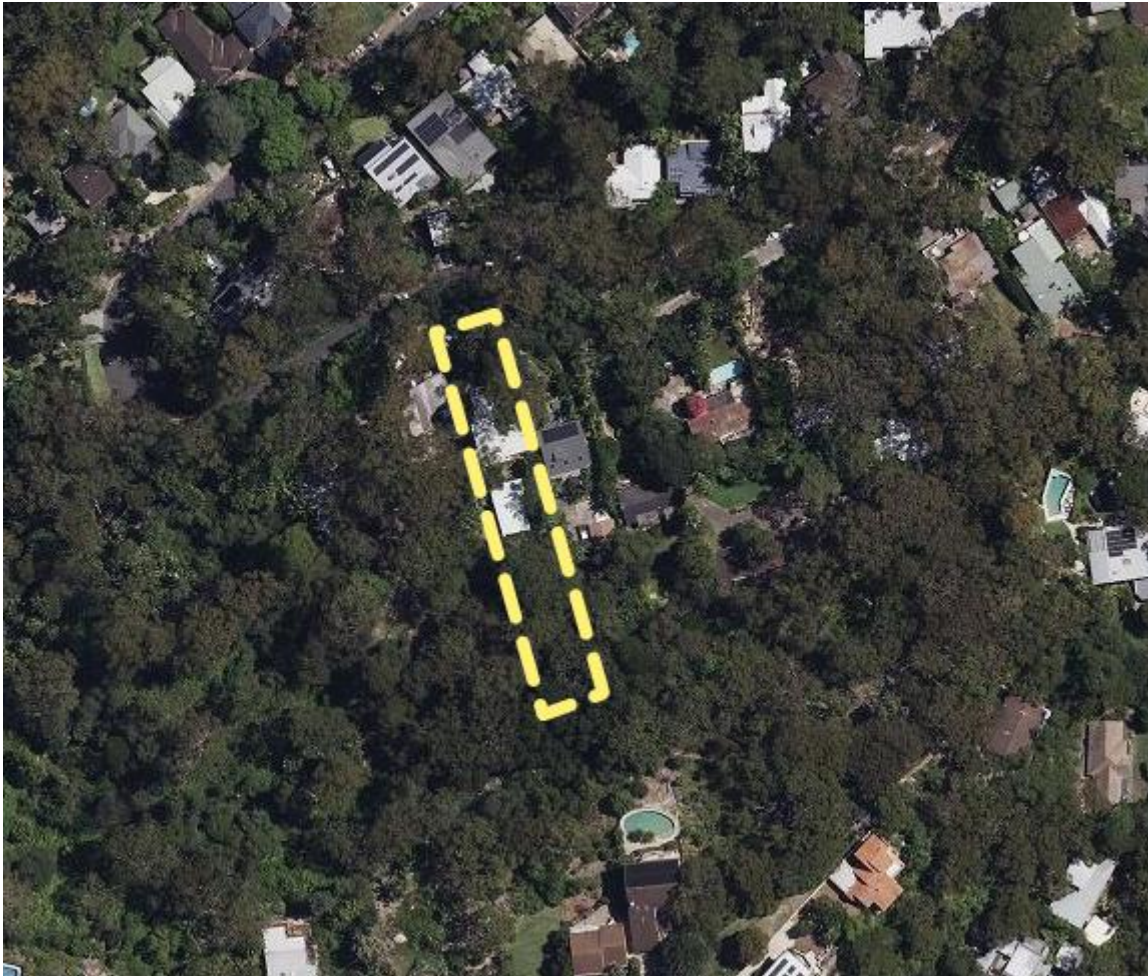


Figure 1: Aerial View of Site

Date: 02/11/2023

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SY	SY	1	02/11/2023	SEE completed for DA lodgement.

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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by SY Planning on behalf of Draftinghelp and accompanies a Development Application for the alterations and additions to existing dwelling house at 85 Palmgrove Rd, Avalon Beach NSW 2107.

This SEE describes the subject site and the proposed development, assessing the impacts of the development as required by Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. Overview of Planning Provisions

Basic Details	
Address	85 Palmgrove Rd, Avalon Beach NSW 2107
Real Property Description	LOT: 383 DP: 16902
Current Use	Existing dwelling house
Land Size	705m ²
Zoning	C4: Environmental Living
Local Government Area	Northern Beaches Council
Local Environmental Plan	Pittwater Local Environmental Plan 2014
Development Control Plan	Pittwater 21 Development Control Plan
Applicable LEP Development Standards	<ul style="list-style-type: none"> • Clause 2.3: Zone objectives and Land Use Table • Clause 4.3: Height of Buildings • Clause 7.1: Acid Sulfate Soils • Clause 7.6: Biodiversity
Applicable State Environmental Planning Policies	<ul style="list-style-type: none"> • None

Table 1: Overview of Planning Provisions

3. Site Description and Surrounding Context

The subject site, known as 85 Palmgrove Rd, Avalon Beach NSW 2107 (LOT: 383 DP: 16902) is located within the C4: Environmental Living zone under the Pittwater Local Environmental Plan 2014. The site is a standard lot with existing vehicular access via Palmgrove Road. The site is currently improved by an existing dwelling house. Immediate surrounding land uses are predominantly comprised of low density residential dwellings. A Dial Before You Dig Search suggests that essential services such as telecommunications, electricity, reticulated water and sewer are available to the site.

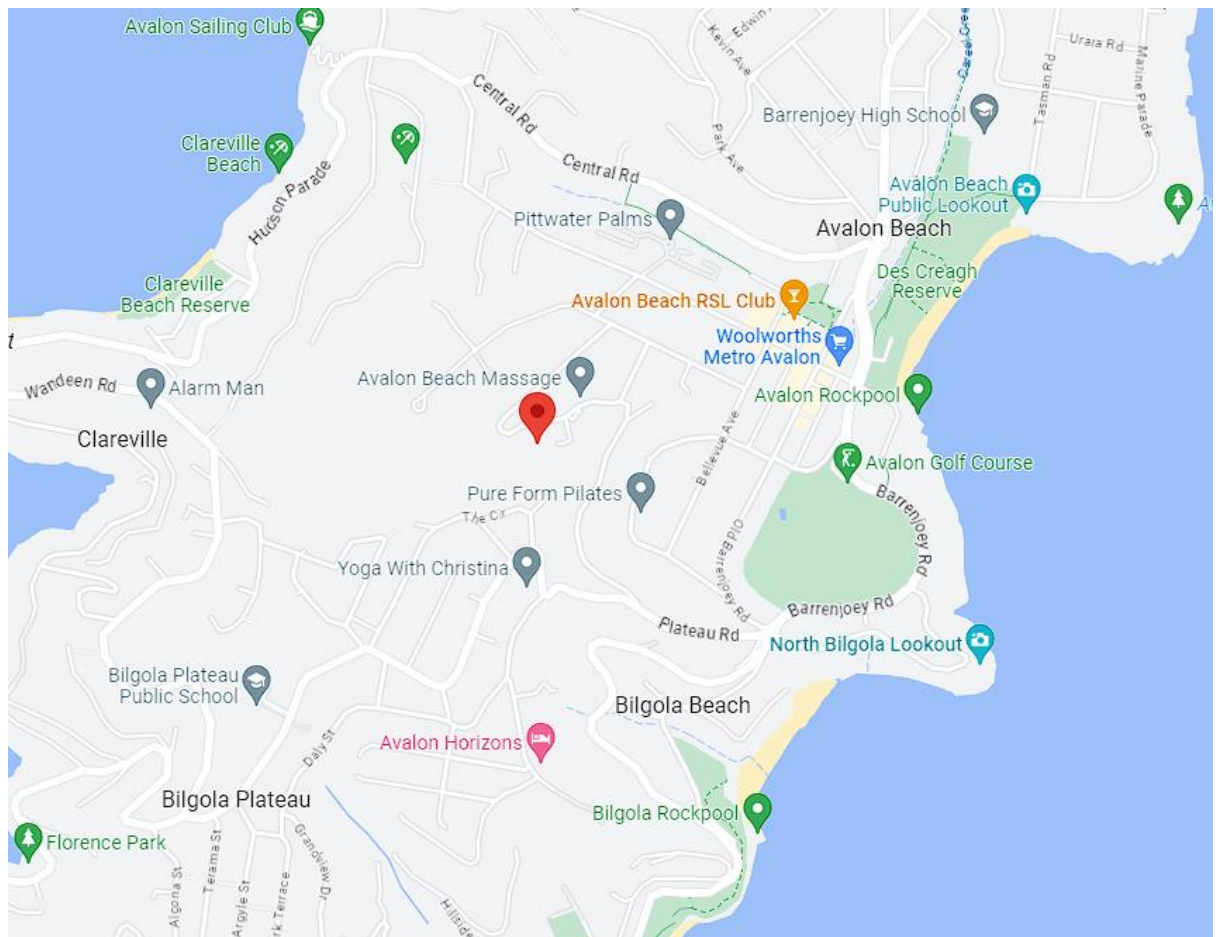


Figure 2: Locality Map of subject site (Source: Google Maps)



Figure 3: Sydney Water Asset Mapping

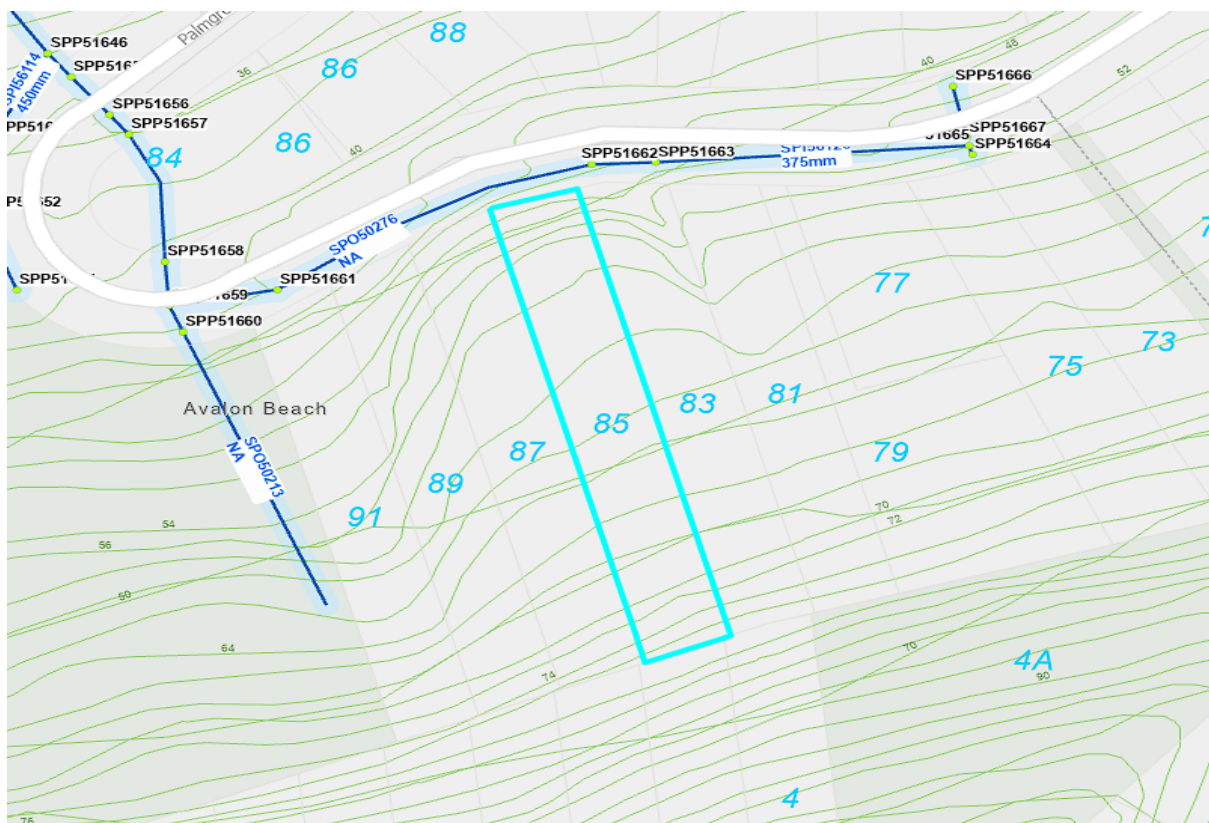


Figure 4: Northern Beaches Council Asset Mapping

4. Proposed Development

The proposed development involves the alterations and additions to existing dwelling house. The development can be summarised below as:

- Approximately 44sqm additions to existing dwelling, connecting the dwelling house to existing studio.
- Erection of a 38sqm external patio with an inground 30,000L swimming pool.
- Partial demolition of existing dwelling and studio to facilitate the proposed development.
- Complete demolition of existing carport and the erection of a new carport.
- No change to front, side or rear setback
- No vegetation clearing involved
- Fill & Excavation required (under 2m).

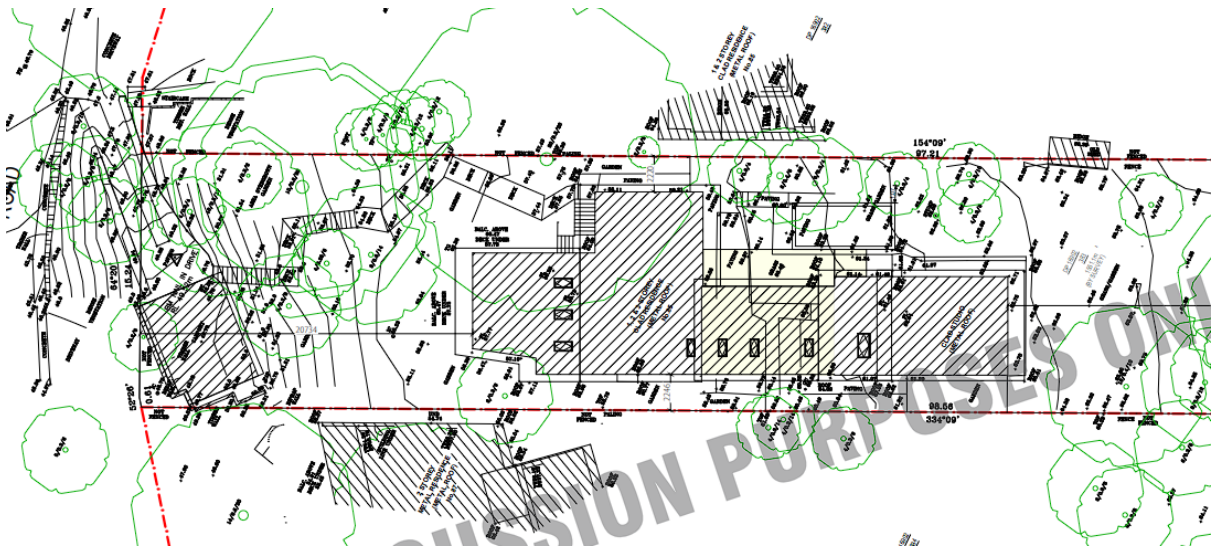


Figure 5: Proposed Site Plan

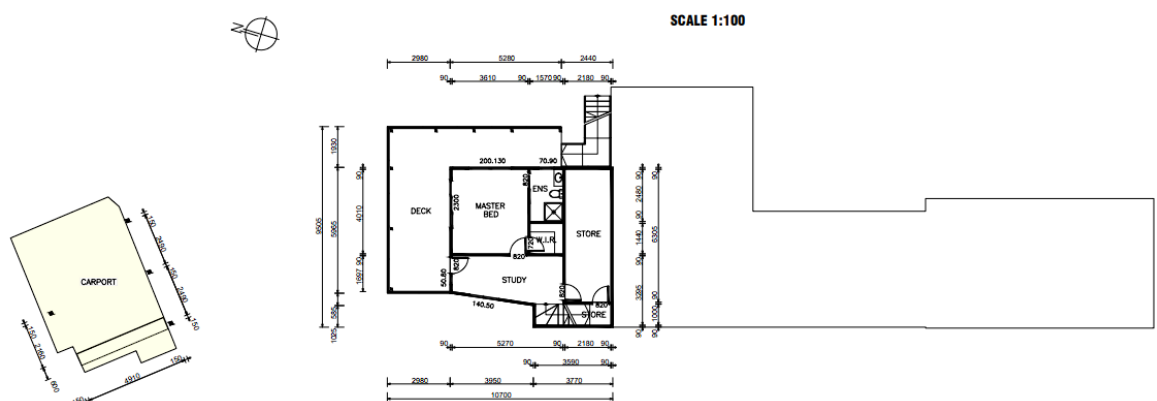


Figure 6: Proposed Lower Floor Plan

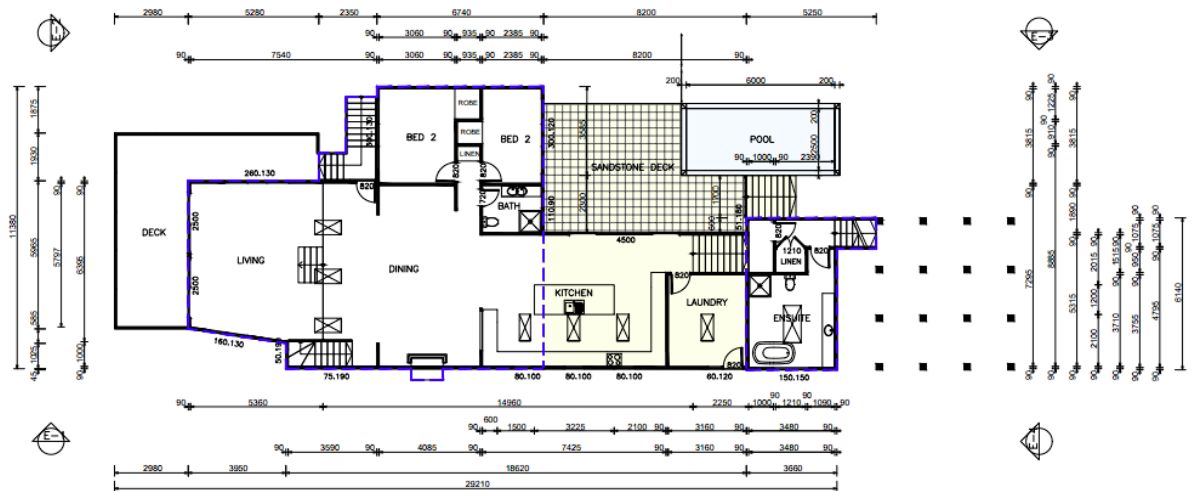


Figure 7: Proposed Ground Floor Plan

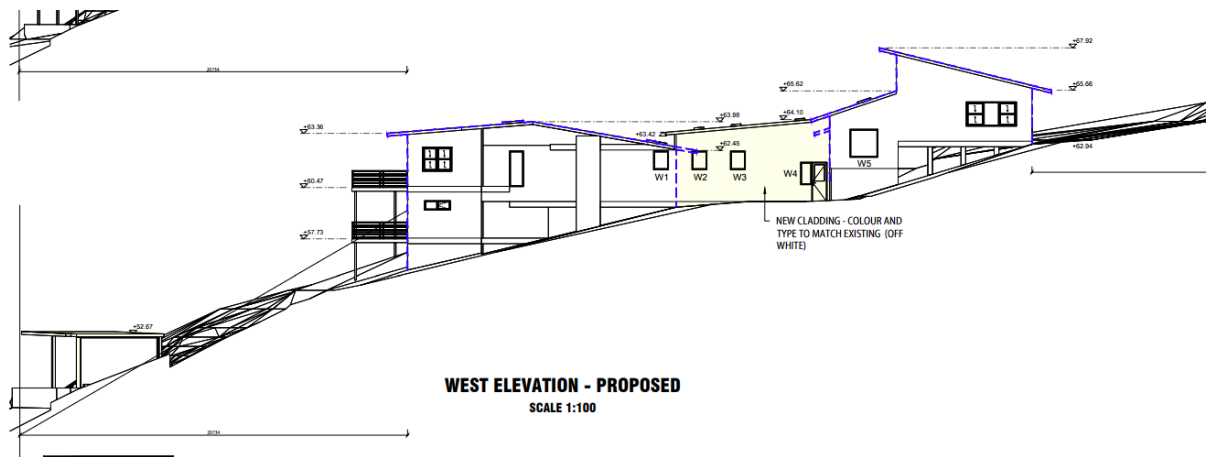


Figure 8: Elevations (West)

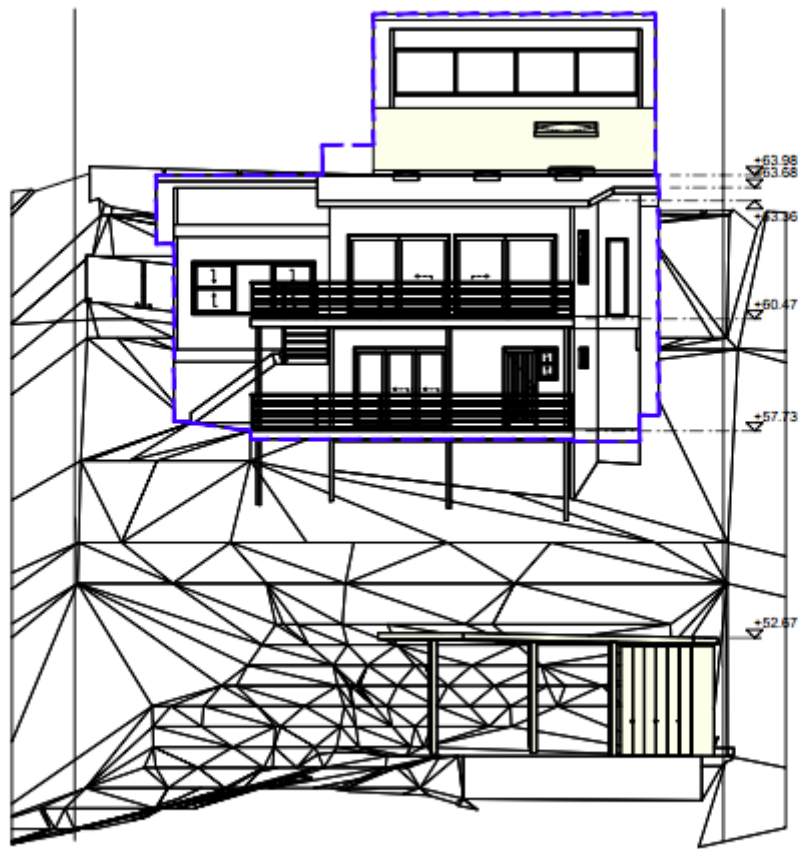


Figure 11: Proposed Elevation (North)

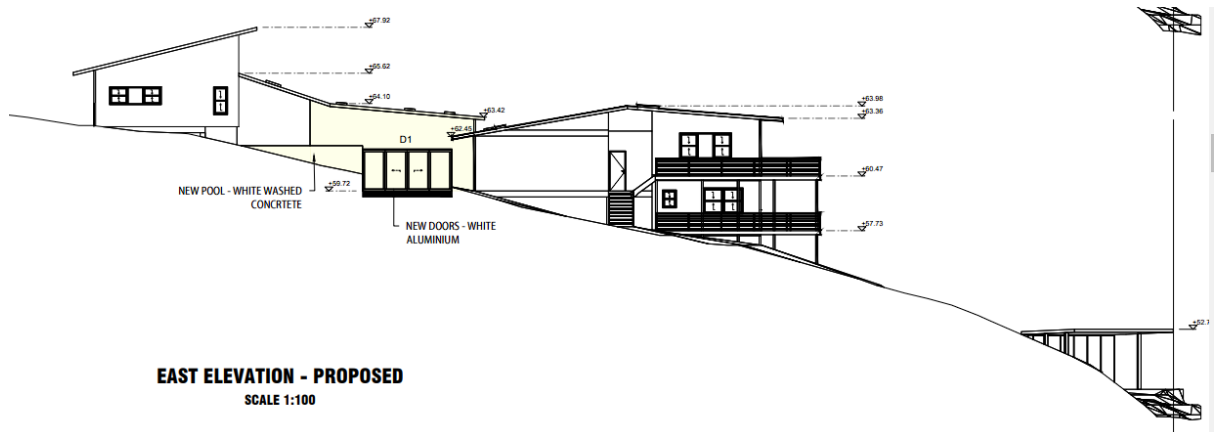


Figure 12: Proposed Elevation (East)

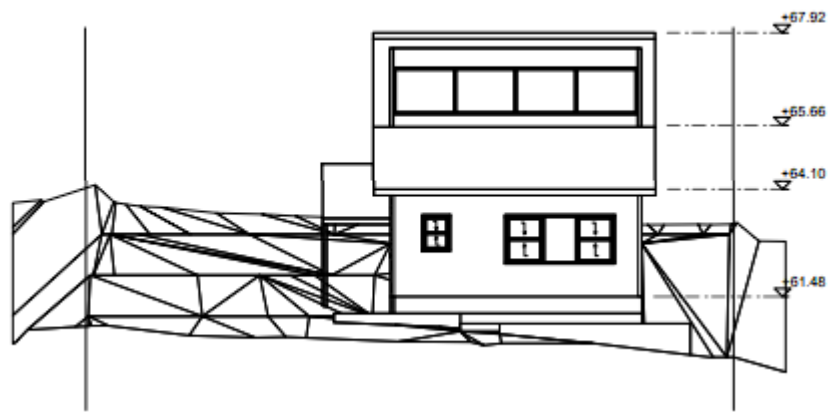


Figure 13: Proposed Elevation (South)

5. Environmental Planning Assessment Overview

The following assessment has been structured in accordance with Section 4.15 of the EP&A Act. The proposed development has been assessed in accordance with the relevant state, regional and local planning policies.

5.1 Pittwater Local Environmental Plan 2014 (Applicable Only)

Clause	Comments
Clause 2.3	The alterations and additions to existing dwelling house is permitted with consent under the zone. Given that the development is small in scale and is unlikely to result in significant impacts on the immediate area, it is considered that the development is consistent with the objectives of the zone. Complies
Clause 4.3	The proposed development will not result in change in building height. Complies
Clause 7.1	Given that the proposed development does not involve works that is below 5m AHD, an acid sulfate soils management plan is not required. Complies
Clause 7.6	Given that the proposed development does not involve the clearing of vegetation, it is considered that the development will not adversely impact on the condition, ecological value and significance of the fauna and flora on the land. Complies

5.3 Pittwater 21 Development Control Plan (Applicable Only)

Section	Comments
Section A: A Shaping Development in Pittwater	
A4 Localities	
A4.1 Avalon Beach Locality	The site is located within the Avalon Beach Area. Given that the development is minor in scale and does not remove vegetation, it is envisaged that the development will result in a dwelling house that is consistent with the desired character. Complies
Section B: General Controls	
B3.2 Bushfire Hazard	A bushfire assessment report is attached for Council's consideration. Complies

B4: Controls Relating to the Natural Environment	
B5.15 Stormwater	<p>The proposed development will result in a minor increase of building footprint for the site. However, as the development will connect to the existing stormwater system on the site, it is anticipated that the development will result in minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>Complies</p>
<p>B6 Access and Parking</p> <p>The proposed development involves the replacement of the existing carport with a new one. The development will not alter the internal driveway nor does it impact on the existing vehicular crossing.</p> <p>Complies</p>	
B8: Site Works Management	
B8.1 Excavation and Landfill	<p>The proposed development involves excavation of approximately 2m. As such, a geotechnical report is attached for Council's consideration.</p> <p>Complies</p>
B8.3 Waste Minimisation	<p>A waste management plan is attached for Council's consideration.</p> <p>Complies</p>
Section C: Development Type Controls	
C1: Design Criteria for Residential Development	
C1.1 Landscaping	<p>The proposed development does not change existing landscaping provision front of building line.</p> <p>Complies</p>
C1.2 Safety and Security	<p>The development does not change the location of the front door, nor does it impact the existing ability of the existing dwelling house for casual surveillance.</p> <p>No Change</p>
C1.3 View Sharing	<p>Given that the proposed development does not change the building height or setbacks, it is argued that the development will allow the sharing of views for nearby properties.</p> <p>Complies</p>
C1.4 Solar Access	<p>Private open space for the site is orientated along the north to maximise solar access.</p> <p>Complies</p>

C1.5 Visual Privacy	The combination of a high window sill height, as well as dense vegetation separating the existing dwelling and adjoining dwelling minimises impacts on the visual privacy resulting from the development. Complies
C1.6 Acoustic Privacy	Any pool motor being installed will not exceed 5dBA above background noise when measured from the nearest property boundary. Complies
C1.7 Private Open Space	The development will retain a private open space exceeding 80sqm. Complies
C1.12 Waste and Recycling Facilities	A waste management plan is attached for Council's consideration. Complies
C1.13 Pollution Control	Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation. Noted.
C1.15 Storage Facilities	The proposed development does not impact on the existing storage facility of the dwelling house. No Change
C1.17 Swimming Pool Safety	Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures. Complies
C1.23 Eaves	Proposed eaves will be a minimum of 450mm. Complies

Section D: Locality Specific Development Controls	
D1: Avalon Beach Locality	
D1.1 Character as viewed from a public Space	Given the location of the proposed development, the development is unlikely to be visible from the public domain. Complies
D1.3 Scenic Protection	Given the location of the proposed development, the development is unlikely to be visible from the public domain. Complies
D1.5 Building Colours and Materials	Proposed development will utilise materials, colours and finishes that are complimentary to the existing dwelling house. Impacts on streetscape will be negligible. Complies
D1.8 Front building line	The development does not change the existing front building line No Change
D1.9 Side and rear building line	The development does not change the existing side and rear building line No change
D1.11 Building Envelope	Proposed building will comply with the required building envelope. Complies
D1.13 Landscaped Area	The proposed development will retain land scaped area of over 50% Complies

6. Conclusion

This DA seeks consent for the alterations and additions to existing dwelling house at 85 Palmgrove Rd, Avalon Beach NSW 2107 (legally described as LOT: 1 DP: 851699).

The proposal is supported from a town planning perspective for reasons set out in this report, summarised as follows:

- The proposal is a permitted land use under the LEP and is consistent with all relevant clauses required under the LEP;
- The proposed development is generally consistent with the development standards and/or objectives within the DCP;
- The proposal is not a sensitive land uses and is small in scale. Thus resulting in minimal impacts on adjoining owners.

Based on the reasons outlined in this report, it is our position that the proposal is consistent with the objectives and controls of the relevant planning framework and so therefore we recommend this DA be granted consent.

We trust that the SEE has addressed all the relevant sections as required by the state and local planning provisions and that the proposal is deemed to be compatible, appropriate and fit for purpose for the surrounding area. However, should Council require further clarification in relation to the proposal, please do not hesitate to contact me on 0432 823 351.

Yours Sincerely,



Shaun Yong
Development Assessment Planner