



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

25 Hudson Parade, Clareville

April 2020

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PROJECT DETAILS

Client: Ms Sirje Simm
Subject land: Lot 3, DP519006
Lot Description: 25 Hudson Parade, Clareville
Proposed development: Partial demolition and re-build of toilet block

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



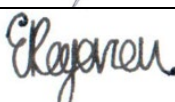
The report is reviewed by Crystal Pan
Bachelor of Design in Architecture (UTS)

Project Code: J000469

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	01/04/2020	
Checked by	Crystal Pan	01/04/2020	
Approved for issue by	Emma Rogerson	01/04/2020	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Ms Sirje Simm to accompany a Development Application (DA) to Northern Beaches Council for the partial demolition and rebuild of toilet block at 25 Hudson Parade, Clareville.

More specifically, the proposed development comprises the demolition of approximately half of an existing toilet block containing a basin and two bathroom cubicles, behind a group of local shops. This portion of the block will thereafter be re-built with an increased ceiling height and high-quality materials to enhance the durability and functionality of the block. The footprint of the toilet block will not be altered, and the existing stormwater system, comprising of guttering and piping located along the retained northern portion of the block will continue to assist to manage stormwater from the re-built portion.

The new portion will be for staff use only and not accessible to the general public. This is in accordance with the existing use.

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 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	March 2020
Survey	Byrne and Associates	October 2015
Structural Design	Portes Projects and Services	April 2020

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 25 Hudson Parade, Clareville and is legally described Lot 3 in Deposited Plan 519006. The site is located on the southern side of Hudson Parade, between Hilltop Street and Avalon Parade.

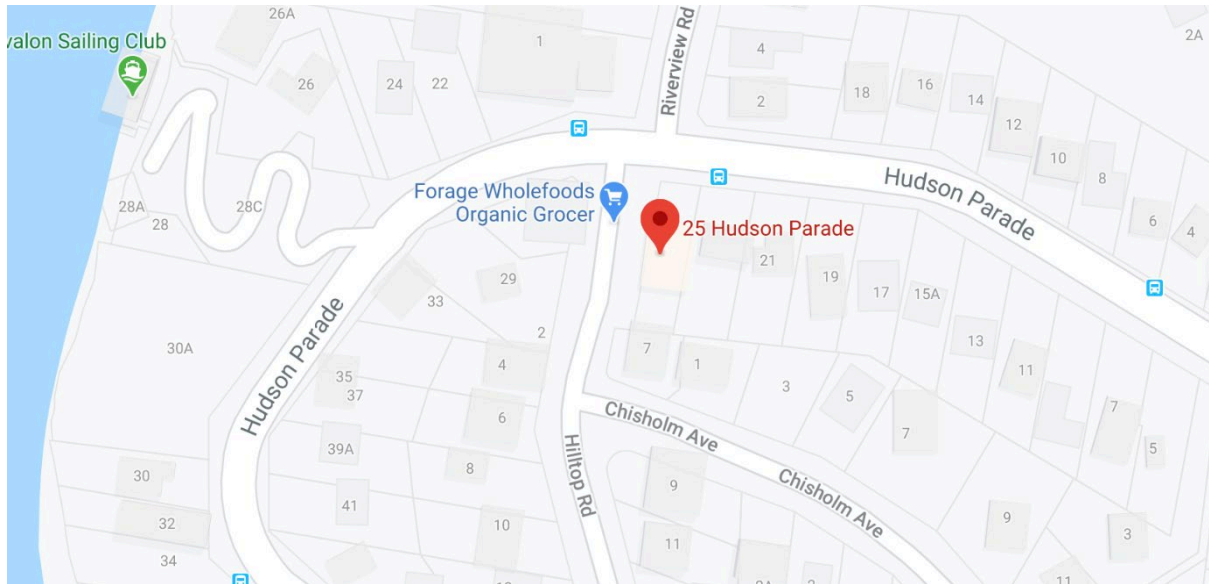


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is rectangular with a total area of 676.1 square metres by survey, with 50.29 metre eastern and western boundaries and 13.485 metre northern and southern boundaries. The site falls from the south towards the north by approximately 6 metres.

The site currently contains a row of local shops with a concrete detached toilet block along the eastern boundary. A paved bitumen carpark is situated along the western boundary.

The land is zoned B1 – Neighbourhood Centre under the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Hilltop Road (Corona Projects, 2020)



Figures 4 and 5 – Existing concrete toilet block (Corona Projects, 2020)

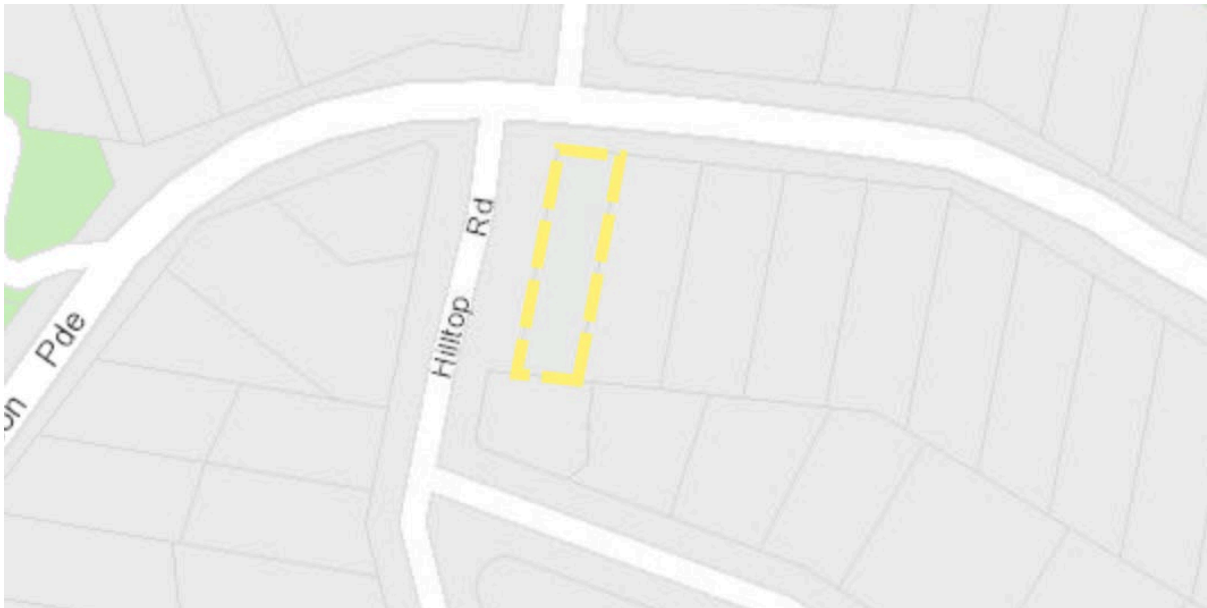


Figure 5 – Heritage Map (NSW Planning Portal)

2.2 The Locality

The site is located within the local neighbourhood centre of Clareville. The locality comprises a mix of retail and residential development of buildings heights typically of one to three storeys.

The site adjoins a brick and weatherboard residence with tiled roof to the east at 23 Hudson Parade and a one-storey residence to the south at 7 Hilltop Road.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the demolition of approximately half of an existing toilet block containing a basin and two bathroom cubicles, behind a group of local shops. This portion of the block will thereafter be re-built with an increased ceiling height and high-quality materials to enhance the durability and functionality of the block. The footprint of the toilet block will not be altered, and the existing stormwater system, comprising of guttering and piping located along the retained northern portion of the block will continue to assist to manage stormwater from the re-built portion.

The new portion will be for staff use only and not accessible to the general public. This is in accordance with the existing use.

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. The one-storey development will be commensurate in style, materiality and appearance as the retained northern portion of the block, ensuring unity is maintained and the new development blends seamlessly with the existing.

Please refer to plans prepared by Corona Projects.

3.2 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	676.1m ²
Height	1 storey 2920 mm
Boundary setbacks	As per existing

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 Development Control Plan 21

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 21

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 commercial purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

4.1.2 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 B1 – Neighbourhood Centre.

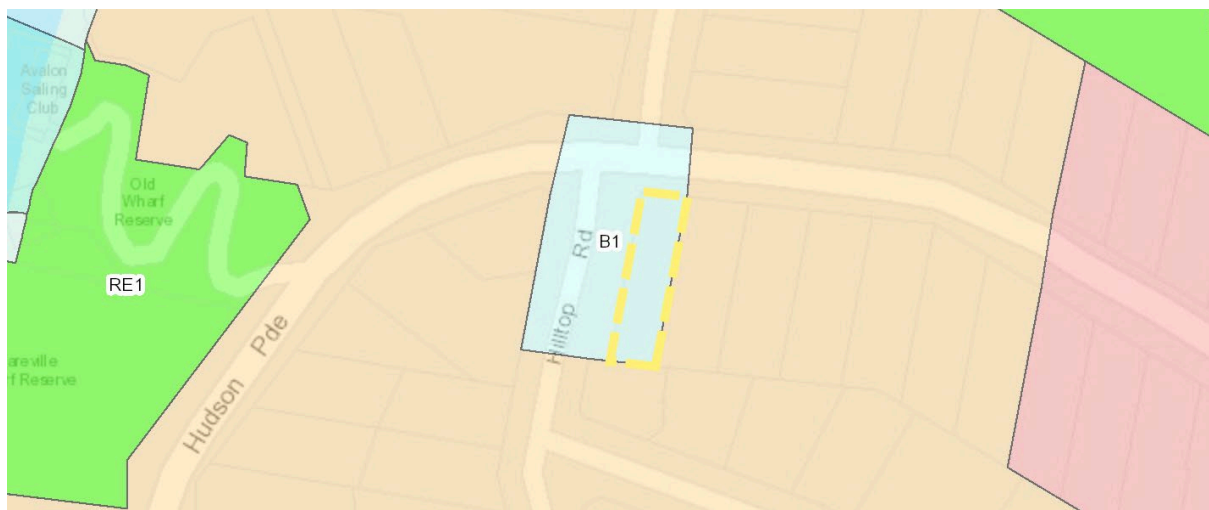


Figure 6 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *ancillary to neighbourhood shops* which is permitted with consent in the B1 zone.

The objectives of the zone are:

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide healthy, attractive, vibrant and safe neighbourhood centres.

The proposed development will upgrade the quality of an existing toilet facility which will in turn better meet the needs of staff and customers on site. The physical appearance and attractiveness of the shops will be improved.

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 proposed height of the development is less than 3 metres.

Clause 4.4 Floor space ratio

The Floor Space Ratio of the site is not being altered as the footprint and floor area of the

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.

4.1.4 Pittwater Development Control Plan 21

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

Control		Comment	Compliance
D1 – Avalon Beach Locality			
D1.5 Building Colours and Materials			
-	External colours and materials shall be dark and earthy tone.	The external colours and materials are of a mid-dark grey, to match that of the existing block.	Yes
-	Finishes are to be of a low reflectivity.	Finishes will be matte.	Yes
D1.9 Side and Rear Building Line			
-	Where alterations and additions to existing buildings are proposed, maintenance of existing setbacks less than as specified may be considered where it is shown that the outcomes of this clause are achieved.	Alterations and additions to an existing toilet block are proposed and the existing setbacks are being retained with no change in building block footprint.	Yes

4.2 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 B1 zone.

4.2.1 Access to Services

The site is located within an established residential and commercial area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.2.2. Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance. The proposal is considered satisfactory in this regard.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the toilet block re-build at 25 Hudson Parade, Clareville. 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 25 Hudson Parade, Clareville as described in this Development Application is reasonable and supportable, and worthy of approval by Northern Beaches Council.