

Statement of Environmental Effects

Submitted to Northern Beaches Council

For

Proposed Alterations and Additions

22 Careel Head Road, Avalon Beach NSW 2107



Prepared by Blake Letnic Architects
for Skye Hayes

May 2022

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE LOCATION & DESCRIPTION	4
3.0	DESCRIPTION OF PROPOSAL	5
4.0	TABLE OF COMPLIANCE WITH PLEP 2014	6
5.0	ASSESSMENT OF COMPLIANCE WITH P21 DCP 2003	7
6.0	CONCLUSION	11

1.0 INTRODUCTION

This Statement of Environmental Effects (**SEE**) is prepared by and submitted to Northern Beaches Council (the **Council**) by Blake Letnic Architects, on behalf of the applicant, Skye Hayes.

The Statement describes a development application (**DA**) proposing alterations and additions to the existing dwelling at 22 Careel Head Road (the **site**), situated in Avalon Beach Locality.

The DA is to be assessed pursuant to the provisions of Pittwater Local Environmental Plan 2014 (**PLEP 2014**) and the Pittwater 21 Development Control Plan (**P21 DCP 2003**).

It should be read in conjunction with the following documentation also submitted to Council, which accompanies this report:

- Architectural Plans: 2205 DA001 to DA401 inclusive, *Blake Letnic Architects*
- Shadow diagrams: 2205 DA601, *Blake Letnic Architects*
- Detail and Level Survey: *Stutchbury Jaques Pty Ltd*
- BASIX Certificate: *Blake Letnic Architects*

2.0 SITE LOCATION & DESCRIPTION

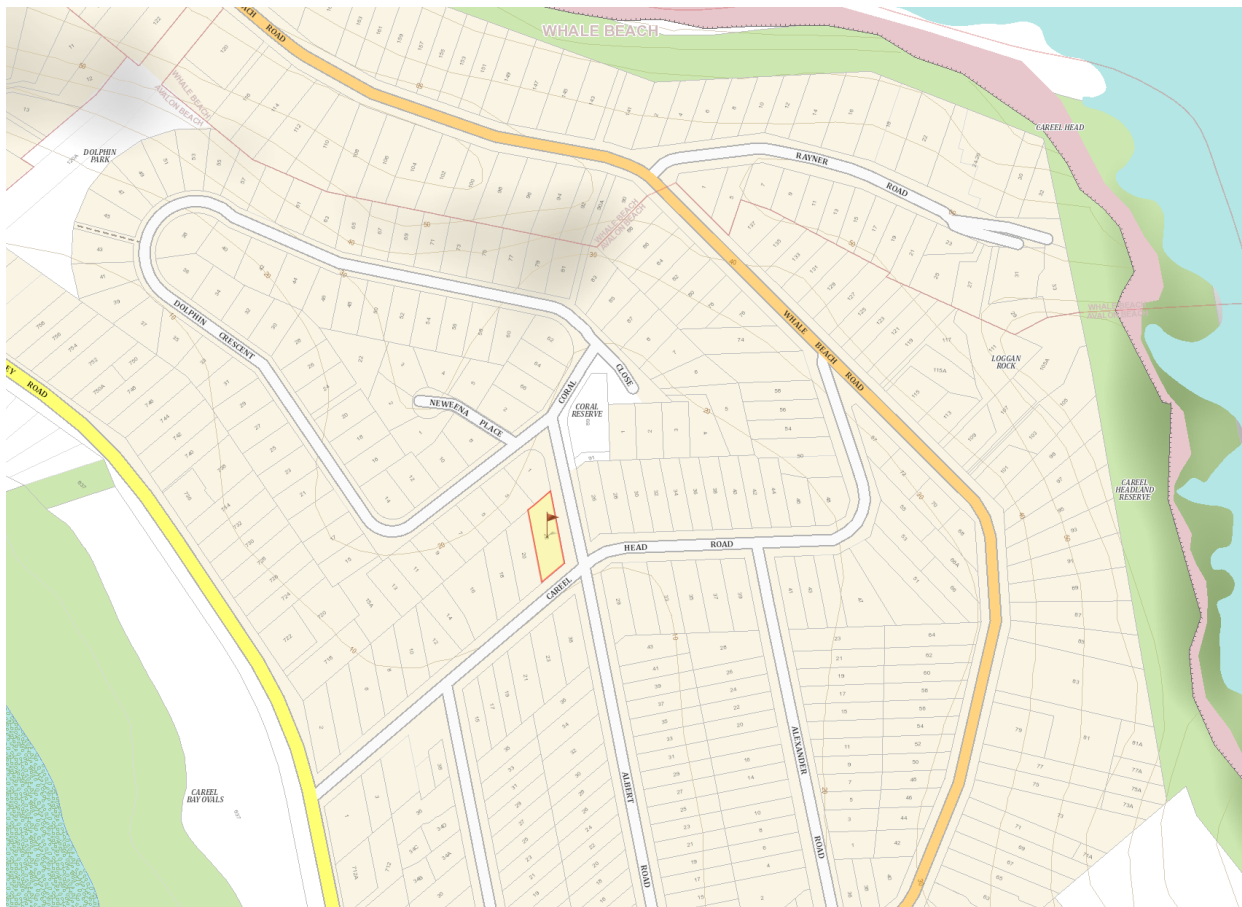


Figure 1 – location map, site shown in yellow.

Location	22 Careel Head Road, Avalon Beach NSW 2107
Real property description	Lot 51, DP 10782
Site area	885 m ²
Council Precinct	Avalon Beach Locality
Council Zoning	E4 Environmental Living
Frontages	The site is located on the corner of Careel Head Road and Dolphin Crescent. It has a frontage of 20.115m to Careel Head Road and a frontage of 50.29m to Dolphin Crescent.
Existing use	Single storey brick and metal roof residence with double car garage.
Heritage listing	The site is not listed as a heritage item and it is not located within a heritage conservation area.
Topography	The site slopes down from the North towards Careel Head Road. The existing building is located at the bottom half of the site with a generous front setback from Careel Head Road. Vehicular access is from Careel Head Road.
Vegetation	Vegetation on the site and in the vicinity of the house consists of both exotic and native of shrubs and a number of mature trees.
Adjoining uses	All adjoining sites are residential. No heritage items occur in the locality of the site.

3.0 DESCRIPTION OF PROPOSAL

In order to provide additional room for a young family, the design provides an additional bedroom and an enlarged living area which will provide a more versatile floor plan for family living.

The additions to the ground floor level extend 4.4m from the existing house on the northern side. The roofline will be extended to match the existing in height and appearance. The current floor to ceiling level is maintained throughout. The design will also provide a better use of the outdoor living area with the inclusion of a pergola. Minor landscaping works are also proposed. These modifications will increase the amenity and functionality of the dwelling and provide a better indoor-outdoor connection experience.

The proposal also includes the relocation of 3 palm trees (exempt species) located on the northern side, to more appropriate locations on site.

4.0 TABLE OF COMPLIANCE WITH PLEP 2014

Assessment of compliance with PLEP 2014 Avalon Beach Locality.

The site is classified as being **Zone E4 Environmental Living**.

CONTROL	PROPOSED	CONTROL	COMPLIES
1.9A Suspension of Covenants, agreements and instruments	n/a	No covenants, agreements or instruments currently apply to the property.	✓
2.7 Demolition requires development consent	This application seeks approval for minor demolition works	n/a	✓
Land Use table – E4 Environmental Living	Dwelling House	All proposed uses of the site are permissible with consent	✓
4.3 Height of Buildings	5m	8.5m	✓
4.4 Floor Space Ratio	n/a	n/a	n/a
5.9 Preservation of Trees and Vegetation	The proposal seeks the relocation of 3 palm trees (exempt species)	Permissible without consent	✓
5.10 Heritage Conservation	The subject dwelling is not a heritage item. It is also not located within a heritage conservation area.	n/a	n/a
7.1 Acid Sulphate Soils	The subject site is listed as Class 5, and with minimum AHD of 10.49. Only minor earthworks are proposed which will not disturb the water table.	Permissible without consent.	✓
7.2 Earthworks	The proposal seeks approval for minor earthworks to allow for the extension proposed.	Permissible with consent	✓
7.6 Biodiversity Protection	The subject site is not located within the Biodiversity corridor.	The development must be shown to have no or minimal adverse environmental impacts.	✓
7.10 Essential Services	All essential services will connect into existing systems.	The Development consent must be satisfied that adequate arrangements are made for essential services.	✓

5.0 ASSESSMENT OF COMPLIANCE WITH P21 DCP 2003

Assessment of compliance with P21 DCP 2003 Avalon Beach Locality Development Controls

DCP CONTROLS	DCP COMPLIANCE		COMMENTS
	Technical	Performance (Objectives)	
Section A - Shaping Development in Pittwater			
Part A4 – Localities			
Part A4.1			
Avalon Beach Locality			The proposal is situated in the E4 – Environmental Living
Section B – General Controls			
Part B1 Heritage Controls			
B1.3 Heritage Conservation			
Heritage Conservation	n/a	n/a	The subject dwelling is not a Heritage Item or located within a Heritage Conservation Area or within the vicinity of an item.
B1.4 Aboriginal Heritage Significance			
Aboriginal Heritage Significance	n/a	n/a	The subject site is not of Aboriginal Heritage Significance.
Part B3 Hazard Controls			
B3.6 Contaminated Land and Potentially Contaminated Land			
Contaminated Land	n/a	n/a	The subject site is not known to be contaminated land, with no change of use proposed.
B3.11 Flood Prone Land			
Flood Prone Land	n/a	n/a	The proposal has no adverse impacts on flood levels.
Part B4 Controls Relating to the Natural Environment			
B4.22 Preservation of Trees or Bushland Vegetation			
Development shall not remove or damage trees and/or bushland without consent.	✓	✓	The proposal retains all planting with the exception of 3 palm trees (under exempt species list) which are to be relocated.
Part B5 Water Management			
B5.15 Stormwater			
Where proposed, shall comply with all relevant Municipal, State and Federal standards and controls	✓	✓	No new stormwater drainage works are proposed. Extension works proposed are to tie into the existing stormwater system and discharge.
Part B8 Site Works Management			
B8.1 Construction & Demolition – Excavation & Landfill			
Excavation Controls	✓	✓	Excavation to the primary structure is limited to less than 1m.
B8.3 Construction & Demolition – Waste Minimisation			
Waste Minimisation	✓	✓	Building & demolition waste will be minimised by reuse on-site, recycling or disposal at an appropriate waste facility.
B8.4 Construction & Demolition – Site Fencing & Security			
Site Fencing & Security	✓	✓	The building site will be appropriately fenced for the duration of the works.
B8.5 Construction & Demolition – Works in the Public Domain			
Works in the Public Domain	✓	✓	The building site will comply with all relevant controls and will make provisions to disturb pedestrian and vehicular traffic.

Part C – Development Type Controls

Part C1 Design Criteria for Residential Development

C1.1 Landscaping

<i>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species.</i>	✓	✓	The proposal retains all planting except for 3 palm trees, to be relocated.
<i>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term.</i>	✓	✓	Existing dense canopy to be retained.
<i>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street</i>	✓	✓	Existing vegetation at the front setback (Careel Head Road) to be retained.

C1.2 Safety & Security

<i>Safety & Security</i>	✓	✓	The design has incorporated all four Crime Prevention through Environmental Design principles.
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C1.3 View Sharing

<i>View Sharing</i>	✓	✓	The alterations & additions will not affect any surrounding views.
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C1.4 Solar Access

<i>Solar Access</i>	✓	✓	Existing hours of sunlight will be maintained to all surrounding property's principal living space or main private open spaces.
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C1.5 Visual Privacy

<i>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 9m.</i>	✓	✓	The alterations & additions will not affect any visual privacy.
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C1.6 Acoustic Privacy

<i>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.</i>	✓	✓	The built form of the proposal will be positioned as per the existing dwelling. Within the dwelling, private and public areas are separated to ensure that noise transmission between the bedrooms and living areas are limited.
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C1.7 Private Open Space

<i>Private Open Space controls for dwelling houses</i>	✓	✓	The proposal currently complies with all Private Open Space Controls with all spaces to enjoy good solar access.
<i>An accessible and usable area for composting facilities within the ground level private open space is required.</i>	✓	✓	No changes to composting facilities are proposed.

C1.12 Waste & Recycling Facilities			
<i>Environmentally protective waste management practices on construction and demolition sites</i>	✓	✓	Refer to Ground Floor Plan for waste storage location
<i>Separate bins are to be provided for waste (garbage), paper recyclables and container recyclables.</i>	✓	✓	All of the listed bin types will be included and catered for.
C1.13 Pollution Control			
<i>Residential development must be designed, constructed, maintained, and used in a proper and efficient manner to prevent pollution</i>	✓	✓	The proposal will not adversely impact on public health, the environment, or other lands.
C1.23 Eaves			
<i>Dwellings shall incorporate eaves on all elevations.</i>	✓	✓	The proposal follows the existing roof design which includes a generous eave all around.

Section D Locality Specific Development Controls

Part D1 Avalon Beach Locality

1.1 Character as viewed from a public place

<i>Building Façade Controls</i>	✓	✓	<p>As viewed from Careel Head Road the proposal will not have an impact to the existing street frontage.</p> <p>As viewed from Dolphin Crescent the proposal will include:</p> <ul style="list-style-type: none"> • A 4m extension of the existing roofline • New windows to bedrooms 3 and 4 in keeping with the existing. <p>This extension has a visual impact which is secondary to the existing landscaping and vegetation, does not dominate the streetscape and is at human scale.</p>
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1.4 Scenic Protection

<i>Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.</i>	✓	✓	All proposed alterations and additions ensure the built form is a secondary component and these will not visually impact the natural environment.
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1.5 Building Colours and Materials

<i>Building Colours and Materials</i>	✓	✓	The proposed paint colour for the extension is to match existing, a mid-grey colour, which harmonise with the natural environment and minimises the visual prominence of the development.
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1.8 Front Building Line

<i>The minimum front building line shall be 6.5m or established building line, whichever is the greater.</i>	✓	✓	The front setback (Careel Head Road) is to remain unchanged. Currently greater than the prescribed minimum of 6.5m.
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1.9 Side & Rear Building Line

<i>Side & Rear Building Lines will be as follows:</i>			
2.5m to at least one side;			The existing side setback (to Dolphin Crescent) of 1.47m is

	✓	✓	proposed to be retained. This boundary is not shared with any adjoining properties and as a result will not have any impact on surrounding properties.
1.0m for other side			The existing side setback of 1m will remain as existing.
6.5m rear	✓	✓	
	✓	✓	The existing rear setback is 19m. The proposed set back is 14.6m.
1.11 Building Envelope			
Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.	✓	✓	<p>The ridge height of the extension proposed is to match the existing ridge height.</p> <p>The proposal does not exceed the maximum permissible height of 8.5m and complies with the building envelope control.</p>
1.14 Landscaped Area – Environmentally Sensitive Land			
The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area	✓	✓	The existing landscape area sits just below the 60% requirement at 56.5%. The total landscaped area of the proposal is 53% of the site area.
1.15 Fences – General			
Fence Controls	✓	✓	No changes to the existing fence are proposed.

6.0 CONCLUSION

The proposal for alterations and additions to the dwelling at 22 Careel Head Road will deliver improved amenity for the occupants, a young family. The relationship between internal and external space is improved in a more thoughtful manner to create functional and sustainable design. The house and the site's opportunities have been identified and their potential maximised through careful consideration of all aspects with a sensitive response to the conditions.

The proposed alterations & additions are sensitive to the site & the neighbouring dwellings:

- The large majority of the existing built form is proposed to be retained. The building footprint marginally increases into a generous existing rear setback, yet still retains a larger setback than surrounding properties.
- The proposal is below the maximum height as required under Council's control, as well as the existing height of the building.
- The increase in the building footprint is behind a well landscaped side setback and street verge along Dolphin Crescent, is low profile in nature and will barely be perceptible from the streetscape. There is similarly no additional overshadowing of the neighbouring properties as a result of the development.
- The design offers improved visual and acoustic privacy between the main living areas, private outdoor spaces and bedroom spaces for this dwelling and neighbouring dwellings.
- The proposed building envelope is smaller than the maximum allowed.
- The proposal retains a well landscaped property very close to full compliance, with critical landscaped buffers ensuring the property is screened from neighbours and the streetscape.
- The proposal is compliant with all objectives and the vast majority of the controls of DCP

The proposal fits within the planning objectives established by Council, addresses the issues of site, environment & locality. In the absence of any significant adverse effects, the proposal is considered worthy of approval.