

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT**

**13 Capua Place, Avalon Beach**

**LOT 3      DP 219898**

**Prepared By *JJ Drafting***

**December 2019**

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 710/19, drawing numbers DA.01 to DA.13 dated December 2019 to detail proposed alterations and additions to an existing residence at 13 Capua Place, Avalon Beach.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

*# The Environmental Planning and Assessment Act 1979 as amended*

*# The Environmental Planning and Assessment regulation 2000*

*# State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

*# Pittwater Local Environmental Plan 2014*

*# Pittwater 21 Development Control Plan 2014*

## **2) Site characteristics and description**

The subject allotment is described as 13 Capua Place Avalon Beach.

- Site area of 1084.8sqm.
- It is located in E4, Environmental Living
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- The site is in a biodiversity area.
- It is in a low risk flood area.
- The site is also deemed as a geotechnical hazard H1. – geo tech report attached
- Is located in Class 5 Acid Sulfate Soil Area.
- The property addresses Capua Place to the north
- Access to the site is via a shared driveway from Capua place which extends to other adjoining properties.
- The site is currently developed with a split level brick dwelling with a pitched tile roof and a covered deck to the northern side of the main residence.
- The site falls from North (front boundary) down to South (rear boundary ) of approx. 13m.
- Vegetation consists of mixed endemic and introduced species with small to large trees and shrubs that surround the perimeter of the site. Lawn area is located in the southern side of the site. A small terrace garden runs along the western side of the dwelling.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### **3) The Proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations to an existing dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

An existing carport with a shed to be removed and replaced with a new garage and a first floor workshop.

The proposed new garage and workshop location to be set further from the side boundary than the existing carport by 1.2m. Width of structure to remain as the existing structure, length of structure extended by 800mm.

# Existing concrete slab to remain

# New posts with timber battens is provided along the southern side of the proposed garage.

# New timber framed walls with selected wall cladding is located on the north and west walls of the new garage. A new garage door located on the eastern side.

# New stair and balustrade along the western side of the garage to provide access to the first floor workshop.

#### **First Floor above garage**

# Proposed first floor workshop above new garage

# walls are to be lightweight with selected cladding

# A new roof is proposed over the existing entry and walkway between the main residence and the proposed garage/workshop to provide shelter from the weather. This roof will wrap around the garage to form a small roof and add visual interest to the façade of the garage/workshop from the southern elevation.

#### **Roof Plan**

# New roof over the proposed workshop was designed to integrate and blend with the existing main residence roof in regard to the form and shape.

# New skylights added to allow plenty of natural light into the proposed workshop in addition with windows located on the north, south and east walls.

### **4) Zoning & Development Controls**

#### **4.1) Pittwater Local Environmental Plan 2014**

The site is zoned E4 under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

#### **4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposal will require a BASIX certificate with this application

**4.3) Height of Building (LEP 4.3)**

The maximum building height control -----8.5m.

The proposed building height -----6.2m -----COMPLIES

**5.0) Development Standards and the Effects of the Proposal****a) Internal Driveways (B6.2) and Off-Street Parking (B6.3) – Access driveways (B6.1)**

Existing driveway and parking to remain existing. it complies with the Australian Standard AS2890 Part 1 - Off Street Car Parking.

**b) View Sharing (C1.3)**

The proposed additions and alterations will not affect adjoining dwellings.

**c) Solar Access (C1.4)**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

**d) Visual Privacy (C1.5)**

The proposed new garage and workshop will not affect adjoining dwellings.

**e) Avalon Beach Locality (D1)****Desired future character**

It is proposed that the New garage with a first floor workshop is consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

All of the vegetation has remained.

As the proposal is well below street level , no change is envisage to the streetscape. The proposal will sit well and below the streetscape. The proposal will be surrounded by existing canopy trees and will be second to the natural landscape.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

**f) Character as Viewed from a Public Space (DCP D1.1)**

Clause D1.1 of the DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes 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. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

Landscaping to be integrated with the building to screen the visual impact of the built form and are to give the appearance of being secondary to the landscaping and vegetation.

The proposal satisfies the relevant objectives in that:

# Existing vegetation to the front and around the property will remain untouched. The proposal gives the appearance of being secondary to the landscaping and vegetation. -----COMPLIES

# The proposal, even though 2 storeys in height, will be at height that will not dominate the streetscape. The height of the addition will be below the street level.

# The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

# The setbacks are compatible with the existing surrounding developments

**g) Building Colours & Materials (DCP D1.5)**

The colours and materials to the proposal will compliment and enhance the visual character within the streetscape. The development will harmonise with the natural environment and match the existing dwelling by the use dark earthy tones. REFER to Schedule of exterior finishes at the end of the SOEE. -----COMPLIES

**h) Setback requirements (D1.8 front and D1.9 side and rear)**

The front setback control for this parcel of land is a minimum of 6.5 m

The side setback control for this parcel of land is a minimum of 2.5 m to one side and 1.0 m for the other.

The rear setback control for this parcel of land is a minimum of 6.5 m

- Existing front setback various between-----10m --- 11.7m-----**Complies**
- New front setback (North) – various between -10.2m – 11.7m - -----**Complies**
- Existing East side setback various between ----4.75m – 6.6m---- **Complies**
- New East side setback various between ----- 5.803m – 7.597m---- **Complies**
- West side setback - NO CHANGE ----- ---19.610 m-----**Complies**
- Rear set back - -----NO CHANGE -----7.907 m ----- **Complies**

**i) Building envelope (D1.11)**

The control for this parcel of land is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed additions and alterations **comply** with this control.

**j) Landscaped Area – Environmentally Sensitive land (DCP D1.14)**

Minimum landscape area requirement - 60% -----650.88sqm

Site area is 1088m<sup>2</sup>

Existing Landscape area -----68.94%-----747.86sqm

Proposed new landscape area-----68.94%-----747.86sqm---COMPLIES

There will be no change to the existing landscaping area

Existing hard surface area -----278.38sqm

Hard surface to remain -----278.38sqm

There will be no increase in hard surface area.

#### **K) Flood Prone Land (B3.11)**

The property is in a low risk flood area. Only a small portion of the site is affected by the low flood risk along the east side boundary only. The proposal is not located within the vicinity of the low flood risk area of the site. As this is located only in the low risk flood zone a report would not be required.

#### **I) Biodiversity Protection (7.6)**

There will be no effect upon the biodiversity of the site in terms of flora and fauna. No trees or vegetation will be removed.

There will be no adverse effect on the habitat elements providing connectivity on the land

### ***6) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979***

#### **6.1) The provisions of any environmental planning instrument**

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

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

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

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

#### **6.3) Any development control plan**

The development has been designed to comply with the requirements of the Avalon Beach locality and the general principles of Development Control 21

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

#### **6.4) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised regarding the proposed development.

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

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

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

**6.6) The suitability of the site for the development**

The subject land is in the E4 – Environmentally sensitive land and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**6.7) Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

**6.8) The public interest**

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

**7) Conclusion**

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



View looking east down towards the shared driveway





View looking south towards the existing carport.



View looking west up the shared driveway.



View looking east along the Capua Place. Entry on the right onto the property.



**Photo 1**

Existing carport. Looking SW

**Photo 2**

Existing shed to be removed. Covered roof proposed over this walkway to the existing deck on the right hand side of the main residence.

**Photo 3**

Looking East towards the existing carport.



View looking west towards existing residence.

## SCHEDULE OF EXTERIOR FINISHES

### **12 Capua Place, Avalon Beach**

<b>WALLS</b>	
Ground floor	Timber/FC horizontal cladding (medium) to match existing
First floor	Timber/FC horizontal cladding (medium) to match existing
<b>ROOF</b>	Selected colourbond roof sheeting (medium to dark) match exist.
<b>WINDOW &amp; DOOR FRAMES</b>	Powder-coated aluminium (medium/dark) match existing
<b>TRIMS</b>	To match existing