

STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED FOR NORTHERN BEACHES COUNCIL



CLIENT:

Prepared on behalf of Karen Beck

PROJECT:

174 Hudson Parade, Clareville.

DATE:

Prepared 18/08/2021

Prepared by Look Design Group Pty Ltd

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To Be Read In Conjunction With The Following Drawings & Reports:

18.08.21	Look Design Group	DA00 Site Plan
18.08.21	Look Design Group	DA01 Lower Ground Floor
18.08.21	Look Design Group	DA02 Ground Floor Plan
18.08.21	Look Design Group	DA03 First Floor Plan
18.08.21	Look Design Group	DA04 Roof Plan
18.08.21	Look Design Group	DA05 North & East Elevations
18.08.21	Look Design Group	DA06 South & West Elevations
18.08.21	Look Design Group	DA07 Section A & B
18.08.21	Look Design Group	DA14 Shadow 9am June 21st
18.08.21	Look Design Group	DA15 Shadow 12pm June 21st
18.08.21	Look Design Group	DA16 Shadow 3pm June 21 st
18.08.21	Look Design Group	DA20 Waste Management Plan
05.08.21	Look Design Group	Basix Certificate A426706
07.06.21	C & A Surveyors	Site Survey
26.08.21	CEC Engineering	Stormwater Concept Plan

1.0 Introduction

This Statement of Environmental Effects accompanies a development application seeking consent for alterations and additions to an existing dwelling house at **174 Hudson Parade, Clareville**, and otherwise known as **Lot 2** in **DP431749**.

The proposal is accompanied by the following architectural drawings and consultant plans:

- Plans, Elevations and Sections prepared by Look Design Group Pty Ltd;
- BASIX Certificate prepared by Look Design Group Pty Ltd;
- Survey Plan prepared by C & A Surveyors;
- Stormwater Concept Plan prepared by CEC Engineering;
- Statement of Environmental Effects prepared by Look Design Group Pty Ltd.

The proposed alterations and additions are permissible with consent, within the E4 Environmental Living zone under Pittwater LEP 2014. The proposal satisfies the zone objectives in that it retains the character of the site, improves the amenity of the existing dwelling, whilst having no adverse or unreasonable impacts on the surrounding properties.

In accordance with the Pittwater LEP 2014, the subject site has a maximum height limit of 8.5m. The proposed works, being for alterations and additions to the front façade, are considered to be of a reasonable nature. In this regard, the proposed works slightly increase the overall height of the building, being from RL13.25 to RL13.81, which is the apex height of the new pitched roof and open gable. Despite this section of the roof sitting 560mm above the existing roof apex, the new roof does not exceed the permissible 8.5m height limit or result in any significant increase in overshadowing for the sole western neighbour. The increase in roof height is to accommodate new highlight glazing in the room below, which will offset the removal of 6 existing skylights.

The alterations and additions also slightly increase the existing FSR from 0.36:1 to 0.39:1, which results in a net increase of 19.4 square metres. This increase in FSR is considered to be a modest nature and is not anticipated to contribute towards any loss of amenity and/or privacy to the western neighbour.

Overall, the proposed works provide for increased amenity outcomes for the occupants whilst also being consistent and compatible with the existing dwelling and surrounding Avalon Beach Locality. The works will not result in any loss of views or outlook, loss of visual or acoustic privacy, overshadowing or visual bulk. Furthermore, the proposed works will largely remain concealed from the existing streetscape, given the generous setbacks of 14.41m and 7.19m, in addition to the existing mature vegetation that dominates the site.

Given all the fore mentioned points, it is considered that the proposed works are appropriate for the subject site and given the high degree of compliance, warrants Council support.

2.0 Site & Locality

- a. The subject allotment is described as 174 Hudson Parade, Clareville, being **Lot 2** within **Deposited Plan DP431749**.
- b. In accordance with Pittwater LEP 2014, the subject site is mapped as following:
 - Class 5 Acid Sulfate Soils on Map ASS_010.
 - Biodiversity on Map BIO_010.
 - Foreshore Building Line on Map FBL_010.
 - 8.5m Height of Building on Map HOB_010.
 - Zoned E4 Environmental Living on Map LZN_010.
- c. The site is NOT identified under Pittwater LEP 2014 as a Geotechnical Hazard on Map GTH_010, nor is it identified as a Heritage Item or located within a Conservation Area under Map HER_010. Nor does the site appear to be identified anywhere as Bushfire Prone Land.
- d. The site is located within the Avalon Beach Locality under Pittwater 21 DCP 2014. The proposal is consistent with the characteristics prominent in the Avalon Beach Locality, which contains substantial homes on large sites, with recent alterations and additions to maximise available water views.
- e. In accordance with the SEPP Coastal Management 2018, the subject site is mapped within the Coastal Environmental Area and Coastal Use Area maps.
- f. The subject site is located on the corner of Hudson Parade and Taylors Point Road and adjoins Taylors Beach at the rear. The site enjoys a frontage of 15.24m to Hudson Parade in the south and a depth of 42.62m to Taylors Point Road on the east, forming a total site area of 664.26m².
- g. The land slopes gently from south to north by approximately 2.7 metres, in addition to sloping from the west to the east at the front of the site by 1.2 metres. The existing dwelling comprises two storeys with additional basement parking for a single vehicle, which is accessed from Taylors Point Road.
- h. The property to the west, being 176 Hudson Parade, forms a similar 2 storey dwelling house of similar bulk and scale to the subject proposal.
- i. The nearest property to the east, on the other side of Taylors Point Road, being 172 Hudson Parade, is a large industrial building and jetty occupied by the Royal Australian Navy.

- j. The subject site and surrounding properties are orientated north towards Taylors Beach and the broader Pittwater, to maximise available water views and solar orientation.
- k. The subject site is also situated close to a recreational wharf with adjacent vehicle parking and dinghy storage, which is located at the end of Taylors Point Road and is known as Taylors Point Wharf.

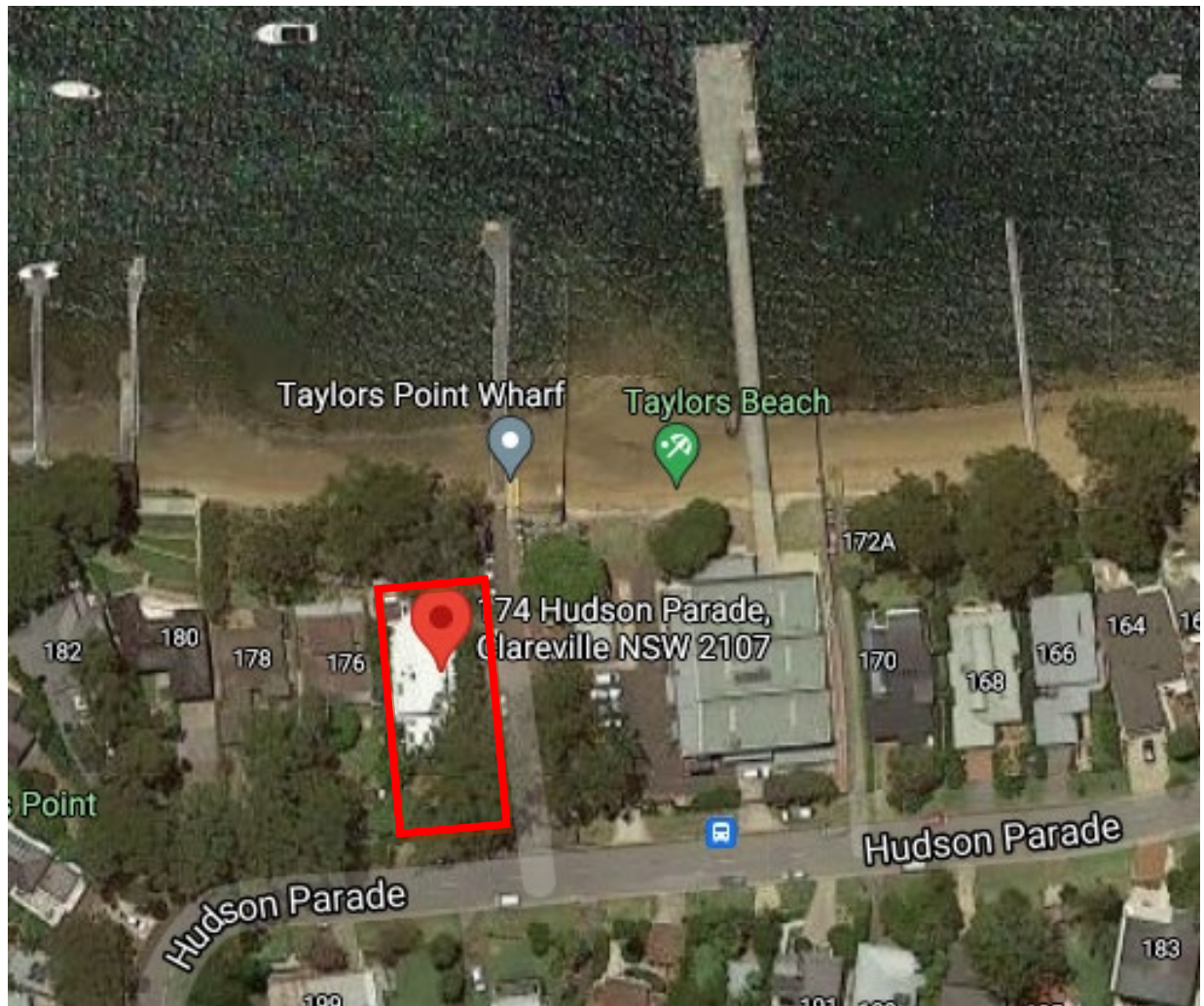


Figure 1 – Site location.



Figure 2 – Subject site as viewed from corner Hudson Parade and Taylors Point Road, showing dwelling concealed behind existing mature vegetation.



Figure 3 – Existing front façade where alterations will be situated, concealed from streetscape behind mature vegetation.



Figure 4 – Subject site as viewed from Taylors Point Road, showing vehicle access.



Figure 5 – Subject site as viewed from Taylors Beach reserve.



Figure 6 – Western neighbor at 176 Hudson Parade, as viewed from Taylors Beach reserve.



Figure 7 – Royal Australian Navy building and wharf to the east at 172 Hudson Parade, as viewed from Taylors Point Wharf.



Figure 8 – Subject dwelling and adjoining western properties, as viewed from Taylors Point Wharf and Taylors Beach reserve.



Figure 9 – Royal Australian Navy building and adjoining off-street parking opposite site, as viewed from Taylors Point Road.



Figure 10 – View from Corner of Hudson Parade and Taylors Point Road, with Taylors Point Wharf in background.

3.0 Proposed Development & Use

- a. As detailed within the accompanying plans, the proposal seeks approval for the construction of a first floor bedroom and balcony addition, which will be constructed above an existing ground bedroom.
- b. The new works will be barely discernable from either Hudson Parade or Taylors Point Road streetscapes, due to existing mature vegetation that is densely planted behind the front and side perimeter fencing.
- c. The new works will be barely visible from the rear of the site or Taylors Beach reserve since they will be sited towards Hudson Parade and therefore behind the existing dwelling.
- d. The proposal will not require removal of any vegetation or excavation, since all new works will be contained within the existing ground floor building footprint.
- e. The proposed alterations and additions will enhance the visual appearance of the existing dwelling, which is in keeping with the predominant bulk and scale of the surrounding Avalon Beach locality.
- f. The proposed works will be sited well away from the front and side boundaries and contained within the permissible building envelope and height limits, with a generous front setback of 14.4m and side setbacks of 7.19m and 4.11m.
- g. There will not be any change in use for the subjected property as a result of this proposal, it will remain as a residential freestanding dwelling.

4.0 Development Controls

- a. The following Planning Controls have been considered for this assessment:
 - *State Environmental Planning Policy (SEPP).*
 - *Pittwater Local Environmental Plan (LEP) 2014.*
 - *Pittwater 21 Development Control Plan (DCP) 2014.*
 - *The Environmental Planning and Assessment Act (EPAA) 1979.*
- b. The above mentioned planning controls have been considered and reference is made to the particular aspects deemed relevant to this development proposal and associated works.

4.1 State Environmental Planning Policies (SEPP)

SEPP Building Sustainability Index BASIX 2004

A BASIX certificate has been submitted with the development application, which meets all of the NSW governments requirements for sustainability.

Assessment: The proposed development is consistent with the SEPP Building Sustainability Index BASIX 2004 objectives.

SEPP Coastal Management 2018

The subject site is identified as being located within the **Coastal Environmental Area** and **Coastal Use Area**, therefore the following considerations are applicable under the SEPP Coastal Management 2018 as follows:

Division 3 Coastal environment area

13 Development on land within the coastal environment area

- (1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—*
- (a) *the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
 - (b) *coastal environmental values and natural coastal processes,*
 - (c) *the water quality of the marine estate (within the meaning of the [Marine Estate Management Act 2014](#)), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
 - (d) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
 - (e) *existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (f) *Aboriginal cultural heritage, practices and places,*
 - (g) *the use of the surf zone.*

Division 4 Coastal use area

14 Development on land within the coastal use area

- (1) *Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—*
- (a) *has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (i) *existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) *overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) *the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) *Aboriginal cultural heritage, practices and places,*
 - (v) *cultural and built environment heritage,*

Assessment: The proposed alterations and additions are considered minor in nature and wholly sited towards the front of the site, which is located well away from the adjoining Taylors Beach Reserve. The proposed works are not anticipated to cause any disturbance to any natural, cultural or ecological environments or processes for the subject site or surrounding areas. All new roof water will be connected and disposed of in accordance with the accompanying Stormwater Concept Plan, to ensure no negative impacts on existing water flow paths or water quality. There are no proposed changes to pedestrian or vehicle access for the site or surrounding areas. There is similarly no anticipated loss of views, increases in shadows or wind funnelling for the adjoining public spaces or foreshores. It is therefore considered that the proposed development is consistent with the matters for consideration under SEPP Coastal Management 2018.

4.2 Pittwater Local Environmental Plan (LEP) 2014

This SEE has been prepared having regard to the Pittwater LEP 2014 Part 2, Part 4, Part 5 and Part 7, with an assessment of the noted key considerations summarised.

Part 2 Permitted or Prohibited Development

Land Use Table – Zone E4 Environmental Living

The subject site is zoned E4 Environmental Living under the Pittwater LEP 2014 on Land Zoning Map LZN_010. The objectives of the E4 Environmental Living Zone are described as follows:

Zone E4 Environmental Living

1 Objectives of zone

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Assessment: The proposed development seeks to provide alterations and additions to an existing detached dwelling, which is permitted with consent in the E4 Environmental Living zone.

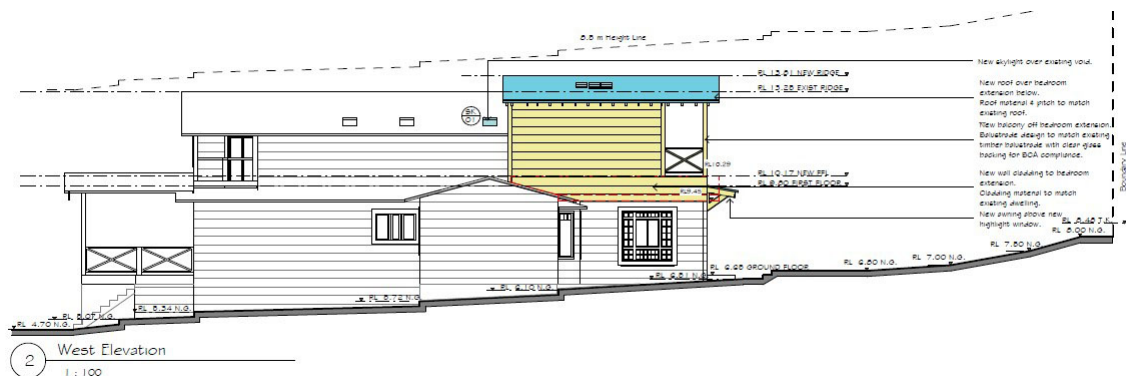
The proposed works are minor in nature and continue to reflect the existing low density character of the streetscape and surrounding area. The proposed alterations and additions are for the provision of a private third bedroom and balcony to the first floor, which is suitably contained within the existing footprint and building envelope. As such the works do not involve disturbance of the natural landform or vegetation on the subject site and thereby will retain the sites topographic and landscape character.

Part 4 Principal Development Standards

The site has a permissible building height of 8.5 metres as identified on Council's Height of Buildings Map HOB_010. The objectives of this clause are described as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

[illegible]



This minor increase in roof height is not anticipated to contribute towards any significant increase in shadows, loss of visual amenity and/or privacy to the sole adjoining western neighbour. The increase in roof height is to accommodate new highlight glazing in the room below, to offset the removal of 6 existing skylights. These skylights will be recycled for use in the new raised roof.

Overall, the proposed works are designed to respond sensitively to the natural topography and environment of the site and provide for increased amenity outcomes for the occupants, whilst also being consistent and compatible with the existing dwelling and surrounding streetscape. It is considered that the works will not result in any additional amenity impacts, particularly in relation to loss of views or outlook, loss of visual or acoustic privacy, overshadowing or visual bulk. Furthermore, the built form of the front façade will largely remain concealed from the existing streetscape, given the generous setbacks of 14.41m and 7.19m, in addition to the existing mature vegetation that dominates the site. It is therefore considered that the proposal meets the objectives of this clause.

Clause 4.4 Floor Space Ratio

The site is not mapped on any Floor Space Ratio Maps under Pittwater LEP 2014, however the objectives of this clause are noted as follows:

4.4 Floor space ratio

- (1) *The objectives of this clause are as follows—*
 - (a) *to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,*
 - (b) *to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,*
 - (c) *to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,*
 - (d) *to maximise solar access and amenity for public places,*
 - (e) *to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,*
 - (f) *to manage the visual impact of development when viewed from public places, including waterways,*
 - (g) *to allow for the reasonable sharing of views.*

Assessment: As previously described the proposed works are for the provision of a third bedroom and balcony on the first floor, which results in a net increase of 19.4 square metres. The proposed works slightly increase the existing modest FSR from 0.36:1 to 0.39:1 and therefore is of little consequence.

Overall, the proposed works are minor in nature and provide for increased amenity outcomes for the occupants whilst also being consistent and compatible with the existing dwelling and desired future character of the Avalon Beach Locality. It is considered that the works do not result in any additional amenity impacts, particularly in relation to loss of views or outlook, loss of visual or acoustic privacy, overshadowing or visual bulk, for either to sole adjoining western neighbour or surrounding public domain. It is therefore considered that the proposal meets the objectives of this clause.

Part 7 Additional Local Provisions

Clause 7.1 Acid Sulfate Soils

The site is identified as Class 5 Acid Sulfate Soils under Pittwater LEP 2014 on Map ASS_010. The objective of this clause is noted as follows:

7.1 Acid sulfate soils

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Assessment: As previously stated, the proposed works are for the provision of a third bedroom and balcony on the first floor, which will be constructed above the existing ground floor footprint. This proposal will not require any works below the natural ground surface or contribute to any changes to the water table and therefore it is considered that the proposal meets the objectives of this clause.

Clause 7.2 Earthworks

As previously described there are no proposed earthworks as a result of this proposal and therefore no further assessment is required under this clause.

Clause 7.6 Biodiversity

The site is identified as Biodiversity under Pittwater LEP 2014 on Map BIO_010. The objectives of this clause are noted as follows:

7.6 Biodiversity

(1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by—

- (a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

Assessment: This development proposal seeks to maintain all of the existing mature vegetation that dominates the site and will largely conceal the proposed works from the surrounding streetscape. As previously described, there is no anticipated disturbance of the natural ground and additional care will be taken to ensure all existing flora and fauna on the land and surrounding areas will be protected and retained during the construction period. An arborist has been consulted and has identified the two Alexander Palms adjacent to the works in good health and vigour, which are exempt from Northern Beaches Council Tree Protection Provisions and did not require an Arborist Report to be undertaken. Given that all existing vegetation and flora will be retained and protected, it is considered that the proposal meets the objectives of this clause.

Clause 7.7 Geotechnical Hazards

As previously described the subject site has not been identified as a geotechnical hazard under Pittwater LEP 2014 on Map GTH_010 and therefore no further assessment is required under this clause.

Clause 7.8 Limited development of Foreshore Area

The site is identified as Foreshore Building Line under Pittwater LEP 2014 on Map FBL_010. The objective of this clause is noted as follows:

7.8 Limited development on foreshore area

(1) The objectives of this clause are as follows—

- (a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,*
- (b) to ensure continuous public access along the foreshore area and to the waterway.*

Assessment: The proposed works will be limited to the front façade and won't encroach the rear foreshore area, therefore current access to Taylors Beach, Taylors Point Wharf and any associated foreshore areas will be unaffected by this proposal. As previously described, there is no anticipated disturbance of the natural environment for either the subject site or surrounding areas, with all existing flora and fauna and flora on the land and surrounding areas to be protected and retained during the construction period. There are no changes proposed to existing pedestrian or vehicle access and it is also assured that the construction site will be managed to ensure public safety and to minimize public inconvenience. The existing perimeter boundary fencing will be maintained during construction to restrict public access to the site and public footpaths, roadways and the foreshore area to be kept clean and free of debris at all times, to maintain safe pedestrian access adjacent to the site. It is therefore considered that the proposal meets the objectives of this clause.

4.3 Pittwater 21 Development Control Plan (DCP) 2014

This SEE has been prepared having regard to the requirements of Section A, Section B, Section C and Section D of the Pittwater 21 DCP, with an assessment of the noted key considerations summarised.

Section A Shaping Development in Pittwater

A4.1 Avalon Beach Locality

The site is identified as being located within the Avalon Beach Locality under Pittwater 21 DCP 2014. The desired character for the Avalon Beach Locality is described as follows:

Desired Character

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.

Assessment: The proposed works are minor in nature and all external materials and finishes will match the existing dwelling, which currently embodies the 'relaxed seaside appearance' that is referenced above. The existing dwelling will maintain an appearance of a 'home amongst the trees' by virtue of the existing mature perimeter vegetation that surrounds the site, with the new development works largely concealed by vegetation from the streetscape. Additionally, the new works are sited well back from the streetscape despite being located at the front of the site and the generous set back from the street of 14.4m will be retained.

Overall, the proposed works are of a high quality aesthetic and have been designed to compliment the existing dwelling, which will retain its low-density residential appearance and continue to make a positive contribution to the surrounding Avalon Beach Locality. The building materials and colours will be consistent with the existing dwelling which is harmonious with the surrounding natural environment and Avalon Beach Locality. It is therefore considered that the proposal meets the objectives of this clause.

Section B General Controls

B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community

The desired outcomes of this development clause are described as follows:

Outcomes

Conservation of intact Pittwater Spotted Gum Forest EEC. (En)

Regeneration and/or restoration of fragmented and / or degraded Pittwater Spotted Gum Forest EEC. (En)

Reinstatement of Pittwater Spotted Gum Forest to link remnants. (En)

Long-term viability of locally native flora and fauna and their habitats through conservation, enhancement and/or creation of habitats and wildlife corridors. (En)

Assessment: As previously described there are no proposed earthworks or changes to any existing vegetation as a result of this proposal, with all new works constructed above the existing ground floor footprint. The proposal is therefore not considered to impact on the Pittwater Spotted Gum Forest Ecological Community and is considered to meet the objectives of this clause.

B4.16 Seagrass Conservation

The desired outcomes of this development clause are described as follows:

Outcomes

The conservation of seagrass beds in Pittwater. (En)

The replacement of lost/damaged seagrass beds. (En)

Assessment: As previously described the proposed works will be confined to the front façade which is suitably distanced from the foreshore and therefore it is not anticipated to impact on any seagrass beds. It is therefore considered that the proposal meets the objectives of this clause.

B4.19 Estuarine Habitat

The desired outcomes of this development clause are described as follows:

Outcomes

To protect and enhance the mangroves, saltmarsh, seagrasses, intertidal sand/mud flats and other foreshore habitats that comprise the estuarine habitat of Pittwater. (En)

Development in the catchment of estuarine habitat is to result in estuarine habitat being retained or enhanced with respect to that development. (En)

The physical, chemical and biological processes of estuarine habitats in Pittwater are improved, maintained or restored. (En)

The social and cultural values of estuarine habitats are conserved and enhanced. (S)

Biodiversity, ecological processes and other estuarine habitat values are conserved. (En)

Assessment: As previously mentioned, the proposed works will be confined to the front façade which is suitably distanced from the foreshore and no excavation or changes to vegetation are proposed. Furthermore, the new roof will connect into the existing stormwater system as detailed in the accompanying Stormwater Concept Plan, therefore the proposal is not anticipated to result in any changes to the runoff characteristics of the existing site. It is therefore considered that the proposal meets the objectives of this clause.

B5.13 Development on Waterfront Land

The desired outcomes of this development clause are described as follows:

Outcomes

Protection of waterways and improved riparian health (En)

Stormwater and creek flows are safely managed. (S)

Appropriate setback between waterways and development (En)

Assessment: As previously mentioned, the proposed works will be confined to the front façade which is suitably distanced from the foreshore and the new roof will connect into the existing stormwater system, therefore the proposal is not anticipated to result in any changes to the runoff characteristics of the existing site. It is therefore considered that the proposal meets the objectives of this clause.

B5.15 Stormwater

The desired objectives of this development clause are described as follows:

Objectives

- *Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*
- *Minimise the risk to public health and safety;*
- *Reduce the risk to life and property from any flooding and groundwater damage;*
- *Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*
- *Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*
- *Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*
- *Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*

Assessment: As previously mentioned, the proposed new works will connect into the existing stormwater system, which is detailed with the supplied Stormwater Concept Plan that has been prepared by a suitably qualified engineer in accordance with Council's Water Management for Development Policy. It is therefore considered that the proposal meets the objectives of this clause.

B6 Access and Parking

As previously described, there are no changes proposed to existing pedestrian or vehicle access and it is also assured that the construction site will be managed to ensure public safety and to minimize public inconvenience. It is therefore considered that no further assessment is required with regards to access and parking for the site.

B8.3 Construction and Demolition – Waste Minimisation

The desired outcomes of this development clause are described as follows:

Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)

Assessment: The proposed new works have been designed to minimize landfill contributions by way of the proposed new roof being configured to reuse the existing roof timbers and skylights. There will be no excavation required and all measures will be taken to ensure all noise, dust and vibration be kept to a minimum during construction. An extensive Waste Management Plan will be implemented to ensure the correct disposal of waste materials, minimized landfill contributions and to catch any waterborne sediment or trafficked material from the proposed construction works. It is therefore considered that the proposal meets the objectives of this clause.

Section C Development Type Controls

C1.1 Landscaping

The desired outcomes of this development clause are described as follows:

Outcomes

A built form softened and complemented by landscaping. (En)

Landscaping reflects the scale and form of development. (En)

Retention of canopy trees by encouraging the use of pier and beam footings. (En)

Development results in retention of existing native vegetation. (En)

Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)

Landscaping enhances habitat and amenity value. (En, S)

Landscaping results in reduced risk of landslip. (En, Ec)

Landscaping results in low watering requirement. (En)

Assessment: As previously described there are no proposed earthworks or changes to any existing vegetation as a result of this proposal, with all new works constructed above the existing ground floor footprint. Furthermore, the proposed new works will be screened from the streetscape by the existing mature perimeter vegetation that surrounds the site. Given there is no intention to increase the footprint of the existing building or remove any vegetation and the current site has a generous amount of vegetation it is considered that the proposal meets the objectives of this clause.

C1.2 Safety and Security

The desired outcomes of this development clause are described as follows:

Outcomes

On-going safety and security of the Pittwater community. (S)

Opportunities for vandalism are minimised. (S, Ec)

Inform applicant's of Council's requirements for crime and safety management for new development.(S)

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S)

Identify crime and safety priority areas in Pittwater LGA (S, Ec)

Improve community safety and reduce the fear of crime in the Pittwater LGA (S)

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)

Assessment: As previously described the proposed works are located to the front of the site and include provision for a new balcony and glazing, which will enable improved casual surveillance for both the subject site and surrounding streetscape. It is therefore considered that the proposal meets the objectives of this clause.

C1.3 View Sharing

The desired outcomes of this development clause are described as follows:

Outcomes

A reasonable sharing of views amongst dwellings. (S)

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)

Canopy trees take priority over views. (En, S)

Assessment: As previously described the proposed works are located to the front of the site and will not be visible from the streetscape due to the existing mature perimeter vegetation that surrounds the site. It is not anticipated that the proposed works will have any impact on existing sightlines or result in any view loss from either the surrounding properties or from any public vista. It is therefore considered that the proposal meets the objectives of this clause.

C1.4 Solar Access

The desired outcomes of this development clause are described as follows:

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter. (En)

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)

Reduce usage and/dependence for artificial lighting. (En)

Assessment: As detailed in the accompanying shadow studies, there is a minor increase in morning shadow that falls on the front garden of the western neighbour at 176 Hudson Parade mid-winter. However from midday all shadows will fall upon either the subject site or the adjoining roadway of Taylors Point Road. Despite any minor increases in shadow, both the site and the adjoining western neighbour will retain their open northern rear aspects, so will continue to enjoy large amounts of solar access during the winter months. Given the subject site and the adjoining neighbour will receive more than the mandatory 3 hours of solar access mid-winter to their principle private living and open outdoor spaces, it is considered that the proposal meets the objectives of this clause.

C1.5 Visual Privacy

The desired outcomes of this development clause are described as follows:

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)

A sense of territory and safety is provided for residents. (S)

Assessment: As previously mentioned, this proposal is for minor alterations for a private bedroom and balcony, which is situated well away from the principle living zone and outdoor living areas, for both the subject site and adjoining western neighbour. Additionally, the proposal has been designed to respect the adjoining neighbour's amenity and privacy, with no new windows proposed for the western façade. There is also a large amount of mature vegetation separating the two dwellings, which prevents overlooking. It is therefore considered that the proposal meets the objectives of this clause.

C1.6 Acoustic Privacy

The desired outcomes of this development clause are described as follows:

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)

Assessment: As previously mentioned above, this proposal is for minor alterations for a private bedroom and balcony, therefore it is not anticipated to be a source of additional noise. Nor is there any proposed plant or equipment proposed to be located in the vicinity of the new works. It is therefore considered that the proposal meets the objectives of this clause.

Section D Locality Specific Development Controls

D1.1 Character As Viewed From A Public Place

The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

Assessment: As previously mentioned, the proposed works are of a high quality aesthetic with all materials and finishes matching the existing dwelling, which will continue to reflect the 'relaxed beachside' low density desired future character of the Avalon Beach Locality. The extension is well articulated with several architectural features including the new roof form, exposed timber rafters, balcony and glazing elements all providing visual interest and suitably complimented with existing mature vegetation. It is also considered that the existing dwelling will maintain its appearance of a 'home amongst the trees' and will not contribute to any view loss, from either private or public vantage points. It is therefore considered that the proposal meets the objectives of this clause.

D1.5 Building Colours and Materials

The desired outcomes of this development clause are described as follows:

Outcomes

The development enhances the visual quality and identity of the streetscape. (S)

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

An informal beachside appearance of the Avalon Beach Village. (S, Ec)

Assessment: As previously mentioned, the proposed works are of a high quality aesthetic with all materials and finishes matching the existing dwelling, which will continue to reflect the 'relaxed beachside' low density desired future character of the Avalon Beach Locality.

The existing roofing material is Colorbond Windspray which is classified as 'light' and has a solar absorptance of 0.32, which is preferable to a dark finish due to its thermal performance and consistency with the existing dwelling. Due to the surrounding mature tree canopies and the materials matte finish, it is not anticipated to create any reflectivity or glare.

All new walls will match the existing exterior walls, which are constructed from timber weatherboard and painted in a pale blue, which again is not anticipated to create any reflectivity or glare. Furthermore, the built form will largely remain concealed from the existing streetscape and any uphill properties, given the generous mature vegetation that dominates the front and side perimeters of the site.

It is also noted that the only adjacent dwelling at 176 Hudson Parade is predominantly finished in white, as can be seen in Figure 6. It is therefore considered that the materials and finishes selected for the development are an appropriate choice for both the subject dwelling and surrounding streetscape and the proposal meets the objectives of this clause.

D1.8 Front Building Line

The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality. (S)

The amenity of residential development adjoining a main road is maintained. (S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Vehicle manoeuvring in a forward direction is facilitated. (S)

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Assessment: The control to achieve these outcomes is noted as being 6.5m or the established building line to the street frontage, with whichever is the greater of the two taking precedence under this clause. With a proposed front setback of 14.41m to Hudson Parade and 7.19m side setback from Taylors Point Road, the proposal significantly outperforms the objectives of this clause.

D1.9 Side and Rear Building Line

The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Flexibility in the siting of buildings and access. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)
A landscaped buffer between commercial and residential zones is achieved. (En, S)

Assessment: The controls to achieve these outcomes is noted as being to maintain a minimum side boundary setback of 2.5m for at least one side and 1.0m for the other side. With a proposed side setback from Taylors Point Road of 7.19m and western side setback to 176 Hudson parade of 4.11m, the proposal significantly outperforms the objectives of this clause.

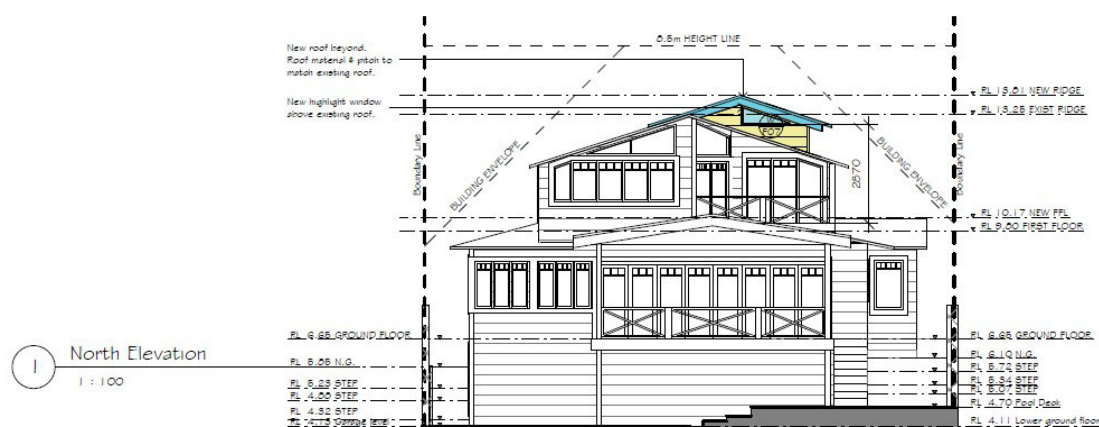
D1.11 Building Envelope

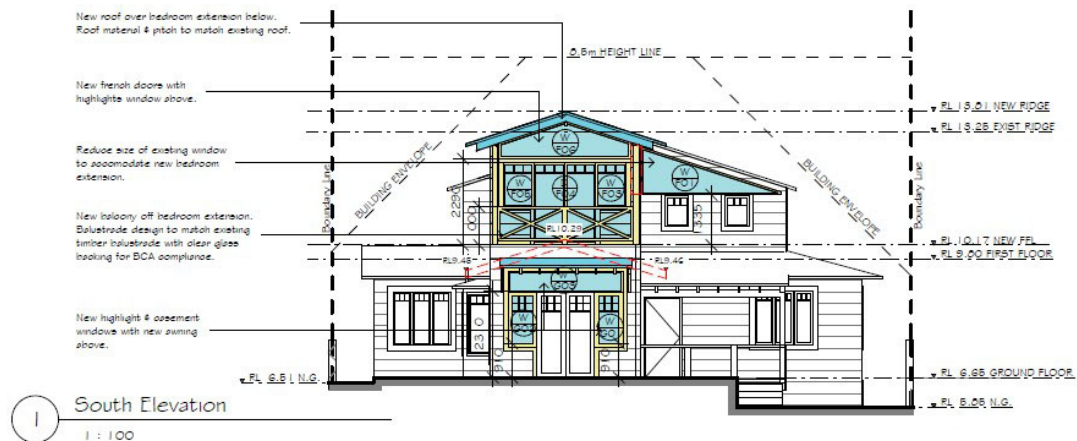
The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality. (S)
To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.
To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.
The bulk and scale of the built form is minimised. (En, S)
Equitable preservation of views and vistas to and/or from public/private places. (S)
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)
Vegetation is retained and enhanced to visually reduce the built form. (En)

Assessment: The proposed development works have been appropriately contained within the prescribed building envelope plane, which has been projected at 45 degrees from a height of 3.5m above ground level and up to the maximum 8.5m height limit on the side boundaries. The proposal satisfies this clause and has been illustrated on the supplied North and South elevation drawings, which are inserted below for ease of reference:





D1.14 landscaped Area – Environmentally Sensitive Land

The desired outcomes of this development clause are described as follows:

Outcomes

Achieve the desired future character of the Locality. (S)

The bulk and scale of the built form is minimised. (En, S)

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Conservation of natural vegetation and biodiversity. (En)

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

To preserve and enhance the rural and bushland character of the area. (En, S)

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

Assessment: As previously described there are no proposed earthworks or changes to any existing vegetation as a result of this proposal, with all new works constructed above the existing ground floor footprint. Furthermore, the visual appearance of the proposed new works will be screened from the streetscape by the existing mature perimeter vegetation that surrounds the site. Given there is no intention to increase the footprint of the existing building or remove any vegetation and the current site has a generous amount of vegetation it is considered that the proposal meets the objectives of this clause.

D1.15 & D1.16 Fences

There are no proposed changes to any existing fencing or any new fencing proposed, therefore no further assessment is required under these clauses.

D1.17 Construction, Retaining Walls, Terracing and Undercroft Areas

The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality.

To protect and minimise disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography.

Assessment: There are no proposed earthworks, retaining walls or changes to any existing footings as a result of this proposal, with all new works constructed above the existing ground floor footprint. It is therefore considered that the proposal meets the objectives of this clause.

D1.20 Scenic Protection Category One Areas

The desired outcomes of this development clause are described as follows:

Outcomes

To achieve the desired future character of the Locality.

Achieve the desired future character of the Locality. (En,S)

To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. (En,S).

Maintenance and enhancement of the tree canopy. (En,S)

Colours and materials recede into a well vegetated natural environment. (En,S)

To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component (En, S)

To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment.

Development shall minimise visual impacts on the natural environment when viewed from any waterway, road or public reserve.

Assessment: The proposed works will only impact the front façade and won't encroach the immediate foreshore area or impact on any district or local views, natural environments or result in any removal of vegetation for either the subject site or surrounding areas. The existing dwelling will continue to reflect the 'relaxed beachside' low density desired future character of the Avalon Beach Locality, which is also softened in appearance by mature perimeter vegetation. All existing vegetation, fauna and flora on the land to be protected and retained during the construction period. All proposed materials and finishes selected for the development are an appropriate choice for both the subject dwelling and surrounding streetscape. It is therefore considered that the proposal meets the objectives of this clause.

4.4 Matters for Consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

Further assessment has been made of the social, economic and environmental impacts that Council may consider when assessing this application, as noted under the Environmental Planning and Assessment Act (EPAA) 1979, which have not already been assessed under Pittwater LEP 2014 and Pittwater 21DCP.

Likely Impacts on The Natural and Built Environment

The proposed alterations and additions have been designed to respect the adjoining properties amenity and privacy, whilst contributing to the enhancement of the built environment and desired future character of the area. The proposed development will not result in the loss of views or outlook from any prominent landmark or public space. Nor is the proposal anticipated to result in any adverse social, economic or environmental impacts in the surrounding locality.

Upon completion of the proposed building works, the day to day operations of the development are unlikely to cause any undue impacts with relation to noise, pollution, drainage and pedestrian/vehicular traffic flows. The existing garage location does not pose any safety risks to the building's occupants or pedestrians and will remain unaltered.

Throughout the period of construction, all measures will be taken to ensure all noise, dust and vibration be kept to a minimum. An extensive Waste Management Plan will be implemented to ensure the correct disposal of waste materials, minimized landfill contributions and to catch any waterborne sediment or trafficked material from the proposed construction works. It is also assured that the construction site will be managed to ensure public safety and to minimize public inconvenience. The existing perimeter fencing will be maintained to restrict public access to the construction site. Public footpaths and roadways will be kept clean and free of debris at all times. All building works will comply with the Building Code of Australia and any other relevant legislation.

There are no anticipated changes to loads on Council's infrastructure and the proposed works do not present any soil erosion or land slip risks. The subject site is not identified as being Bushfire Prone Land. There is no proposed removal of native vegetation or any significant natural or cultural features as part of this application. It is therefore considered that the proposal meets the objectives of this clause.

Suitability of the Site for the Development

The continued use of the land for residential purposes is an appropriate use of the land and consistent with the prescribed zoning of the site. The development of the site in the manner proposed is considered suitable and appropriate for the following reasons:

- It is consistent with all the relevant planning instruments, in terms of zoning, built form controls and amenity.
- The design makes efficient use of the land, whilst having minimal impact on the surrounding locality.
- The proposed alterations and additions increase the amenity and appearance of the existing dwelling, whilst also increasing opportunities of casual surveillance.

- There will be no changes to the existing site drainage conditions nor do the proposed works require any excavation or changes to the sites topography or landscaping.
- The design will utilise existing storm water and utilities services currently available to the site.
- The proposal is considered to increase the sustainability of the dwelling through the provision of passive cooling and greater access to sunlight, daylight and ventilation.

Submissions Received

Any public submissions which are made when the Development Application is notified for public comment will be given due consideration by Look Design Group. All public submissions will also be considered by Council as part of the application approval process.

The Public Interest

The public interest is best served by the orderly and economic use of land for purposes which are permissible and generally in accordance with the prevailing planning controls, whilst having minimal impact on neighboring land. The proposal is therefore considered to be in the public interest.

5.0 Conclusion

This Statement of Environmental Effects has been prepared in support of the proposed alterations and additions to an existing detached dwelling, located on land at **174 Hudson Parade, Clareville**. This Statement has described the subject site and the surrounding area, a description of the proposal and an assessment under the relevant Planning Controls, including the provisions of *Section 79C* of the *Environmental Planning and Assessment Act 1979*.

This statement has highlighted that the proposal achieves compliance with the objectives of the relevant planning controls and desired future character, as outlined in the *Pittwater Local Environment Plan 2014* and accompanying *Pittwater 21 Development Control Plan 2014*. It is considered that the proposal is also well articulated, of a high quality design and will make a positive contribution to the surrounding Avalon Beach Locality.

The proposed alterations and additions have been designed to respect the adjoining properties amenity and privacy, whilst contributing to the enhancement of the built environment and desired future character of the area. The proposal will not be responsible for any additional bulk, scale or adverse amenity in terms of overshadowing or loss of visual or acoustic privacy. The proposal takes advantage of the sites existing footprint, with no excavation or removal of existing vegetation proposed. A minimum of 3 hours direct sunlight to the main living areas and private open space during the winter solstice is achievable, for both the proposed dwelling and the adjoining properties.

The proposed materials and finishes will complement the existing dwelling, which is consistent with the general form and predominant scale of the surrounding styles of housing in the locality. The orderly and economic use of the site as described, which is in accordance with the prescribed objectives for all the relevant planning controls whilst having minimal impact on neighbouring land, is also in the public interest.

The proposed alterations and additions should not pose any significant change to loads on council's infrastructure and do not present any soil erosion or land slip risks.

Given the fore mentioned points, it is concluded that the development of the site in the manner proposed is considered to be appropriate and is worthy of the support of Northern Beaches Council.