

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS AND FIRST FLOOR ADDITION TO AN EXISTING DWELLING AT

23 PARK AVENUE, AVALON BEACH, NSW 2107

LOT 43 DP 13325

Prepared by *JJDrafting*

OCTOBER 2022

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 923/21, Drawing numbers DA 01 – DA 17 dated JULY 2021 to detail proposed Alterations and Additions to an existing dwelling at 23 Park Avenue, Avalon Beach.

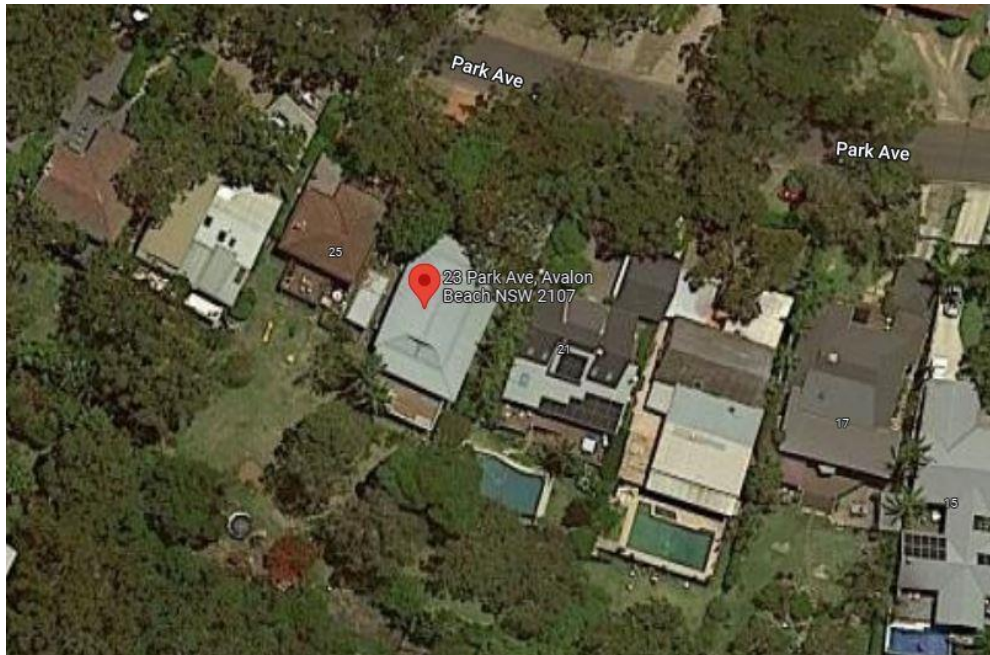
This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable 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*
- # *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

- This allotment has an area of 838.30sqm and is found in a locality typically characterised by both timber and masonry two storey dwellings.
- Within the Development Control Plan, this allotment is in the Avalon Locality.
- The site addresses Park Avenue to the North.
- On this allotment sits a one and two-level brick and weatherboard dwelling house with a metal roof. A detached double carport is located to the front of the dwelling along the North-East side of the site.
- Pedestrian access is via the existing driveway that leads to the front deck / house entrance.
- Driveway access is via an existing driveway from Park Avenue to the existing carport.
- Existing natural vegetation and introduced species of trees and shrubs surrounds the property with lawn areas located to the front, rear and side of the dwelling.
- The site falls from the front boundary down towards the rear boundary by approximately 4metres.
- The site is zoned C4 Environmental Living.
- The subject site is located in the Geotech Hazard map. Geotechnical report attached.
- The subject site is located in Class 5 on Pittwater Acid Sulphate Soils.
- The subject site is not located in Northern Beaches Council Flood Hazard Map area.
- The site is not listed as being in a bushfire prone area or a heritage conservation area. There are no known heritage items on this site.
- The site is located in the Biodiversity map.



MAPPING - AERIAL VIEW SHOWING LOCATION OF PROPERTY 23 PARK AVENUE



STREET VIEW OF THE SUBJECT SITE



STREET VIEW LOOKING EAST ALONG PARK AVE, SUBJECT PROPERTY TO THE RIGHT.

3) The Proposal

Description

As detailed in the accompanying plans, this proposal seeks approval for alterations and additions and a first floor addition to an existing dwelling.

The new works will comprise the following:

LOWER GROUND FLOOR

- Existing internal stairs from laundry to be removed.

GROUND FLOOR

- Portion of existing bed 2 to form an internal stair to the proposed first floor addition.
- Portion of existing front deck to be enclosed and bedroom 2 extended.
- Portion of rear deck to be enclosed to increase the existing living and dining area.
- Existing stair from lower ground floor level to be removed
- Existing Deck steps to be redesigned.

FIRST FLOOR ADDITION

- New external stairs to the West side of the building is proposed
- Proposed first floor addition is proposed consisting of the following: Master bedroom 3 with an ensuite, bedroom 4 with a 1400mm wide balcony, guest bedroom 5, bathroom and a family room with a balcony addressing the rear of the site.
- New low pitched Colorbond hip roof with selected wall cladding

4) ZONING AND DEVELOPMENT CONTROLS

4.1) Pittwater Local Environmental Plan 2014

The site is zoned C4 Environmental living, 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 additions comply with the 8.5m building height control ---**COMPLIES**

4.4) Biodiversity Protection (7.6)

The proposed development involves an alteration and additions and a first floor addition to an existing residence. All areas encompassing the proposed development will not affect flora or fauna. All trees on the site will be maintained.

There will be no adverse impact on the condition, ecological value and significance of the flora and fauna, there will be no adverse impact to the habitat and its elements providing a connectivity on the site.

5.0) DEVELOPMENT STANDARDS AND THE EFFECTS OF THE PROPOSAL

Pittwater 21 Development Control Plan

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

Internal Driveways (B6.2) and Off-Street Parking (B6.3) – Access driveways (B6.1)

There will be no changes to the Existing driveway– no change.

View Sharing (C1.3)

The proposed additions and alterations will not affect adjoining dwellings.

Solar Access (C1.4)

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

Adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm.

Visual Privacy (C1.5)

The proposed first floor addition will not affect adjoining dwellings.

Avalon Beach Locality (A1)

Desired future character

It is proposed that the development 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 complements the locality.

There will be no changes to the existing vegetation. The proposal will not affect the streetscape.

The setbacks are compatible with the existing surrounding developments.

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

Character as Viewed from a Public Space (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 build 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 the same. COMPLIES.
- # The proposal, even though 2 storeys in height, will be at a height that will not dominate the streetscape.
- # 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

Scenic Protection -General (D1.4)

The proposal will not affect the existing bushland setting of the area. The existing vegetation around the property has remained untouched.

The proposal is secondary component against the existing bushland landscaping and will not affect the natural environment when viewed from any waterways, road or public reserve.

Building Colours & Materials (D1.5)

The colours and materials to the proposal will compliment and enhance the visual character within the streetscape. The development will harmonize with the natural environment and match the existing dwelling using light to medium earthy tones. COMPLIES.

Front building Line (D1.8)

The control for this site is 6.5m

- Existing front setback to the building East side -----14.532mm – COMPLIES
- New front setback to the building West side -----10.914mm – COMPLIES
- New front setback to first floor addition – varies from 10.914mm to 13.640mm - COMPLIES

Side and rear Setback requirements (D1.9)**SIDE SETBACK**

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

- Existing East side building setback – lower ground floor ----- 3.960mm - COMPLIES
- Existing and new East side building setback – ground floor --- 5.330mm - COMPLIES
- New East side building setback – first floor ----- 3.764mm - COMPLIES
- Existing West side building setback – lower ground floor ----- 1.420mm - COMPLIES
- Existing and new West side building setback – ground floor -- 1.420mm - COMPLIES
- New East side building setback – first floor ----- 1.420mm to 2.400mm – COMPLIES
- New East side setback to external stair – first floor ----- 520mm

It is requested that this slight non compliance to the external stair be supported as it will not affect adjoining properties. Due to pre existing structures it is difficult to adhere to the side setback to the stair.

REAR SETBACK

The required rear setback control is a minimum of 6.5m.

- Existing rear building setback – lower ground floor – varies from 27.940mm to 28.146mm – no changes – COMPLIES
- Existing rear building setback – ground floor – varies from 25.200mm to 25. 600mm – COMPLIES
- Existing rear building setback – ground floor – varies from 27.925mm to 28. 150mm – COMPLIES

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

Site area is 838.3m²

Minimum landscape area requirement is 60% = 502.98sqm

Existing Landscape area -----552.30sqm (65.88%)

Proposed new landscape area -----547.03sqm (65.25%) **COMPLIES**

Existing hard surface area -----286.00sqm

Total new Hard surface -----291.27sqm

There will be an increase in hard surface by 5.27sqm- NO OSD WILL BE REQUIRED

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 locality and the general principles of Development Control 21. It is considered that the proposed design respects the aims and objectives of the DCP and 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 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 C4 Environmental living and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling and a first floor addition 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.

Conclusion

The proposal which provides for alterations and additions to an existing residence and a first floor addition will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect upon neighbouring residences, local fauna or 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 proposed development 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.

APPENDIX 1: EXISTING SITE PHOTOS



SUBJECT SITE -VIEW OF EXISTING CARPORT



FRONT VIEW FROM DRIVEWAY / PEDESTRIAN ACCESS



PHOTO OF EXISTING EAST SIDE DECK

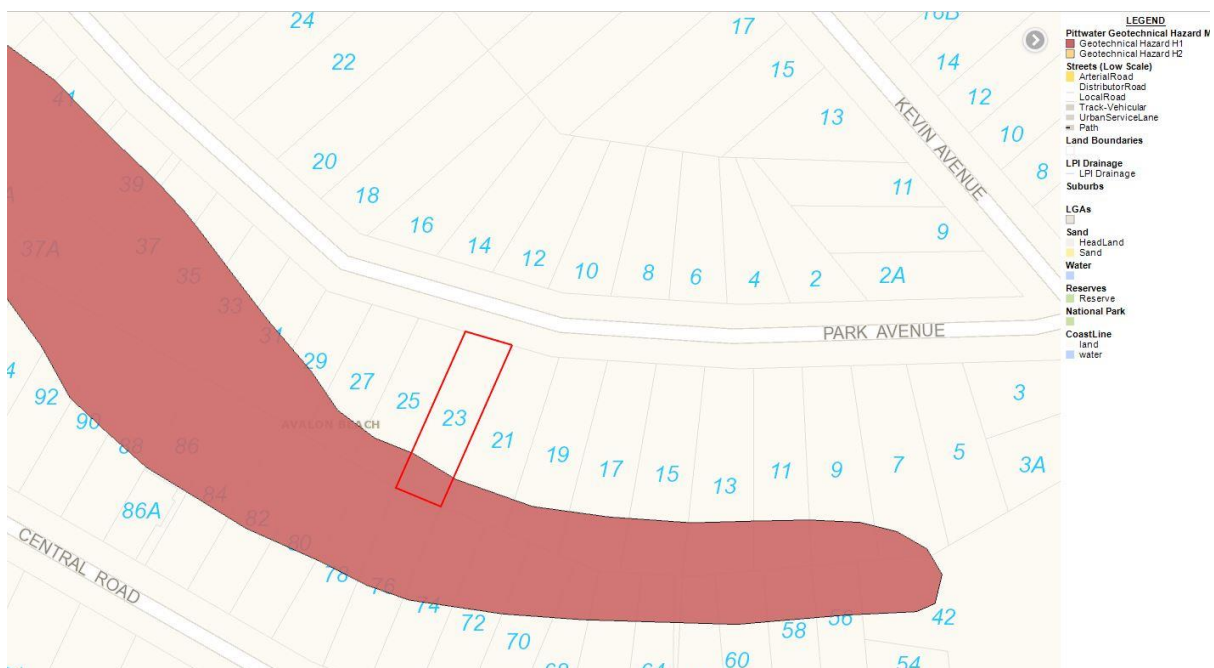


PHOTO LOOKING TO THE REAR OF THE EXISTING DWELLING



VIEW LOOKING SOUTH WEST FROM THE EXISTING REAR GROUND FLOOR DECK TOWARDS THE BACKYARD

APPENDIX 2: PITTWATER GEOTECHNICAL HAZARD MAP



SCHEDULE OF EXTERIOR FINISHES

23 PARK AVENUE, Avalon Beach

WALLS	
Ground floor addition	Timber/FC horizontal cladding (light colour) to match existing
First floor addition	Timber/FC horizontal cladding (medium) to match existing
ROOF	Selected Colorbond roof sheeting (medium) to match exist.
WINDOW & DOOR FRAMES	Aluminum white or similar
TRIMS	White