

STATEMENT OF ENVIRONMENTAL EFFECTS

582 BARRENJOEY ROAD, AVALON BEACH

PROPOSED DWELLING ALTERATIONS AND ADDITIONS

**PREPARED ON BEHALF OF
Plan A**

MARCH 2021

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1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling upon land at Lot 7 in DP 20984 which is known as **582 Barrenjoey Road, Avalon Beach**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Pittwater Local Environmental Plan 2014.
- Pittwater Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Donovan Associates, Ref: 1919/317808, dated 24.06.2020.
- Architectural Plans prepared by Plan A, Project No. 2025 and dated 21/03/21.
- BASIX Certificate # A411284 and dated 24 March 2021.
- Flood Risk Assessment Report prepared by Michal Korecky, Ref No. 20080-FRA and dated 25 February 2021.
- Site Drainage Concept Plan prepared by Michal Korecky, Drawing No. 20080, Sheet SW-1 and dated 02/10/2020.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 7 in DP 20984 which is known as 582 Barrenjoey Road, Avalon Beach. The site has an area of 625.3m² is generally rectangular in shape. The site is located on the eastern side of Barrenjoey Road with a street frontage of 14.605m and a maximum depth of 38.27m. The locality is depicted in the following map:



Site Location Map

The site has a very slight fall from Barrenjoey Road towards the rear eastern boundary. The site currently comprises a two storey clad dwelling with metal roof located centrally on site. An inground pool and deck are located in the rear yard. A double garage is attached and integrated as part of the main dwelling. A solid timber fence is erected along the front boundary of the site.

The site is depicted in the following photographs:



View of Subject Site from Barrenjoey Road

The existing surrounding development comprises of a mix of original housing stock interspersed between larger more modern two storey dwellings. The sites relationship with the surrounding properties is depicted in the following aerial photograph:



Aerial Photograph of the Subject Site

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of additions and alterations to the existing dwelling. The additions are to be constructed of external clad walls and colorbond roofing to match the existing dwelling.

At ground level, an extension to the existing entry foyer and associated access stairs are proposed. The wall of this element is located behind the existing front building line. A new timber deck landing is provided on the southern elevation to provide external access to the bathroom. The deck is provided with setbacks ranging from 1.316m to 1.694m to the sites southern boundary. Alterations are proposed to the floor plan to provide for a more opening layout. A new deck is located along the rear elevation. This deck is setback 2.586m to the northern boundary and 7.064m to the rear eastern boundary.

The alterations to the existing first floor provide for a change to the floor plan to result in four bedrooms, ensuite, bathroom, study and family room. The works at this level are contained within the existing building envelope.

It is proposed to provide a new paved area immediate to the rear (east) of the existing pool.

All existing stormwater will be discharged into the existing drainage system which discharges to the street gutter.

Site Area: 625.3m²
Proposed Landscaped Area: 312.73m² or 50.01%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Pittwater Council.

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. Development for the purposes of alterations and additions to an existing dwelling is permissible with the consent of Council within the R2 zone.

The relevant provisions of the PLEP which relate to the proposed development are detailed in the attached table:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5 metres	Refer to plans – work does not exceed 8.5m	Yes

The following clause also applies:

Clause 7.1 Acid Sulfate Soils

The site is identified as Class 5 on Council's Acid Sulfate Soil map. The proposal does not result in any significant excavation with all works located over the existing footprint. No further information is required in this regard.

Clause 7.3 Flood Planning

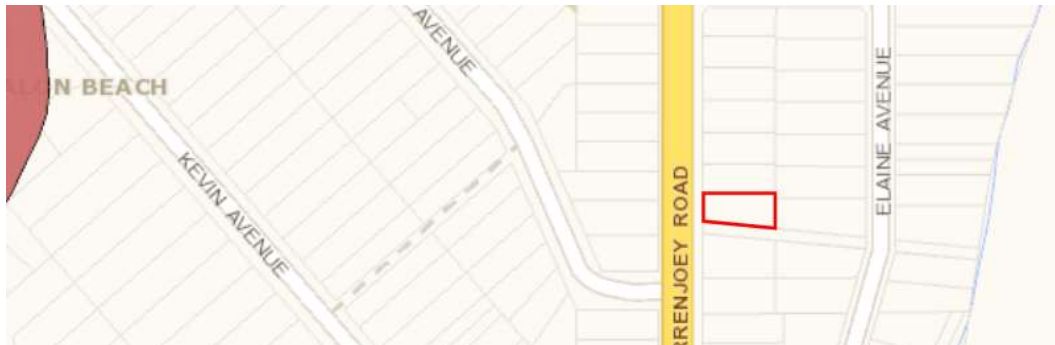
The site is located within the Avalon to Palm Beach Floodplain Catchment and as such a Flood Risk Assessment has been prepared by Michal Korecky which in summary provides:

The proposed alterations and additions will not have any effect on the estimated flood water surface levels for the 100-years ARI if recommendations of this report are met. The development will not increase flooding or negatively impact on the velocities of the flood waters upstream or downstream in a 100 year flood event. The proposed structural design has to follow our recommendations. To meet the controls outlined in this report it is recommended that:

- *An FPL of 4.45m AHD be adopted for the site.*
- *All new structures below the FPL, must be constructed of flood compatible materials and designed/verified as capable of withstanding the forces generated by flood and tidal inundation during the 1% AEP rain event.*
- *Non-waterproofed electrical services and stored materials (e.g. fuel, pool chemicals) must be located above or the FPL.*

The proposal complies with this clause.

Clause 7.7 Geotechnical Hazards



Extract of Geotechnical Hazards Map

The site is not identified as being a hazard on Council's Geotechnical Hazard map. No further information is required in this regard.

There are no specific other provisions of the LEP that apply to the proposed development.

4.2 Pittwater Development Control Plan 2014

Council's Pittwater DCP 2014 Part B (General Controls), Part C (Design Criteria) and Part D1 Avalon Beach Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

4.2.1 Section A Introduction

A4.1 Avalon Beach Locality

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.

It is considered that the proposal is consistent with the desired character of the locality. The proposal provides for additions to an existing dwelling which are not dominant from the street or the public domain. The additions are well designed, do not dominate the streetscape and maintain appropriate boundary setbacks.

The proposed works do not have any detrimental impact on the amenity of the surrounding properties.

4.2.2 Part B General Controls

The General Controls applicable to the proposed dwelling are summarised as:

B3.11 Flood Prone Land

As detailed previously in this report a Flood Risk Assessment has been submitted.

B4.5 Landscape and Flora & Fauna Enhancement Category 3

The proposal does not require the removal of any significant vegetation and there is ample area of landscaping on site.

B5.15 Stormwater

All collected stormwater will continue to be discharged to the street gutter in accordance with the Site Drainage Concept Plan submitted with the application.

B8.1 Construction & demolition – excavation and landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised.

Excavation and construction not to have an adverse impact.

Excavation operations not to cause damage on the development or adjoining property.

The proposal provides for works over the existing footprint and does not require any significant excavation or fill.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

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

Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

Erosion and Sediment controls will be implemented prior to works commencing on site.

4.2.3 Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarised over as:

C1.1 Landscaping

The controls seek to achieve the outcome:

A built form dominated and complemented by landscaping.

Landscaping that reflects the scale and form of development.

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

Development does not result in significant loss of the urban forest.

Reduced risk of landslip.

The proposed additions do not require the removal of any significant vegetation. Furthermore there is ample landscaped area on site.

C1.2 Safety and Security

The controls seek to achieve the outcomes:

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

The dwelling is currently orientated towards Barrenjoey Road and provides good views of the street and dwelling approach from internal areas. The new formal entry is easily identifiable and improves the presentation to the street.

C1.3 View Sharing

The controls seek to achieve the 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.

The proposed additions do not extend above the height of the existing dwelling with no changes proposed to the first floor envelope. The existing surrounding properties do not currently enjoy any significant views. The proposal does not result in any view loss.

C1.4 Solar Access

The controls seek to achieve the 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.

Minimal need for artificial lighting.

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid winter.

The proposal provides for alterations to the existing dwelling. Works to the upper level do not extend beyond the existing envelope of this level. Notwithstanding shadow diagrams have been submitted which demonstrate minimal additional shadowing. There is no further information required in this regard.

The proposal complies with the requirements of this clause.

C1.5 Visual Privacy

The controls seek to achieve the 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.

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The additions at ground level will not result in a loss of privacy to the adjoining properties. The new deck on the southern elevation serves a bathroom and will serve to allow access directly outside into a bathroom. This deck is appropriately setback to southern boundary which adjoins a drainage reserve.

The new deck on the rear elevation is provided with a setback of 2.586m which is considered appropriate in this location. This deck is not located adjacent to habitable areas of the adjoining property and will not allow for direct views into habitable areas of No. 584 Barrenjoey Road.

The first floor provides only for changes to the bathroom and bedroom layout which does not impact on the privacy of the adjoining property.

The proposal complies with this clause.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited.

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The proposed garage/carport addition will not have any impact on existing acoustic privacy to surrounding properties.

C1.7 Open Space

The controls seek to achieve the 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.

The required controls to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.

This clause requires at least 80m² of private open space for dwelling houses. The proposal maintains the ample private open space in the rear yard. The proposal complies with this clause.

C1.9 Adaptable Housing and Accessibility

The controls seek to achieve the outcomes:

The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.

All members of the community enjoy equitable access to buildings to which the general public have access.

Housing for older people and people with a disability are accessible, adaptable and safe. (S)

Equitable access in the public domain.

Single dwellings and associated structures are not required to provide access in accordance with AS4299-1995.

C1.12 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste and recycling facilities are accessible and convenient, and integrate with the development.

Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

There is no alteration to the existing waste facilities on site. The proposal complies with the requirements of this clause.

C1.23 Eaves

The controls seek to achieve the outcomes:

Housing that reflects the coastal heritage and character of Pittwater.

Optimise roof forms.

Appropriate solar access and shading is achieved.

This clause requires dwellings to be provided with eaves having a minimum width of 450mm. The proposal complies with this clause.

4.2.4 Part D Design Criteria

A summary of the DCP controls for the **D1 Avalon Beach Locality** is provided below:

D1.1 Character as Viewed from a Public Place

The existing dwelling is orientated towards Barrenjoey Road. The additions proposed are predominantly internal, with new decks and foyer externally. The proposed additions do not detract from the character of the existing streetscape and comply with the objectives of this clause.

D1.5 Building Colours and Materials

The proposal incorporates natural tones which are recessive and will harmonise with the natural environment and complement the existing dwelling on site.

D1.8 Front Building Lines

The controls seek to achieve the 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 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.*

All new works are located behind the existing building line and comply with this clause.

D1.9. Side and Rear Building Lines

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places.
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.
Substantial landscaping, a mature tree canopy and an attractive streetscape.
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form.
A landscaped buffer between commercial and residential zones is achieved.
To ensure a landscaped buffer between commercial and residential zones is achieved.*

Generally the numerical requirements of this clause require a setback of 2.5m to one boundary and 1.0m to the other boundary. A setback of 6.5m is required to the rear boundary.

The proposal maintains a setback of 2.586m to the northern boundary and at least 1.316m to the southern boundary. A setback of 7.064m is provided to the rear boundary. The proposal complies with this clause.

D1.11 Building Envelope

The controls seek to achieve the 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 residential properties.

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

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°. The proposed additions comply with this clause.

D1.14 Landscaped Area

The controls seek to achieve the outcomes:

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 run-off and assist with stormwater management.

This clause requires a landscaped area of 50% of the site. The proposal provides for a landscaped area of 50.01% which complies with this clause.

There are no other provisions of the DCP that are relevant to the proposed development.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

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

The Likely Impacts of the Development

It is considered that the development provides for alterations/additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal is well separated from surrounding dwellings and does not require the removal of any significant vegetation.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations/additions to an existing dwelling in this zone are permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for alterations/additions to an existing dwelling that are consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of dwelling alterations/additions as demonstrated in this report the proposal is consistent with the aims and provisions of the Pittwater LEP 2014 and Pittwater DCP 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction dwelling alterations/additions upon land at **No. 582 Barrenjoey Road, Avalon Beach** is worthy of the consent of Council.

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