



**Corona Projects**

Development Application  
**STATEMENT OF ENVIRONMENTAL EFFECTS**

Conversion of a single dwelling house to a dual occupancy  
with minor alterations and additions

**20 Kevin Avenue, Avalon Beach**

April 2020

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## PROJECT DETAILS

Client: Mr Matthew Ashcroft  
Subject land: 20 Kevin Avenue Avalon Beach 2107  
Lot Description: Lot 51, DP12074  
Proposed development: Conversion of a single dwelling house to a dual occupancy with minor alterations and additions

**The report is prepared by** Emma Rogerson  
Bachelor of Architecture and Environments (USYD)  
Town Planner




**The report is reviewed by** Crystal Pan  
Bachelor of Design in Architecture (UTS)

Project Code: J000428

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

### Quality Management

	Name	Date	Signature
Prepared by	Emma Rogerson	16/04/2020	
Checked by	Crystal Pan	16/04/2020	
Approved for issue by	Emma Rogerson	17/04/2020	

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Mr Matthew Ashcroft to accompany a Development Application (DA) to Northern Beaches Council for the conversion of a single dwelling house to a dual occupancy with minor alterations and additions at 20 Kevin Avenue, Avalon Beach.

More specifically, the development comprises of one dwelling on the ground floor and one dwelling on the upper floor. The alterations and additions consist the removal and infill of internal stairs that were originally separating the two levels, as well as reducing the openings of the balustrade to the rear (re-existing) external stairs.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties. The proposal seeks retrospective approval on the unauthorised building works.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	April 2020
Survey	Altitude Surveys	06.01.2020

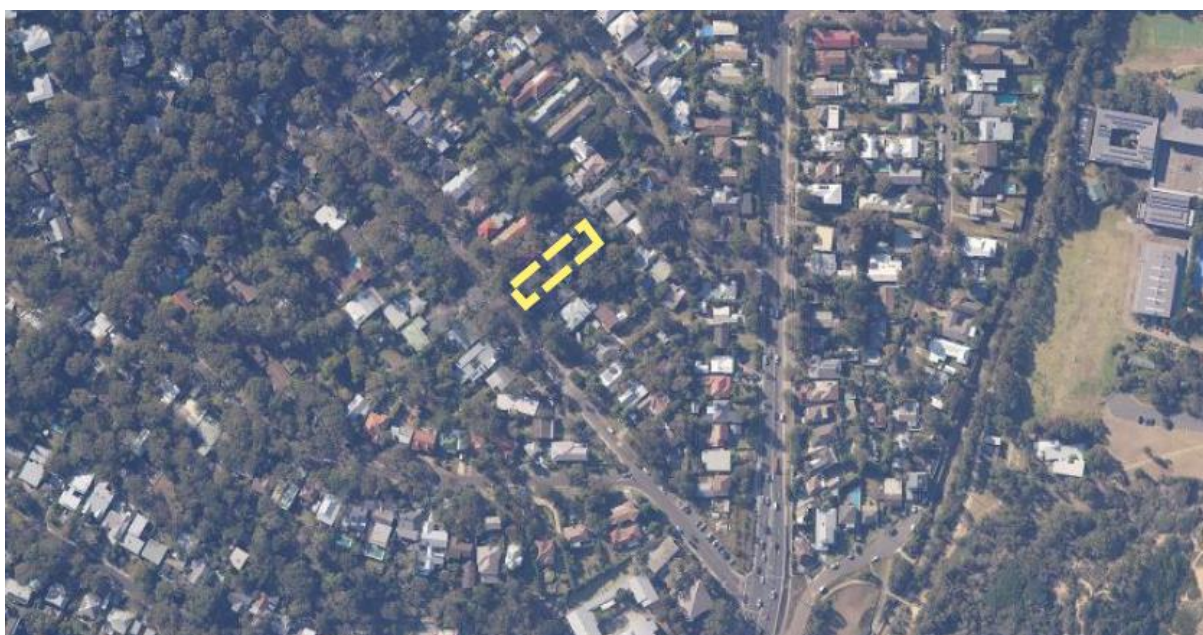
## 2.0 SITE ANALYSIS & CONTEXT

### 2.1 The Site

The site is located at 20 Kevin Avenue, Avalon Beach and is legally described Lot 51 in Deposited Plan 12074 The site is located on the northern side of Kevin Avenue, between Wollstonecraft Avenue and Kevin Avenue.



**Figure 1** – Site locality map (Google Maps)



**Figure 2** – Aerial map (SIX Maps)

The site is rectangular with a total area of 929 square metres by survey, with a 15.24 metre street frontage to Kevin Avenue. The northern side boundary measures 60.96 metres and the southern side boundary measures 60.96 metres. The rear boundary measures 15.24 metres. The site falls from the street towards the rear by approximately 7 metres.

The site currently contains a two storey clad residential dwelling with metal roof, a metal carport, retaining wall, timber shed and timber cubby. The front and rear of the site is landscaped with grass and trees. Vehicular access is available from Kevin Avenue.



The land is zoned R2 Low Density Residential under the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014). The site is not located within a Heritage Conservation Area (HCA) nor is it identified as an individual Heritage Item. The site is not located within the vicinity of any heritage item or conservation area.



**Figure 3** – Subject site as viewed from Kevin Avenue (Google Maps 2019)

## 2.2 The Locality

The site is located within an established residential suburb of Pittwater. The locality predominantly comprises of residential dwellings with varying architectural styles, size and height.

To the west and east of the site are residential dwellings of one to two storeys in height.

## 2.3 Development History

A search on Council's DA Tracker returned no results for development applications associated with the site.

A council letter was issued on 8 October 2019 regarding the unauthorised construction of external stairs and a door to first floor without approval at the subject property. A Building Information Certificate Application has since been lodged – BC2020/0016 and is under assessment.

## 3.0 THE PROPOSAL

### 3.1 Overview

The Development Application proposes the conversion of a single dwelling house to a dual occupancy with minor alterations and additions. More specifically, the dwelling on the ground floor consists of three bedrooms, kitchen, laundry, bathroom, living area and entertaining deck. The upper dwelling consists of two bedrooms, master bedroom with ensuite, kitchen, dining area, living area, bathroom, and a balcony. The alterations and additions involve the removal and infill of internal stairs that were originally separating the two levels, and reducing the openings of the balustrade to the rear (re-existing) external stairs.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

### 3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table.

**Table 1: Key development components**

Component	Proposal
Site area	929m <sup>2</sup>
Gross Floor Area	195m <sup>2</sup>
Floor Space Ratio	0.21:1
Height	2 storeys 7.27m to the ridge
Boundary setbacks <ul style="list-style-type: none"><li>• Front</li><li>• Side</li><li>• Side</li><li>• Rear</li></ul>	24500mm 985mm 1200mm 17800mm
Car spaces	2

## **4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT**

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

### **4.1 Statutory and Policy Compliance**

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

The primary statutory document that relates to the subject site and the proposed development is Pittwater Local Environmental Plan 2014. The primary non-statutory plan relating to the subject site and the proposed development is Pittwater Development Control Plan 2014.

#### **4.1.1 State Environmental Planning Policy No. 55 – Remediation of Land**

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

#### **4.1.3 Pittwater Local Environmental Plan 2014**

The development complies with the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014).

#### **Zoning and permissibility**

The site is located in Zone R2 Low Density Residential.





**Figure 5** – Land Zoning Map (NSW Planning Portal)

The development is identified to be *house alterations and additions*, which is permitted with consent in the R2 zone.

The objectives of the zone are:

- *To provide for the housing needs of the community within a low-density residential environment*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses*

The proposal will facilitate additional housing needs in the community, on a lot that contains a large singular dwelling house. The proposal will increase the amenity of the site and will not result in any adverse effects to the surrounding dwelling houses or the locality, therefore will support the objectives of the site for ongoing residential uses.

#### **Clause 4.3 Height of buildings**

The Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The maximum height of the proposed development is 7.27 metres, thus complying with the development control.

#### **Clause 4.4 Floor space ratio**

The Floor Space Ratio Map stipulates that there are no floor space ratio requirements for the site.

#### 4.1.4 Pittwater 21 Development Control Plan

The development achieves a high level of compliance with the provisions of Pittwater Development Control Plan 21.

Control	Comment		Compliance					
B6 Access and Parking								
B6.3 Off-Street Vehicle Parking Requirements								
<div>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies.</div> <table><tr><td>Number of bedrooms per dwelling but not a secondary dwelling</td><td>Parking requirements per dwelling</td></tr><tr><td>1 bedroom</td><td>1 space</td></tr><tr><td>2 bedrooms or more</td><td>2 spaces</td></tr></table>	Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling	1 bedroom	1 space	2 bedrooms or more	2 spaces	<div>According to Variations for Dual Occupancy in the DCP Part B6.3, a reduction in the car parking requirements to a minimum of 2 spaces per allotment may be considered on merit.</div> <div>The site consists of 2 parking spaces, as per existing.</div>	Acceptable on merit
Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling							
1 bedroom	1 space							
2 bedrooms or more	2 spaces							
C1 Design Criteria for Residential Development								
C1.3 View Sharing								
All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposed development is designed to achieve sharing of views to the street and will not obstruct views and privacy of adjoining neighbours.	Yes						
C1.4 Solar Access								
<div>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</div> <div>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</div>	<div>The private open space on the ground floor and upper floor (balcony) will receive a large amount of sunlight throughout the day due to being north facing. The development will not cause a decrease of sunlight into habitable rooms.</div> <div>The solar access for adjoining dwellings will also continue to receive adequate northern sunlight as per existing, with minimal impact on north-eastern sunlight in the mornings.</div>	Yes						

Control	Comment	Compliance
<b>C1.5 Visual Privacy</b>		
Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).	The upper dwelling balcony is located at the rear of the building. The existing trees and vegetation on site will act as a screening device to prevent direct overlooking to adjoining dwellings.	Yes
Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The control objectives are met as the development achieves the desired future character of the area, does not obstruct views or vistas, does not impose privacy or acoustical concerns and does not impact upon existing vegetation.	
Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	<p>The upper dwelling balcony is positioned directly above the entertaining deck, therefore unable to overlook the private open space area below on the ground floor.</p> <p>Existing trees to the rear yard will serve as a privacy screen for the upper level dwelling to prevent overlooking to the lower level.</p>	Yes
<b>C1.6 Acoustic Privacy</b>		
Noise sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	<p>The dwelling is located in the middle of the lot; therefore, all bedrooms are located away from main roads and parking area top the front of the site.</p> <p>Private open space areas are mainly located to the rear of the site, thus outdoor</p>	Yes

Control	Comment	Compliance
	noise will not impact the bedrooms areas.	
<b>C1.7 Private Open Space</b>		
Minimum 80m <sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.	The existing landscaped area of 577m <sup>2</sup> with dimensions greater than 3 metres is used as private open space in the front and rear yard.	Yes
Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas	<p>The ground floor dwelling allows direct access to private open space areas to the front of the residence, as well as the rear yard.</p> <p>The upper dwelling enables direct access to the balcony (private open space) as well as the rear yard via external staircase.</p>	Yes
A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.	<p>The upper dwelling consists of a balcony to the rear of the dwelling. The balcony measures 1.8m by 4.975m, which achieves the minimum width requirement.</p> <p>The balcony is designed with consideration to maintain the privacy of adjoining dwellings, with the presence of trees and vegetation on site.</p>	Yes
<b>C1.8 Dual Occupancy Specific Controls</b>		
A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.	The landscaping strips surrounding the site boundary will not be affected by the development and will remain as per existing.	Yes
Where a building site is less than 16.5 metres wide the rear dwelling of a dual occupancy must be single	This control is not applicable due to the integrated nature of the development (one	Not applicable

Control	Comment	Compliance
storey unless there are adverse slope or topography issues.	dwelling on the upper floor and one on the ground floor).	
<b>D1 Avalon Beach Locality</b>		
<b>D1.8 Front Building Line</b>		
All other land zoned R2 Low Density Residential is to be 6.5, or established building line, whichever is the greater.	The front setback is approximately 24.5 metres, thus adhering to the numerical controls.	Yes
<b>D1.9 Side and rear building line</b>		
Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living:  2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	The side setback to the western boundary measures 2.07 metres, and the eastern boundary measures 1.3 metres. The rear setback measures approximately 17.8 metres, therefore, achieves compliance standards.	Yes
<b>D1.11 Building Envelope</b>		
Residential flat buildings and multi dwelling housing: Planes are to be projected at 45 degrees from a height of 4.2 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).	The proposed development consists of planes projected at 45 degrees from a height of 5.73 metres above ground level.	Yes
<b>D1.13 Landscaped area - General</b>		
The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.	The landscaped area is 577m <sup>2</sup> equating to 62%, as per existing.	Yes

## 4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the dual occupancy development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

The proposal incorporates a well-articulated design with carefully selected materials, finished and colours which are compatible with the existing neighbourhood character. There is no detrimental impact on adjoining properties. The proposed development does not result in any loss of visual and acoustic amenities to surrounding properties.

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality.



### **4.3 Suitability of the Site**

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the zone R2.

### **4.4 The Public Interest**

The proposal is not considered to be against the public interest due to its positive visual outcome on the streetscape, and nominal negative environmental, social and economic impacts.

## **5.0 CONCLUSION**

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the dual occupancy at 20 Kevin Avenue, Avalon Beach. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 20 Kevin Avenue, Avalon Beach as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.