

STATEMENT OF  
ENVIRONMENTAL  
EFFECTS  
FOR  
ALTERATIONS AND ADDITIONS  
TO EXISTING DWELLING  
AT  
18 CABARITA ROAD  
AVALON BEACH

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## TABLE OF CONTENTS

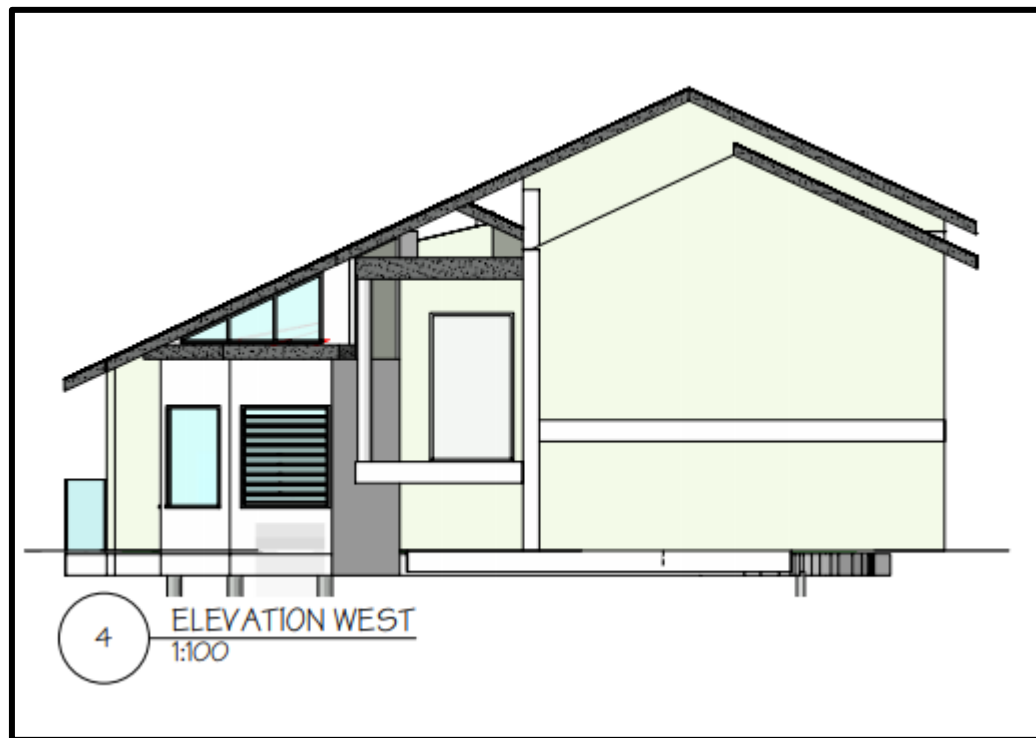
1.0 INTRODUCTION AND BACKGROUND.....	3
2.0 SITE AND LOCALITY.....	6
3.0 PLANNING ASSESSMENT.....	7
5.0 SECTION 4.15 EVALUATION.....	32
6.0 CONCLUSION.....	37

## 1.0 INTRODUCTION AND BACKGROUND

This Statement of Environmental Effects has been prepared in support of a Development Application for the provision of alterations and additions to the existing dwelling comprising the enclosure and re-roofing of an existing concrete deck as shown in the following photograph, to provide a dining room to the existing dwelling at 18 Cabarita Road Avalon Beach.



**EXISTING DECK (LOWER) TO BE ENCLOSED**



### **PROPOSAL VIEWED FROM CABARITA ROAD**

The selected location for the proposed enclosure of the existing external deck has been chosen to ensure that the proposal, when completed, is a suitable element in terms of site cover, height, setbacks and suitable integration into the locality in terms of solar access, views and privacy.

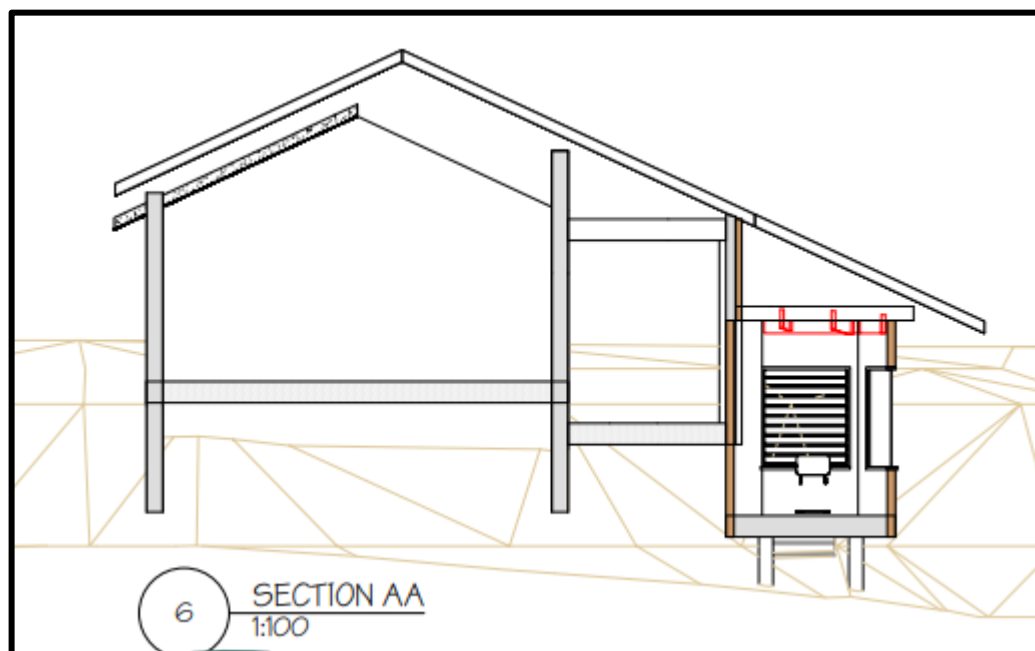
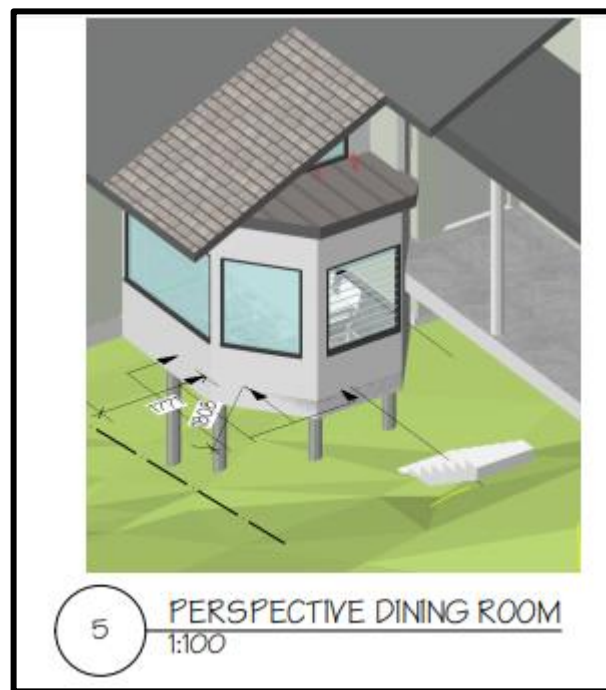
In the preparation of this Statement of Environmental Effects, consideration has been given to the following documents:

- Plans of the proposal prepared by Envirotecture.
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan.
- Planning Principles of the NSW Land and Environment Court.
- Geotechnical Report by Hodgson Geotechnical.

During the preparation of this Statement of Environmental Effects, I have attended the

subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the streetscape and the immediate surrounding sites.

I am satisfied that the proposal as submitted will provide a suitable level of amenity to occupants of the subject site and adjacent sites as there will be no increase in site cover, height or any loss of landscaping on or near the subject site.



## 2.0 SITE AND LOCALITY



**Subject Site highlighted (SIX Maps)**

The subject site is known as No.18 Cabarita Road and comprises two lots, Lot 1 DP 752046 and Lot 6 DP 17704.

The subject site slopes from the Cabarita Road frontage towards the Careel Bay waterfront and contains an existing two storey dwelling and a detached boathouse primarily on Lot 1 DP 752046.

Vegetation on the subject site comprises a variety of landscaping with a large eucalypt located on the waterside of the existing dwelling. No works are proposed to any vegetation or associated landscaping of the site.

### **3.0 PLANNING ASSESSMENT**

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

The subject site, containing two lots is subject to a “split” zoning, the Lot 1 DP 752046 is zoned W1 Natural Waterways whilst the prime site, Lot 6 DP 17704 is zoned E4, Environmental Living.

No works are being carried out within the W1 zone.

#### **Zoning – E4 Environmental Living**

##### ***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*

### **RESPONSE**

The subject site is zoned E4 Environmental Living under the PLEP and the proposal will satisfy the E4 Environmental Living zone Objectives as follows-

- Limiting the extent of works to the area of the subject site which is currently built upon.
- Ensuring that the proposal, by virtue of its limited site disturbance will not affect the above stated values.

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

(1) *The objectives of this clause are 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.*
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

*(2A) Despite subclause (2), development on land:*

- (a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and*
- (b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map,*
- (c) may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.*

*(2B) Despite subclause (2), development on land:*

- (a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and*
- (b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map, may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.*

## **RESPONSE**

The proposal when completed, will be substantially below the 8.5metre height limit and will be of a single storey configuration when viewed from the public areas along Cabarita Road.

### **5.9 Preservation of trees or vegetation**

*(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.*

#### **RESPONSE**

No vegetation will be impacted upon by the proposed works.

### **Earthworks**

*(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

#### **RESPONSE**

No earthworks are proposed.

### **Biodiversity**

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

*(a) protecting native fauna and flora, and protecting the ecological processes necessary for their continued existence, and*

*(b) encouraging the conservation and recovery of native fauna and flora and their habitats.*

*(2) This clause applies to land identified as “Biodiversity” on the Biodiversity Map.*

*(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:*

*(a) whether the development is likely to have:*

*(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*

*(ii) any adverse impact on the importance of the vegetation on the land to the habitat*

*and survival of native fauna, and*

*(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*

*(iv) any adverse impact on the habitat elements providing connectivity on the land, and*

*(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

*(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*

*(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*

*(b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*

*(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

## **RESPONSE**

The proposed works on the subject site will not result in any loss of biodiversity.

### **7.7 Geotechnical hazards**

*(1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:*

*(a) matches the underlying geotechnical conditions of the land, and*

*(b) is restricted on unsuitable land, and*

*(c) does not endanger life or property.*

*(2) This clause applies to land identified as “Geotechnical Hazard H1” and “Geotechnical Hazard H2” on the Geotechnical Hazard Map.*

*(3) Before determining a development application for development on land to which this*

*clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks:*

- (a) site layout, including access,*
- (b) the development's design and construction methods,*
- (c) the amount of cut and fill that will be required for the development,*
- (d) waste water management, stormwater and drainage across the land,*
- (e) the geotechnical constraints of the site,*
- (f) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

*(4) Development consent must not be granted to development on land to which this clause applies unless:*

- (a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and*
- (b) the consent authority is satisfied that:*
  - (i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or*
  - (ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or*
  - (iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.*

## **RESPONSE**

No works are proposed to the subject site however proposal has been examined by Hodgson Geotechnical to ensure that the proposal does not result in any adverse impacts upon soil mechanics and the stability of the subject site and surrounding sites.

This report concludes that (subject to appropriate safeguards) the proposal is able to be

completed without any significant risk to the subject or adjacent sites due to landslip or the like.

Conditions of consent are recommended within the attached report by Hodgson Geotechnical to be incorporated within the development consent to ensure that the recommended safeguards contained within the report are adopted.

## **5.2 Pittwater 21 Development Control Plan**

### **B3.1 Landslip Hazard Outcomes**

*Protection of people.*

*Protection of the natural environment.*

*Protection of private and public infrastructure and assets.*

#### **RESPONSE**

The proposal has been examined by the Applicant's geotechnical engineer who have concluded that the proposal will satisfy the above outcomes by providing recommendations to be incorporated within any development consent for the ongoing stability of the site and its surrounds.

### **B3.6 Contaminated Land and Potentially Contaminated Land**

#### **Outcomes**

*Protection of public health.*

*Protection of the natural environment. Successful remediation of contaminated land.*

#### **RESPONSE**

The subject site has historically been used for residential purposes and there is no evidence of the importation of any contaminated material.

### **B4.22 Preservation of Trees and Bushland Vegetation**

#### **Outcomes**

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through*

*professional management of trees.*

- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

### **RESPONSE**

No vegetation will be impacted upon by the proposed works.

#### **B5.4 Stormwater Harvesting**

##### **Outcomes**

*Minimise quantity of stormwater runoff.*

*Minimise surcharge from the existing drainage systems.*

*Reduce water consumption and waste in new development.*

*Implement the principles of Water Sensitive Urban Design*

### **RESPONSE**

The attached architectural plans by Envirotech confirm that there will be no additional runoff and the existing stormwater system will accommodate the runoff.

#### **B8.1 Construction and Demolition - Excavation and Landfill**

##### **Outcomes**

*Site disturbance is minimised.*

*Excavation, landfill and construction not to have an adverse impact. Excavation and landfill operations not to cause damage on the development or adjoining property.*

## **RESPONSE**

Construction and demolition works on the subject site are limited to the footprint of the existing deck. No excavation is required for the proposed structure.

### **B8.2 Construction and Demolition - Erosion and Sediment Management**

#### **Outcomes**

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.*

*Reduction of waste throughout all phases of development. Public safety is ensured.*

*Protection of the public domain.*

## **RESPONSE**

The subject site will not be required to be provided with sediment and erosion control devices as no site disturbance is proposed.

### **B8.4 Construction and Demolition - Site Fencing and Security**

#### **Outcomes**

*Ensuring public safety.*

*Protection of public domain.*

*Prior to the commencement of any site works, the subject site will be fenced with a 1.8 metre fence and sediment and erosion control fencing to prevent unauthorized access and prevent sediment migrating off site.*

## **RESPONSE**

The affected component of the subject site works will be contained within a fenced enclosure for the duration of the demolition and construction works.

### **B8.6 Construction and Demolition - Traffic Management Plan**

#### **Outcomes**

*Minimal disturbance to the residential community.*

*Protection of Roads.*

## **RESPONSE**

Due to the scale of the proposal, a traffic management plan is not required.

### **C1 Design Criteria for Residential Development**

#### **C1.1 Landscaping**

##### **Outcomes**

*A built form softened and complemented by landscaping.*

*Landscaping reflects the scale and form of development.*

*Retention of canopy trees by encouraging the use of pier and beam footings.*

*Development results in retention of existing native vegetation.*

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

*Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species*

*Landscaping enhances habitat and amenity value.*

*Landscaping results in reduced risk of landslip.*

*Landscaping results in low watering requirement.*

## **RESPONSE**

The proposal will not impact upon the current landscaped area.

#### **C1.3 View Sharing**

##### **Outcomes**

*A reasonable sharing of views amongst dwellings.*

*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.*

*Canopy trees take priority over views.*

## **RESPONSE**

The proposal has been crafted to ensure that views across the subject site are unaffected.

**Outcomes**

*Residential development is sited and designed to maximise solar access during mid-winter.*

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

*Reduce usage and/dependence for artificial lighting.*

**RESPONSE**

The subject proposal will not reduce solar access to private open space and there will be no overshadowing across any boundaries to areas of private open space.

**C1.5 Visual Privacy**

**Outcomes**

*Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.*

*A sense of territory and safety is provided for residents.*

**RESPONSE**

Visual privacy will not be impacted by the proposed use of the structure.

**C1.6 Acoustic Privacy**

**Outcomes**

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

*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.*

## **RESPONSE**

The layout and use of the proposal is such that acoustic disturbance is unlikely.

### **C1.7 Private Open Space**

#### **Outcomes**

*Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.*

*Private open space is integrated with, and directly accessible from, the living areas of dwellings.*

*Private open space receives sufficient solar access and privacy.*

## **RESPONSE**

The subject site will not reduce the quantum of private open space.

### **D1.1 Character as viewed from a public place**

#### **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.*

*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.*

*High quality buildings designed and built for the natural context and any natural hazards.*

*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.*

## **RESPONSE**

The proposal has been crafted to ensure that the scale of the proposal accords with the remainder of the built form on the subject site.

## **D1.5 Building colours and materials**

### **Outcomes**

*Achieve the desired future character of the Locality.*

*The development enhances the visual quality and identity of the streetscape.*

*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.*

*The visual prominence of the development is minimised. Damage to existing native vegetation and habitat is minimised.*

### **RESPONSE**

Colours and finishes will match the existing dwelling.

## **D1.8 Front building line**

### **Outcomes**

*Achieve the desired future character of the Locality.*

*Equitable preservation of views and vistas to and/or from public/private places.*

*The amenity of residential development adjoining a main road is maintained.*

*Vegetation is retained and enhanced to visually reduce the built form. Vehicle manoeuvring in a forward direction is facilitated.*

*To preserve and enhance the rural and bushland character of the locality.*

*To enhance the existing streetscapes and promote a scale and density that is in keeping*

*with the height of the natural environment.*

*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.*

## **RESPONSE**

No changes are proposed to the existing setback to Cabarita Road.

### **D1.11 Building envelope Outcomes**

*To achieve the desired future character of the Locality.*

*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.*

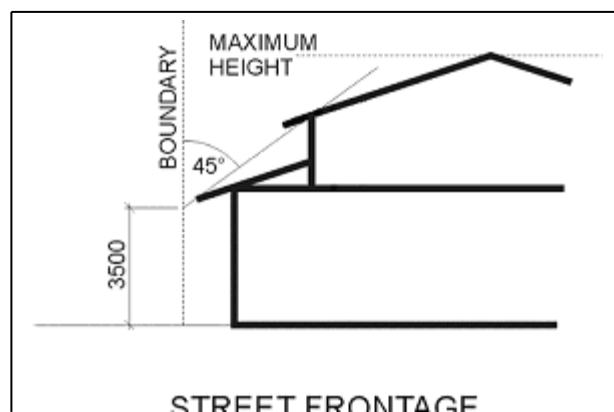
*Equitable preservation of views and vistas to and/or from public/private places.*

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.*

*Vegetation is retained and enhanced to visually reduce the built form.*

## **Controls**

*Buildings are to be sited within the following envelope:*



## **RESPONSE**

The proposal is fully compliant with the Building Envelope Control.

### **D1.14 Landscaped Area – Environmentally Sensitive Land**

*Achieve the desired future character of the Locality.*

*The bulk and scale of the built form is minimised.*

*A reasonable level of amenity and solar access is provided and maintained.*

*Vegetation is retained and enhanced to visually reduce the built form.*

*Conservation of natural vegetation and biodiversity.*

*Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.*

*To preserve and enhance the rural and bushland character of the area.*

*Soft surface is maximised to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management*

## **RESPONSE**

The proposal retains all existing landscaping.

### **D1.17 Construction, Retaining walls, terracing and undercroft areas**

#### **Outcomes**

*To achieve the desired future character of the Locality. To protect and minimize disturbance to natural landforms.*

*To encourage building design to respond sensitively to natural topography*

## **RESPONSE**

No works are proposed to any retaining walls or similar structure.

## **D1.20 Scenic Protection Category One Areas**

### **Outcomes**

*To achieve the desired future character of the Locality.*

*Achieve the desired future character of the Locality.*

*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.*

*Maintenance and enhancement of the tree canopy.*

*Colours and materials recede into a well vegetated natural environment.*

*To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component*

*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*

### **RESPONSE**

The proposal will be consistent with the Cabarita Road visual catchment which is typified by dwellings and additional works of the type proposed to accord with the Outcomes sought by the above category statement.

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## 6.0 SECTION 4.15 Evaluation

### 7.8 Matters for consideration—general

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

#### **RESPONSE**

The relevant provisions of the PLEP have been addressed in the body of this Statement.

*(iii) any development control plan,*

#### **RESPONSE**

The relevant provisions of the Pittwater 21 DCP have been addressed in the body of this Statement.

*and*

*(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,*

#### **RESPONSE**

No planning agreements apply to the proposal

*and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*

## **RESPONSE**

The relevant regulations have been given due regard in the construction of this Statement.

*and*

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

## **RESPONSE**

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts

*(c) the suitability of the site for the development,*

## **RESPONSE**

The subject site, by virtue of its existing layout, topography and locality is suitable for the proposal

*(d) any submissions made in accordance with this Act or the regulations,*

## **RESPONSE**

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

*(e) the public interest.*

## **RESPONSE**

The proposal endorses the public interest by developing a part of the subject site which already contains built form, thereby minimizing any material impacts.

### ***(2) Compliance with non-discretionary development standards—development other than complying development***

*If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the subject of a development application complies with those standards, the consent authority:*

*(a) is not entitled to take those standards into further consideration in determining the development application, and*

*(b) must not refuse the application on the ground that the development does not comply with those standards, and*

*© must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 4.16 is limited accordingly.*

*(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:*

*(a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and*

*(b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard. Note. The application of non-discretionary development standards to complying development is dealt with in section 4.28 (3) and (4).*

***(3A) Development control plans***

*If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:*

*(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and*

*(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and*

*© may consider those provisions only in connection with the assessment of that development application. In this subsection, standards include performance criteria.*

***(4) Consent where an accreditation is in force***

*A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the regulations.*

*(5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).*

#### **(6) Definitions**

*In this section: (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and (b) non-discretionary development standards means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.*

#### Environmental Planning Instruments

The proposal is a permissible use in the E4 Environmental Living zone.

#### Development Control Plans

This is addressed in the body of this SEE.

#### Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the location of the works which will ensure the retention of remainder of the subject site outside the existing footprint.

#### Impact on the Built Environment.

**Scenic qualities** – the proposal is consistent with the current and future character of the locality as expressed within the provisions of the Pittwater Local Environmental Plan 2014 and the Avalon Beach Locality Desired Future Character as expressed within Pittwater 21 Development Control Plan.

**Compatibility with adjacent land uses** – The proposal is for a residential use, compatible with surrounding residential uses.

*Impact on the Social and Economic Environment.*

The proposal is unlikely to result in any negative social or economic impacts.

*Suitability of the Site.*

The subject site, by virtue of its existing development, topography and locality is suitable for the proposal.

## 6.0 CONCLUSION

The subject proposal has been crafted to utilise a currently under-utilised component of the existing dwelling on the subject site.

In terms of potential impacts, it should be noted that the proposal does not increase site cover, retains all existing landscaped areas, does not impact upon public or private views, acoustic or visual privacy and will be when completed, an entirely compatible component of the dwelling by virtue of its continuity of built form and external finishes.

The proposal, by virtue of its lack of material impacts and sensitive use of an existing structure is worthy of consent.

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## 8.0 COMPLIANCE TABLE

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
<b>PITTWATER LOCAL ENVIRONMENTAL PLAN 2014</b>			
Zoning	E4 Environmental Living	Permissible	Yes
4.3 Height of Buildings	8.5m	Significantly below 8.5m.	Yes
7.1 Acid Sulfate Soils	Class 5	No disturbance	Yes
7.2 Earthworks	Ensure that earthworks do not have an adverse impact upon environmental processes and neighbouring uses	No earthworks.	Yes
7.6 Biodiversity Protection	Protect native flora and fauna	Landscaping retained	Yes
7.7 Geotechnical Hazards	Geotechnical Report required	No works proposed to foundations.	Yes

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
<b>PITTWATER 21 DEVELOPMENT CONTROL PLAN</b>			
<b>Section B General Controls</b>			
B1.3 Heritage Conservation – General	N/A		N/A
B1.4 Aboriginal Heritage Significance		Development limited to existing disturbed area	N/A
B3.1 Landslip Hazard	Geotech Report required	Hodgson Geotechnical Report submitted	Yes
B3.6 Contaminated Land & Potentially Contaminated Land	SEPP 55	Unlikely due to the historical residential uses of the site	Yes
4.22 Preservation of Trees and Bushland	To protect and enhance the urban forest of the Northern Beaches	Landscape retained.	Yes
B 5.1 Water Management Plan	Effective management of all water and wastewater	Stormwater connected to existing	Yes
B5.3 Greywater Reuse			N/A
B5.4 Stormwater Harvesting	Minimise quantity of stormwater runoff	Stormwater connected to existing	Yes
B6.1 Access Driveways and Works on the Public Road Reserve	Safe and convenient access.	N/A	Yes

**Statement of Environmental Effects Alterations and Additions**  
**18 CABARITA ROAD AVALON BEACH**

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B6.2 Internal Driveways	Safe and convenient access	N/A	Yes
B6.3 Off-Street Vehicle Parking Requirements	Two required	N/A	Yes
B8.1 Construction and Demolition- Excavation and Landfill	Site disturbance is minimised.	N/A	Yes
B8.2 Construction and Demolition- Erosion and Sediment Management	Sediment and erosion control devices/fencing to be provided	N/A	Yes
B8.3 Construction and Demolition- Waste Minimisation		Waste Management Plan, recycling where possible	Yes
B8.4 Construction and Demolition- Site Fencing and Security		Site to be fenced prior to any works commencing	Yes
B8.5 Construction and Demolition- Works in the Public Domain		N/A	
B8.6 Construction and Demolition- Traffic Management Plan	N/A	N/A	Not required

Statement of Environmental Effects Alterations and Additions  
18 CABARITA ROAD AVALON BEACH

<b>Section C Development Type Controls</b>			
C1.1 Landscaping	60%	60%	Yes
C1.2 Safety and Security	On-going safety and security of the Pittwater community	Safety incorporated into design	Yes
C1.3 View Sharing	A reasonable sharing of views amongst dwellings. 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. Canopy trees take priority over views	Public and private views protected by the proposal being well below the sightline from public areas.	Yes
C1.4 Solar Access	Residential development is sited and designed to maximise solar access during mid-winter.	3 hours of sunlight to private open space	Yes
C1.5 Visual Privacy	Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design	Privacy protected by design and spatial separation	Yes

**Statement of Environmental Effects Alterations and Additions**  
**18 CABARITA ROAD AVALON BEACH**

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C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited	Acoustic privacy protected by design and spatial separation	Yes
C1.7 Private Open Space	Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants	Existing open space untouched	Yes
C1.12 Waste and Recycling Facilities	Waste and recycling facilities are accessible and convenient, and integrate with the development	Domestic scale only	Yes
C1.13 Pollution Control	Development that does not adversely impact on public health, the environment or other lands		Yes
C1.14 Separately Accessible Structures	N/A		
C1.24 Public Road Reserve – Landscaping and Infrastructure	N/A		Yes

Statement of Environmental Effects Alterations and Additions  
18 CABARITA ROAD AVALON BEACH

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C1.25 Plant, Equipment Boxes and Lift Over-Run	To achieve the desired future character of the Locality		N/A
<b>Section D Locality Specific Development Controls</b>			
D 5.1 Character as viewed from a public place	To achieve the desired future character of the Locality	Low key and sensitive to the outcomes of the desired future character	Yes
D 5.2 Scenic Protection -	To achieve the desired future character of the Locality	Low key and sensitive to the outcomes of the desired future character and preserving bushland	Yes
D 5.5 Front building line	N/A		Yes
D 5.6 Side and rear building line	1.5m and 2.5m	Existing	Yes
D 5.7 Building Envelope	45degree angle at boundary	Within the Building Envelope	Yes
D 5.10 Landscaped area	60% landscaped area	Existing	Yes
D.12 Fences- General	N/A		Yes