



Corona Projects

Development Application
STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing two storey dwelling and the conversion of the first floor to a secondary dwelling.

54 Central Road, Avalon Beach

March, 2021

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PROJECT DETAILS

Client: Rebecca Jufas
Subject land: 54 Central Road, Avalon Beach
Lot Description: Lot 2 / Deposited Plan 411068
Proposed development: Alterations and additions to an existing two storey dwelling, the conversion of the first floor to a secondary dwelling.

The report is prepared by Eleni Emvalomas
Bachelor of Architecture and Environments (USYD)




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

Project Code: J000745

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	Eleni Emvalomas	7/12/2020	
Checked by	Crystal Pan	10/03/2021	
Approved for issue by	Emma Rogerson	11/03/2021	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Rebecca Jufas to accompany a Development Application (DA) to Northern Beaches Council for the alterations and additions to an existing two storey dwelling, the conversion of the first floor to a secondary dwelling and external landscaping works at 54 Central Road, Avalon Beach. More specifically, the proposed development comprises minor internal demolition works on the ground floor, with the addition of a bedroom. The first floor will undergo minor changes, with a new fire rated wall to be installed and part of the first floor will become a secondary dwelling, accessed from a private entry to the side.

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, 2021
Survey	Altitude Surveys	February, 2021
BASIX Certificates	Corona Projects	March, 2021

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 54 Central Road, Avalon Beach and is legally described Lot 2 in Deposited Plan 411068. The site is located on the northern side of Central Road, between Barrenjoey Road and Hudson Parade.

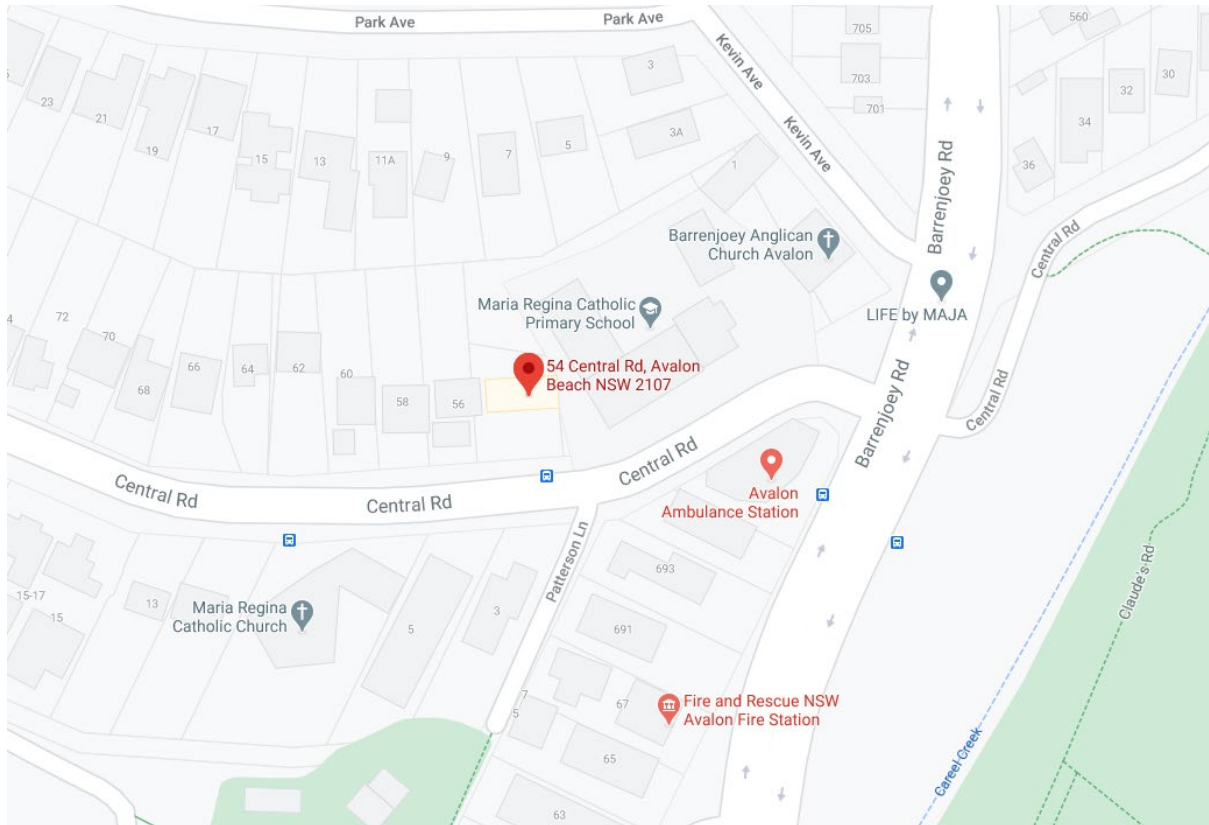


Figure 1 – Site locality map (Google Maps)



Figure 2 – Aerial map (SIX Maps)

The site is irregular with a total area of 849.1 square metres by survey, with a 26.085 metre street frontage to Central Road. The eastern side boundary measures 29.875 metres and the western side boundary measures 35.965 metres. The rear boundary measures 26.27 metres.

The site currently contains a two-storey residential dwelling. The rear yard of the site is landscaped with shrubs and grass, also containing a swimming pool. Vehicular access is available from Avalon Road.

The land is zoned E4: Environmental Living under the provisions of Pittwater Local Environmental Plan 2014 (LEP). 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 Central Road (Google Maps, December 2020)



Figure 4 – Existing stair to become entry to proposed secondary dwelling (Corona Projects, 2021)



Figure 5 – Proposed area to become secondary dwelling (Corona Projects, 2021)



Figure 6 – View to street from balcony on existing dwelling (Corona Projects, 2021)

2.2 The Locality

The site is located within the local commercial centre of Avalon Beach. The locality comprises of mostly residential development of buildings heights typically of one to two storeys.

The site adjoins a two-storey building containing a primary school to the east and rear at 42 Central Road. The site adjoins a two-storey building containing a residential premise to the west at 56 Central Road.

As per figures 7 to 8, landscaped frontages are a predominant feature of the street.



Figure 7 – Neighbouring property at 5 Central Road, with landscaped frontage (Corona Projects, 2021)



Figure 8 – Neighbouring property at 58 Central Road, with landscaped frontage (Corona Projects, 2021)

2.4 Development History

A search on Council's DA Tracker returned the following results for development applications associated with the site.

Development Application N0771/99 - A new single dwelling and swimming pool (Submitted: 20/08/1999)

Construction Certificate CC0482/99 - A new single dwelling and swimming pool (Submitted: 20/08/1999)

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the change of use of an existing attached studio to a secondary dwelling. More specifically, alterations and additions are also proposed to the existing dwelling, with some minor adjustments to internal aspects of the property, to create greater functionality for the residents. As such, the proposed works aim to create an open plan living arrangement on the ground floor, with dual occupancy on the first floor that is accessed from a private entry. The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Lounge Area
	Laundry
	Addition of Bedroom
First Floor	Bathroom
	Secondary Dwelling

Ground Floor

The ground floor contains the main living area for the existing property. The floor contains a family living and dining area, laundry, kitchen, lounge/dining and garage. The proposed ground floor alterations and additions consist of internal wall demolition between the dining and lounge area, allowing for greater open plan living. Additionally, the proposal of a new partition wall within the lounge area will create a

new guest bedroom on the ground floor. The demolition of the wall between bathroom and laundry is also proposed, in order create greater functionality in this area.

First Floor

The first floor of the property consists of the main dwelling and an existing attached secondary dwelling. The main dwelling is accessed from stairs at the ground floor, housing three bedrooms and an additional lounge area. Alterations and additions are proposed to demolish the existing partition wall between the en-suite and main bathroom. Furthermore, the existing en-suite will be extended, and a new partition wall in the bathroom is proposed to separate the rooms. The proposed works to the existing secondary dwelling include the construction of a new fire rated partition wall. This wall is intended to create separation between the main and secondary dwellings. As such, the primary entry to the secondary dwelling will be from the existing external staircase. Demolition of the existing door between the two bedrooms is also proposed.

3.3 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	849.1m ²
Gross Floor Area	As per existing
Floor Space Ratio	As per existing
Height	As per existing
Car spaces	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
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan 2019

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 21 Development Control Plan 2019.

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

4.1.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 applies to the proposed development. Two BASIX Certificates are submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy. Two BASIX Certificates is provided with this Development Application to assess thermal comfort for both the primary and secondar dwelling.

4.1.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

The State Environmental Planning Policy (Affordable Rental Housing) 2009 does not apply for this proposal as the site is located in Zone E4: Environmental Living.

This policy applies to the subject development as a secondary dwelling (as defined under clause 19 below). The proposal is compliant with the relevant controls discussed below.

Clause 19. Definition:

In this Division:

development for the purposes of a secondary dwelling includes the following:

- (a) the erection of, or alterations or additions to, a secondary dwelling,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

Note:

The standard instrument defines secondary dwelling as follows:

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Clause 21. N/A

Clause 22. Development may be carried out with consent

Subclause	Comment
(1) Development to which this Division applies may be carried out with consent.	Noted.
(2) A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling -	The proposal will only result in one main dwelling and one secondary dwelling.
(3) A consent authority must not consent to development to which this Division applies unless: (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and, (b) the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.	The maximum FSR stipulated by the PLEP 2013 is adhered to with the main dwelling and secondary dwelling gross floor areas combined.
(4) A consent authority must not refuse consent to development to which this Division applies on either of the following grounds: (a) site area, if: (i) the secondary dwelling is located within, or is attached to, the principal dwelling, or (ii) the site area is at least 450 square metres, (b) parking, if no additional parking is to be provided on the site.	Council must not refuse consent to the secondary dwelling given that; a) The secondary dwelling is located within the principal dwelling and the site area exceeds 450sqm. b) The existing parking spaces for the main dwelling are retained.
(5) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).	Noted.

4.1.4 Pittwater Local Environmental Plan 2014

The development complies with the provisions of Pittwater Local Environmental Plan 2014 (LEP 2014).

Zoning and permissibility

The site is located in Zone E4: Environmental Living.

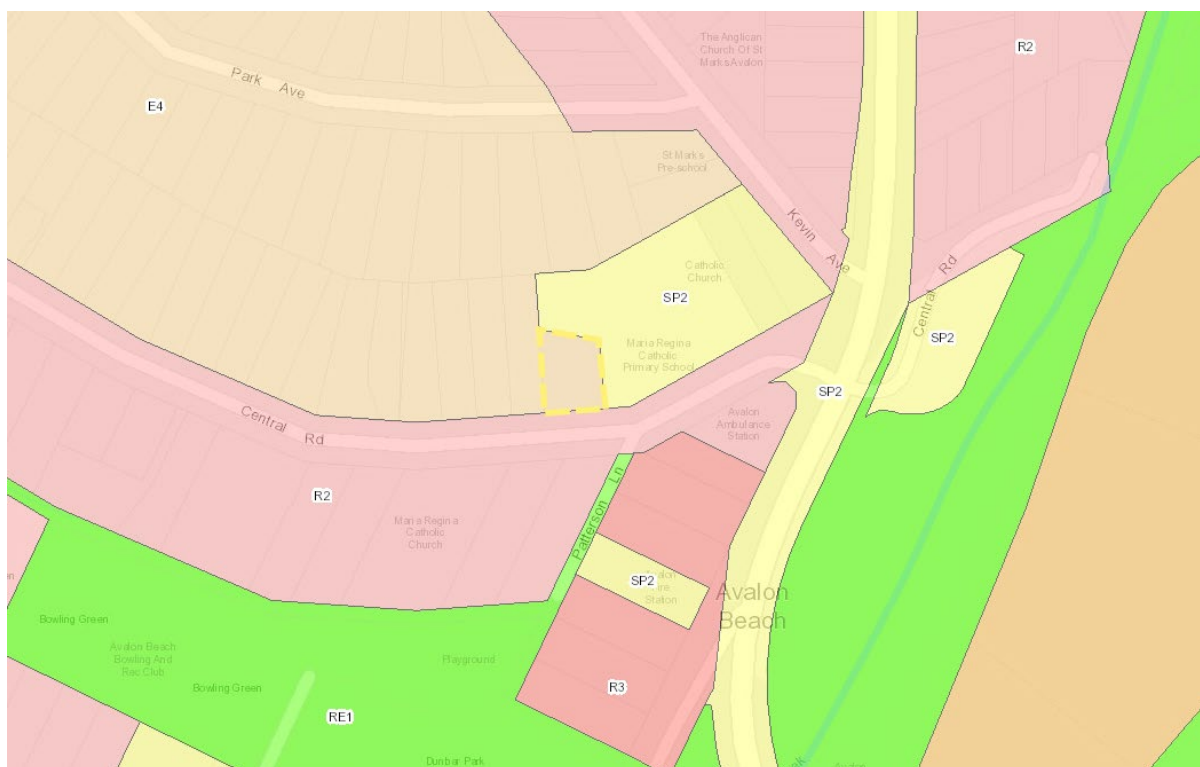


Figure 4 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *Secondary Dwelling*, which is permitted with consent in the E4: Environmental Living zone.

The objectives of the zone are:

- *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.*

The proposed development will consist of some minor ground floor and first alterations, as well as the change of use of part of the first floor to a secondary dwelling, that will allow a more efficient occupancy within the building envelope. The residential uses will be of a low impact to local ecological, scientific and aesthetic values, ensuring adequate integration between the natural and built environment.

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 building height for the proposed works will remain the same as the existing.

Clause 4.4 Floor space ratio

There is no stipulated maximum Floor Space Ratio for the site. The proposal will not change the existing FSR.

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.



Figure 5 – Heritage Map (NSW Planning Portal)

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1,2,3 or 4 land.

4.1.5 Pittwater 21 Development Control Plan 2019

The development achieves a high level of compliance with the provisions of Pittwater 21 Development Control Plan 2019.

Control	Comment	Compliance
Section C Development Type Controls		
C1 Design Criteria for Residential Development		
C1.2 Safety and Security		

Control	Comment	Compliance
<p>There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:</p> <ol style="list-style-type: none"> 1. Surveillance 2. Access Control 3. Territorial reinforcement 4. Space management 	<p>The proposed development will adopt crime prevention strategies through implementation and consideration of surveillance, access control, territorial reinforcement and space management.</p>	Yes

C1.5 Visual Privacy

1	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 9 metres by building layout, landscaping, screening devices or greater spatial separation.	The existing property has landscaped screening along the site boundary to ensure adequate privacy for the occupants. No alterations to these existing privacy screens are proposed.	Yes
2	Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The existing balcony and pool area have adequate privacy screening, of which will remain unchanged for the proposed works.	Yes
3	<p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.</p> <p>For a secondary dwelling informal sharing arrangement for open space for occupiers is encouraged.</p>	The secondary dwelling will have informal shared access to the rear and front yard open space.	

C1.6 Acoustic Privacy

1	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.	Bedrooms for the property are located away from the road side and major noise sources.	
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C1.7 Private Open Space

A	Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:		
1	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.	The private open space will be shared access, and thus will maintain the existing dwellings open area. As such, this will remain compliant.	Yes

Control		Comment	Compliance
2	Within the private open space area, a minimum principal area of 16m ² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).	The private open space is within the area parameters, and is no steeper than 5%.	Yes
3	Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.	The living areas in the existing property both open out to terraced outdoor open space, allowing for an extension of the internal areas.	Yes
4	Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible).	The open space for the existing dwelling is oriented towards North.	Yes
5	Private open space should be located to the rear of the dwelling to maximise privacy for occupants.	The existing property has a rear yard, in which the majority of open space is situated.	Yes
6	Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.	The existing property features landscaped screening along the street frontage, in order to maintain privacy for the occupants.	Yes
8	Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.	The existing private open space accommodates adequate area for clothes drying facilities and is adequately screened from the street.	Yes
B	Secondary Dwellings: -		
1	For a secondary dwelling informal sharing arrangement for open space for occupiers is encouraged.	The proposed secondary dwelling within the existing residential house, will have access to shared open space for occupiers.	Yes
C1.10 Building Facades			
1	Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	There are no proposed changes to be made to the existing building façade. As such, this will remain compliant.	Yes
C1.11 Secondary Dwellings and Rural Worker's Dwellings			
1	The development of a secondary dwelling or rural worker's dwelling will result in not more than two (2) dwellings being erected on an allotment of land.	The proposed alterations will consist of only two dwellings on the lot.	Yes
2	A secondary dwelling or rural worker's dwelling contains not more than two (2) bedrooms and not more than one (1) bathroom.	The proposed works will maintain the existing internal layout of the secondary dwelling, including only two bedrooms and one bathroom.	Yes

Control		Comment	Compliance
3	A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.	The proposed works will maintain the existing landscaping, and as such, will remain compliant.	Yes
4	Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.	The secondary dwelling will remain one storey.	Yes
5	Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling (including the garage) the maximum building height is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.	The secondary dwelling will not alter the existing property building height, therefore being in accordance to the height controls.	Yes
6	A secondary dwelling above a detached garage is not supported.	The garage is attached to the existing property, and as such, the secondary dwelling above is permissible.	Yes

C1.12 Waste and Recycling Facilities

1	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	The proposed works will ensure compliance with the Waste Management Guidelines.	Yes
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C1.12 Pollution Control

1	Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	The proposed works have been designed and constructed in order to prevent all forms of pollution.	Yes
2	Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	The proposed works are compliant in accordance to the Protection of the Environment Operations Act 1997 and relevant legislation.	Yes

C1.23 Eaves

1	Dwellings shall incorporate eaves on all elevations.	The existing property has eaves on all elevations, of which will not be altered.	Yes
2	Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.		

Section D Locality Specific Development Controls

D1 Avalon Beach Locality

D1.1 Character as viewed from a public place

Control		Comment	Compliance
1	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.	The existing property has landscaped elements along its street frontage, maintaining a consistent street presence. The existing building façade is consistent with the overall streetscape of the area in terms of form, texture and materiality. No changes to the external façade are proposed.	Yes
2	Walls without articulation shall not have a length greater than 8 metres to any street frontage.	There are no new external walls to be proposed.	Yes
3	Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> - entry feature or portico; - awnings or other features over windows; - verandahs, balconies or window box treatment to any first-floor element; - recessing or projecting architectural elements; - open, deep verandahs; or - verandahs, pergolas or similar features above garage doors 	The existing building façade incorporates awnings, windows and balconies, thus making it compliant. There are no changes proposed to this faced.	Yes
4	The bulk and scale of buildings must be minimised.	The bulk and scale of the existing property will not alter.	Yes
5	Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.	The existing garage will remain unchanged, and is not a dominant visual feature of the site.	Yes
6	Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	There is significant landscaping at the front of the dwelling along the street frontage. As such, the dwelling is given secondary appearance.	Yes

D1.4 Scenic protection - General

Control		Comment	Compliance
1	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	Proposed works will not interfere with the natural environment when viewed from waterways, roads or public reserves.	Yes
D1.5 Building colours and materials			
1	External colours and materials shall be dark and earthy tones.	The existing building façade features dark and earthy colours, utilising predominantly neutral and grey tones as demonstrated in the DCP.	Yes
D1.8 Front building line			
1	All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living: - 6.5, or established building line, whichever is the greater	The existing dwelling is sited within the established building line.	Yes
2	Built structures (including swimming pools), other than driveways, fences and retaining walls are not permitted within the front building setback.	There are no additional built structures proposed within the front of the building.	
D1.9 Side and rear building line			
1	Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living: - 2.5 at least to one side; 1.0 for other side - 6.5 rear (other than where the foreshore building line applies) Secondary dwellings: - 2.5 to at least one side; 1.0 for other side - 6.5 rear (other than where the foreshore building line applies)	The existing dwelling complies with the required side and rear building lines. No changes are proposed to be made, as the secondary dwelling is located within the existing building envelope.	Yes
D1.11 Building envelope			
1	Planes are to be projected at 45 degrees from a height of 4.2 metres above ground level (existing) at the side boundaries to the maximum building height (8.5m)	The proposed development will not alter the existing building envelope, which is compliant.	Yes
D1.12 Building envelope - Avalon Beach Village			
1	Buildings are to be sited within the following projected building envelope planes:	The existing dwelling is sited correctly in accordance to the siting parameters. No changes to this siting	Yes

Control		Comment	Compliance
	<ul style="list-style-type: none"> a. 45 degrees on south and west side of street, b. 36 degrees on east and north side of street, and c. 60 degrees on side boundaries 	are proposed, as all development will occur internally.	
D1.14 Landscaped Area - Environmentally Sensitive Land			
1	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.	<p>The existing site features a total landscaped area of 302.54sqm (35.6%) which does not comply with the required 60% for E4 Environmental Living zone. With the proposed additions the existing landscaped area will be increased by 1.07sqm (0.2%) whilst still maintaining the existing landscaping on site.</p> <p>The proposed development seeks to maintain the existing landscaping on site with minor additions to the rear and front yards. These include the addition of a paved fire pit within the front yard, the addition of a timber deck atop of existing paved pool area and the conversion of paving into lawn.</p> <p>The proposed development does not seek to reduce the landscaped area by means of extending the existing building envelope but by means of improving the existing landscaped areas present on site through the addition of private open space to cater to both the primary and proposed secondary dwellings on site.</p>	Acceptable upon merit
2	The use of porous materials and finishes is encouraged where appropriate.	The existing landscaped area features porous paving and large grassed areas.	Yes
3	Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.	The existing site allows for adequate landscaping within the front and rear	Acceptable upon merit

Control	Comment	Compliance
	<p>yards with the retainment of established native vegetation.</p> <p>The development will maintain the existing landscaping on site as well as introduce and 1.07sqm (0.2%) of soft landscaping.</p>	

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development comprises of predominantly internal alterations and additions, posing minimal impacts to the natural and built environment. All external features of the existing building will not be altered, therefore remaining consistent with the surrounding streetscape. The internal alterations and additions, with the incorporation of a secondary dwelling within the building envelope, will maintain privacy and solar access for all residents. The proposed works will remain internal, and as such, will not adversely affect the surrounding natural environment, or neighbouring properties. As such the development does not impact upon native vegetation, soil conditions, foreshore environment or air quality.

Social and Economic Impacts

The development increases the amenity of the property with the conversion of part of the first floor to a secondary dwelling, in conjunction with minor internal alterations creating greater functionality for the residents. The proposed internal alterations will promote greater open plan living, encouraging a more effective use of the living space, through improved spatial arrangement. Works on the ground floor will allow for an improved living situation, with the addition of a bedroom catering for guests and accessibility. Further to this, minor first floor adjustments will permit greater functionality for the residents. The secondary dwelling proposed for the first floor will encourage visitors into the Avalon Beach area, and provide a place of accommodation. The proposal does not engender any negative social or economic outputs.

4.3 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 E4: Environmental Living zone.

4.3.1 Access to Services

The site is located within an established residential 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.

4.3.2 Parking and Access

The on-site parking provided complies with the parking requirements as prescribed by Pittwater 21 Development Control Plan 2019. It provides a logical and considered approach to the provision of off-street car parking.

4.3.3. 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.

4.4 The Public Interest

The proposal is considered to be in the public interest as it does not offset any negative environmental, social and economic impacts. Furthermore, the proposed secondary dwelling will encourage and attract new guests and residents to the Avalon Beach precinct. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide alterations and additions, through the form of a secondary dwelling within the first floor, and minor internal changes that make efficient use of space on the site in a prime location that is in demand for residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the development at 54 Central Road, Avalon Beach. 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 54 Central Road, Avalon Beach as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.