
STATEMENT OF ENVIRONMENTAL EFFECTS

2 WILLIAM STREET
AVALON BEACH



Project Details

Project: Alterations and additions to existing dwelling
Property: Lot 1, DP 545777, No. 2 William Street, Avalon Beach NSW 2107
LGA: Northern Beaches
Client: Howard Myles Harper & Annelise Balsamo

Document Control

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Signed:



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Date: 20 April 2025

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1.0 INTRODUCTION

1.1 Background

This Statement of Environmental Effects has been prepared to accompany a Development Application submitted to Northern Beaches Council for alterations and additions to an existing two storey dwelling located at Lot 1, DP 545777, also known as No. 2 William Street, Avalon Beach.

The site is zoned C4 Environmental Living under the Pittwater LEP 2014. The proposed alterations and additions to an existing dwelling are permitted within the C4 zone subject to the consent of Council and would meet the objectives of the zone.

The site and surrounding area is heavily vegetated and is identified on Council's Biodiversity map. A small portion of the site (along the western boundary) is also identified on the Biodiversity Values Threshold Map. Council's planning enquiry system identifies the vegetation as Pittwater Spotted Gum Forest, which is an Endangered Ecological Community. It is noted that the proposed alterations and additions do not have any impact on adjacent vegetation and the proposal does not involve the removal of any trees, shrubs or grass covers.

The proposed development is documented in the architectural plans prepared by C A Group Architects, Project No. 2497, Issue A, dated 18 February 2025.

The proposed internal and external works are minor and would otherwise be considered as Complying Development but for the C4 Environmental Living zoning. The proposal is considered to be appropriate for the site and locality and is worthy of support.

1.2 Report Objectives

This Statement of Environmental Effects provides:

- An analysis of the site and the surrounding locality;
- A comprehensive description of the proposed works and the proposed use of the premises; and
- An assessment against the relevant requirements outlined within the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan.

In accordance with the requirements outlined in the Environmental Planning and Assessment Regulation 2021, the purpose of this report is to document:

- The environmental impacts of the development.
- The steps to be taken to protect the environment or to lessen the expected harm to the environment.

2.0 SITE ANALYSIS

2.1 Subject Site and Surrounds

The subject site is legally described as Lot 1, DP 545777, and is known as No. 2 William Street, Avalon Beach.

The site is located on the north-western side of William Street, at the convergence of William Street, Park Avenue and Kevin Avenue. The block is regular in shape with a frontage of 21.335m to William Street, a depth of 33.425m, and a total site area of 713m² (as per survey).

The site consists of a two storey brick dwelling house with a tiled roof with an attached garage. The site is affected by a significant slope of approximately 13m from rear to the street. The site is located adjacent to Stapleton Reserve. The site and surrounding area is heavily vegetated and is identified on Council's Biodiversity map. Council's planning enquiry system identifies the vegetation as Pittwater Spotted Gum Forest, which is an Endangered Ecological Community. A small portion of the site (along the western boundary) is also identified on the Biodiversity Values Threshold Map.

The subject site and surrounding area is zoned C4 Environmental Living under the provisions of the Pittwater LEP 2014. The surrounding area is characterised by single and two storey detached dwellings within an environmentally sensitive setting.

A street view photo of the subject site and surrounds is provided at Figure 1 below. A locality plan and aerial photograph of the subject site and surrounds are provided further below at Figures 2 and 3.

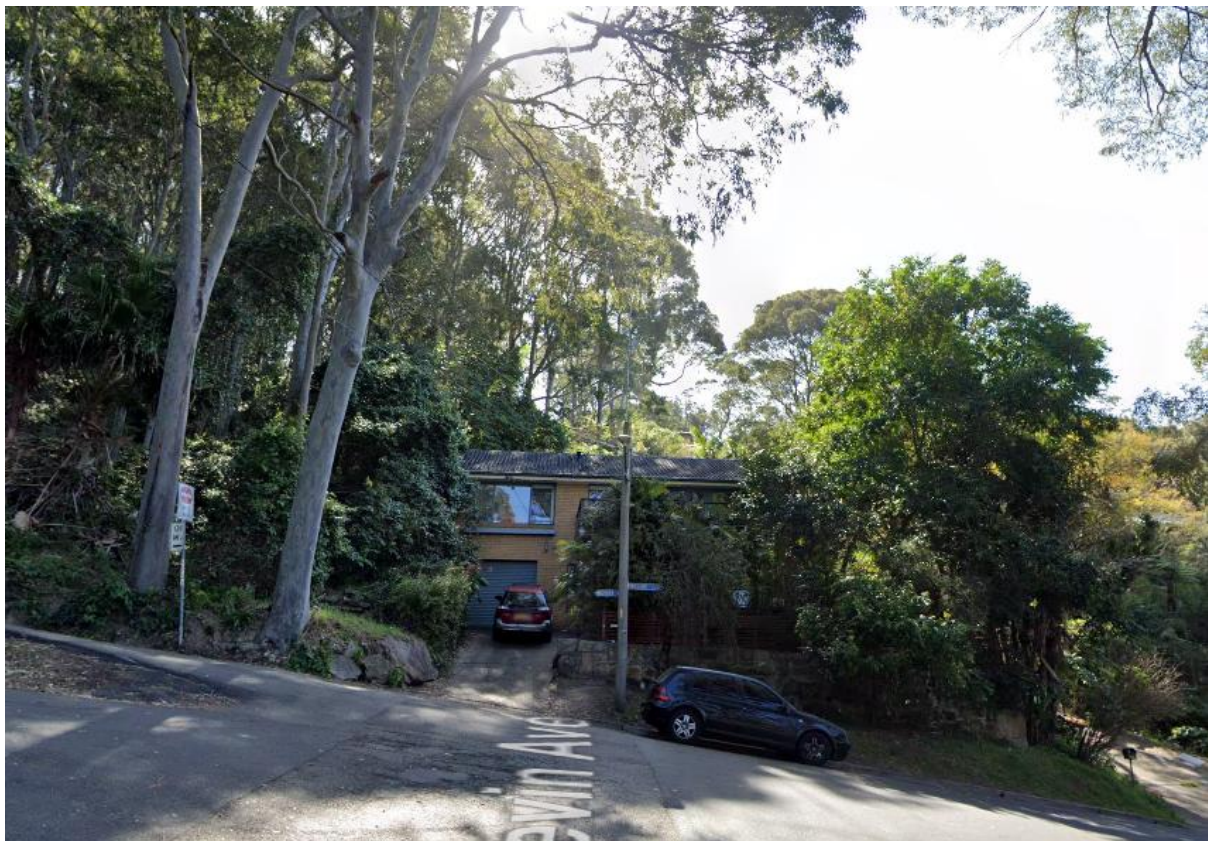


Figure 1: Street view of subject site (Source – Google Maps: 2025)

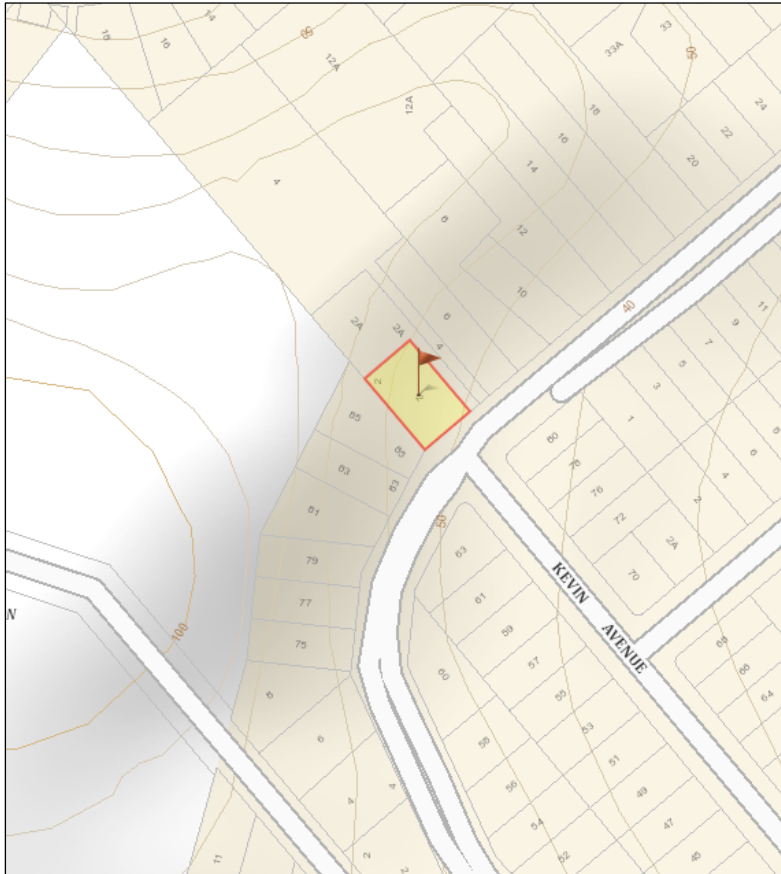


Figure 2: Locality Plan
(Source – Six Maps: 2025)



Figure 3: Aerial Map (Source – Six Maps: 2025)

3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development comprises alterations and additions to an existing two storey dwelling.

The proposed development is illustrated and detailed in the following plans and reports:

- Survey plan prepared by Sydney Surveyors, Reference No. 19392_1A, Sheet 01 of 01, dated 4 December 2024;
- Architectural plans prepared by C A Group Architects, Project No. 2497, Issue A, dated 18 February 2025;
- Stormwater management plan prepared by FZ Consulting Engineers, Project No. 25011, Revision 01, dated 1 March 2025;
- Sediment and Erosion Control Plan prepared by FZ Consulting Engineers, Project No. 25011, Revision 01, dated 1 March 2025;
- Bushfire Assessment Report prepared by Building Code and Bushfire Hazard Solutions Pty Ltd, Reference No. 250883, dated 10 April 2025;
- Geotechnical report prepared by White Geotechnical Group, Reference No. J5964, dated 1 April 2025;
- Basix Certificate No. A1788078 prepared by Noura Al Hazzouri, dated 19 March 2025; and
- Waste Management Plan, undated.

Specific details of the proposal are provided below:

3.1.1 Proposed Works

Demolition

- Partial demotion of the existing dwelling to facilitate the proposed alterations and additions, as illustrated on Drawing No's. A 2000 and A 2001 in architectural set.

Ground Floor Level

- Erection of internal timber partition walls to create new sitting room, including new doorways, windows, wardrobe and concertina doors providing access to the front deck.
- Renovation of existing laundry.
- New window to existing stair.
- New garage door.

First Floor Level

- New windows and double swing door to main living area.
- New windows to kitchen, bedroom 2 and bedroom 3.
- New deck in place of rear annex (to be demolished) and new balustrading.
- Renovation of existing bathroom.
- New balustrading to existing stair.
- Repair and renovate rear deck.

Roof

- Replace existing fascia and guttering.

Stormwater Management

The existing stormwater infrastructure will remain and a new grated drain will be installed at the rear with connection to the existing stormwater pipe.

4.0 ENVIRONMENTAL ASSESSMENT

4.1 Statutory Framework

4.1.1 Environmental Planning and Assessment Act 1979

This Statement has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979. The proposed development has been considered having regard to the requirements of Part 4 of the Act.

4.1.2 Biodiversity Conservation Act 2016

i. Part 7 – Biodiversity assessment and approvals under Planning Act

As noted in Section 2 of this report, the subject site is located adjacent to Stapleton Reserve. The site and surrounding area is heavily vegetated and is identified on Council's Biodiversity map. A small portion of the site (along the western boundary) is also identified on the Biodiversity Values Threshold Map, with the vegetation community identified as Wet Sclerophyll Forests (Shrubby sub-formation) Lower North Brown Myrtle Wet Forest. It is noted that Council's planning enquiry system identifies the vegetation as Pittwater Spotted Gum Forest, which is an Endangered Ecological Community.

It is noted however, that the proposed alterations and additions do not have any impact on adjacent vegetation and the proposal does not involve the removal of any trees, shrubs or grass covers.

In this regard, pursuant to Part 7 of the Biodiversity Conservation Act, the proposed development poses no impact to any significant native vegetation or any threatened species.

4.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

ii. Clause 4.6 Contamination and remediation to be considered in determining development application

Given the historical use of the subject site for residential purposes, land contamination is not considered likely. In this regard, in accordance with Clause 4.6 of the SEPP, Council can be satisfied that the site is suitable for the proposed development.

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

The Basix Certificate submitted in support of the proposal indicates that the proposed development can meet the required water, thermal comfort and energy targets. The required Basix commitments are documented and illustrated in the architectural plans.

4.1.5 Pittwater Local Environmental Plan 2014

As identified in Figure 4 below, the site is zoned C4 Environmental Living pursuant to the Pittwater Local Environmental Plan 2014.

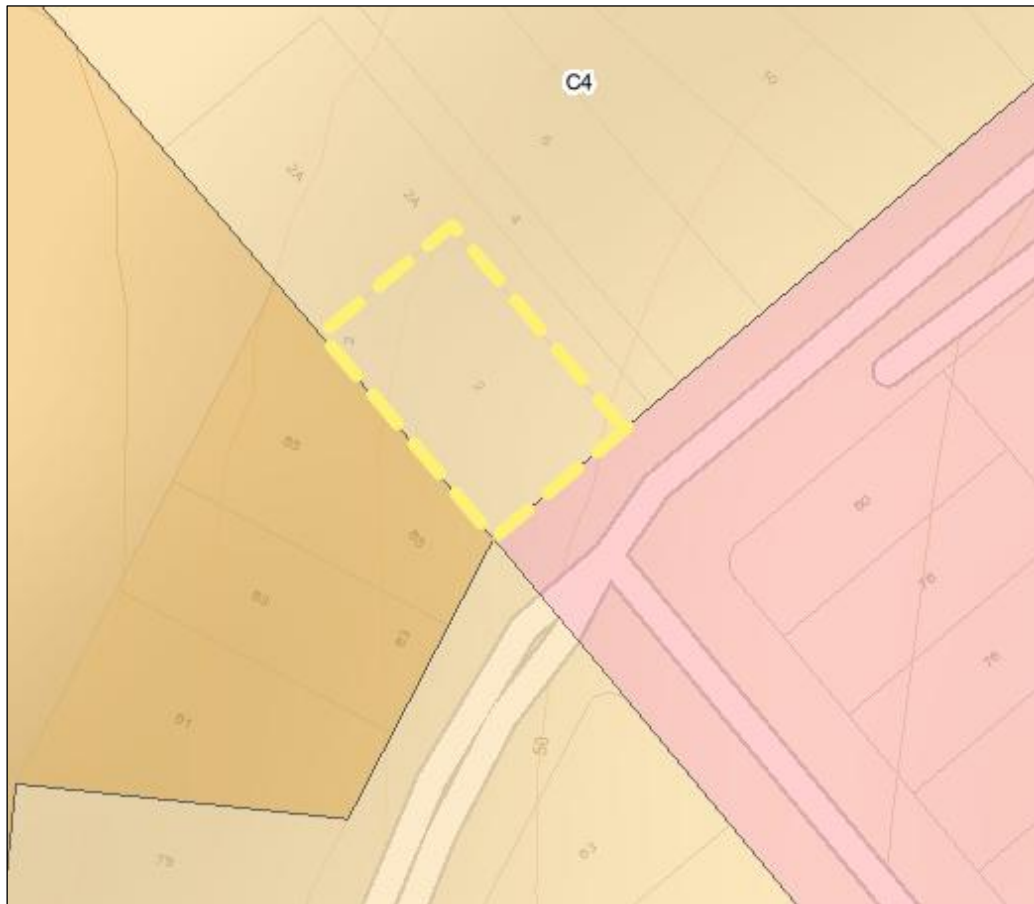


Figure 4: Zoning map
(Source – NSW Planning Portal Spatial Viewer: 2025)

The Pittwater Local Environment Plan 2014 Land Use Table for the C4 Environmental Living zone is replicated below:

Zone C4 Environmental Living

1 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.*

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

4 Prohibited

Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Comment:

The site is zoned C4 Environmental Living under the provisions of the Pittwater LEP 2014. The proposed alterations and additions to an existing dwelling house are permitted within the zone and are considered to be consistent with the objectives of the zone.

Compliance with the relevant provisions of the Pittwater LEP 2014 is outlined in Table 1 below.

Table 1 – Compliance with Pittwater LEP 2014

THE PITTWATER LEP 2014			
Clause	Required	Provided	Complies
Part 1 Preliminary			
1.3 Land to which this Plan applies	(1) This Plan applies to the land identified on the Land Application Map.	The site is identified on the Land Application Map.	Yes
Part 2 Permitted or prohibited development			
2.2 Zoning of land to which Plan applies	For the purposes of this Plan, land is within the zone shown on the Land Zoning Map.	The site is zoned C4 Environmental Living.	Yes
2.6 Subdivision—consent requirements	(1) Land to which this Plan applies may be subdivided, but only with development consent.	Not applicable, as subdivision is not proposed.	N/A
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	The application includes demolition of existing structures to accommodate the proposed development, and in this regard, consent is sought.	Yes

Part 4 Principal development standards			
4.1 Minimum subdivision lot size	(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.	Not applicable, as subdivision is not proposed.	N/A
4.3 Height of buildings	(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. - Max. 8.5 metres	No change proposed	Yes
4.4 Floor space ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. - No Maximum FSR applicable	No change proposed	N/A
4.6 Exceptions to development standards	(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating: (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and (b) that there are sufficient environmental planning grounds to justify contravening	N/A	N/A

	the development standard.		
Part 5 Miscellaneous provisions			
5.10 Heritage conservation	<p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <ul style="list-style-type: none"> (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	There are no heritage items located on the site or nearby that would be affected by the proposed development.	N/A
5.21 Flood planning	<p>(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <ul style="list-style-type: none"> (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of 	The site is not identified on Council's Flood Hazard Map.	N/A

	<p>people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>		
Part 7 Additional local provisions			
7.1 Acid sulfate soils	<p>(2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p>	<p>The subject site is affected by Class 5 acid sulfate soils. It is noted however, that the proposal does not involve any excavation, with the exception of minor works to install additional stormwater grate and pipe.</p>	Yes
7.6 Biodiversity	<p>(2) This clause applies to land identified as “Biodiversity” on the Biodiversity Map.</p> <p>(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—</p> <p>(a) whether the development is likely to have—</p> <p>(i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</p>	<p>The site is identified as “Biodiversity” on the Biodiversity Map.</p> <p>Additionally, it is noted that a small portion of the site (along the western boundary) is identified on the Biodiversity Values Threshold Map, with the vegetation community identified as Wet Sclerophyll Forests (Shrubby sub-formation) Lower North Brown Myrtle Wet Forest. It is noted that the proposed alterations and additions do not have any impact on adjacent</p>	Yes

	<p>(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</p> <p>(iv) any adverse impact on the habitat elements providing connectivity on the land, and</p> <p>(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p> <p>(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</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	<p>vegetation and the proposal does not involve the removal of any trees, shrubs or grass covers.</p>	
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<p>7.7 Geotechnical hazards</p>	<p>(2) This clause applies to land identified as “Geotechnical Hazard H1” and “Geotechnical Hazard H2” on the Geotechnical Hazard Map.</p> <p>(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—</p> <ul style="list-style-type: none"> (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. <p>(4) Development consent must not be granted to development on land to which this clause applies unless—</p> <ul style="list-style-type: none"> (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 	<p>The subject site is identified as Geotechnical Hazard H1. Refer to accompanying Geotech report.</p>	<p>Yes</p>
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	<p>(b) the consent authority is satisfied that—</p> <p>(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</p> <p>(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</p> <p>(iii) if that risk or impact cannot be minimised—the development will be managed to mitigate that risk or impact.</p>		
7.10 Essential Services	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p>	The existing site is adequately serviced.	Yes

4.1.6 Pittwater 21 Development Control Plan

The Pittwater 21 Development Control Plan supports the Pittwater Local Environmental Plan 2014 by setting out additional objectives and development controls for residential development in the former Pittwater LGA. Compliance with the relevant provisions of the Pittwater 21 Development Control Plan is outlined in Table 2 below:

Table 2
Compliance with The Pittwater 21 Development Control Plan

The Pittwater 21 DCP			
Clause	Required	Provided	Complies
Section B General Controls			
B3 Hazard Controls			
B3.1 Landslip Hazard	<p>All development on land to which this control applies must comply with the requirements of the <u>Geotechnical Risk Management Policy for Pittwater</u> (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the <u>Geotechnical Risk Management Policy for Pittwater</u> (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</p>	Refer to accompanying Geotechnical report.	Yes
B3.2 Bushfire Hazard	<p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <ul style="list-style-type: none"> • <u>Planning for Bushfire Protection</u> (2006) 	Refer to accompanying bushfire hazard assessment report.	Yes

	<ul style="list-style-type: none"> Australian Standard AS 3959:2009 - <i>Construction of a building in a bushfire-prone area</i> 		
B4 Controls Relating to the Natural Environment			
B4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community	<p>Development shall not have an adverse impact on Pittwater Spotted Gum Endangered Ecological Community.</p> <p>Development shall restore and/or regenerate Pittwater Spotted Gum Endangered Ecological Community and provide links between remnants.</p> <p>Development shall be in accordance with any Pittwater Spotted Gum Forest Recovery Plan.</p> <p>Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.</p> <p>Development shall retain and enhance habitat and wildlife corridors for locally native species, threatened species and endangered populations.</p> <p>Caretakers of domestic animals shall prevent them from entering wildlife habitat.</p> <p>Fencing shall allow the safe passage of native wildlife.</p> <p>Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community).</p> <p>Development shall ensure any landscaping works are outside areas of existing Pittwater Spotted Gum Endangered Ecological Community and do</p>	<p>The proposed alterations and additions do not have any impact on adjacent vegetation, and the proposal does not involve the removal of any trees, shrubs or grass covers.</p>	Yes

	not include Environmental Weeds.		
B5 Water Management			
B5.15 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like. The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	Refer to accompanying stormwater drainage concept plan.	Yes
B6 Access and Parking			
B6.2 Internal Driveways	<p>General</p> <p>An Internal Driveway must be provided for in:</p> <ul style="list-style-type: none"> any new development; development where additional car parking spaces and/or garages are required by Council's plans or policies; any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m²; and development where additional car parking spaces and/or garages are proposed. <p>If the applicant proposes to retain the existing driveway, the applicant will need to demonstrate compliance with the outcomes and driveway standards of this control.</p>	No change to existing	Yes
B6.3 Off-street Vehicle Parking Requirements	The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition		

	<p>homes, rural workers' dwellings and tourist and visitor accommodation:</p> <ul style="list-style-type: none"> - 2 bedrooms or more: <ul style="list-style-type: none"> o 2 spaces 	No change to existing	Yes
B8 Site Works Management			
B8.1 Construction and Demolition – Excavation and Landfill	<p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> • Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; • Any excavation greater than 1.5 metres deep below the existing surface; • Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property; • Any landfill greater than 1.0 metres in height; and/or • Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</p>	Refer to accompanying Geotechnical Report	Yes

B8.3 Construction and Demolition – Waste Minimisation	Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	Refer to accompanying Waste Management Plan	Yes
B8.4 Construction and Demolition – Site Fencing and Security	<p>All sites are to be protected by site fencing for the duration of the works.</p> <p>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the <i>Roads Act 1993</i>.</p>	The work site will be suitably fenced.	Yes
Section C Development Type Controls			
C1 Design Criteria for Residential Development			
C1.1 Landscaping		No change to existing	Yes
C1.2 Safety and Security	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.	No change to existing	Yes
C1.3 View Sharing	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p>	No change to existing	Yes

	Views are not to be obtained at the expense of native vegetation.		
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p> <p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.</p> <p>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</p> <p>The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.</p>	No change to existing	Yes
C1.5 Visual Privacy	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 as shown in the diagram below (measured from a height of 1.7 metres above floor level).	Whilst the proposal includes the installation of new windows, privacy to adjoining properties is still satisfactorily maintained.	Yes

	<p>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.</p> <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>Direct views of private open space or any habitable room window within 9m can be restricted (see diagram below) by:</p> <ul style="list-style-type: none"> • vegetation/landscaping • a window sill height 1.7 metres above floor level, or • offset windows • fixed translucent glazing in any part below 1.7 metres above floor level, or • solid translucent screens or perforated panels or trellises which have a maximum of 25% openings, and which are: <ul style="list-style-type: none"> • permanent and fixed; • made of durable materials; and • designed and painted or coloured to blend in with the dwelling. 		
C1.6 Acoustic Privacy	<p>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.</p> <p>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>.</p>	Acoustic privacy is still maintained.	Yes

	<p>(Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>).</p> <p>Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.</p> <p>Developments must comply in all respects with the <i>Protection of the Environment Operations Act 1997</i>, and other relevant legislation.</p>		
C1.7 Private Open Space	<p><u>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</u></p> <p>Minimum 80m² 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.</p> <p>Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>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.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight</p>	No change to existing	Yes

	<p>throughout the year (see Solar Access).</p> <p>Private open space should be located to the rear of the dwelling to maximise privacy for occupants.</p> <p>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.</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>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.</p> <p>An accessible and usable area for composting facilities within the ground level private open space is required.</p>		
C1.10 Building Facades	<p>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.</p>	Achievable	Yes

C1.23 Eaves	<p>Dwellings shall incorporate eaves on all elevations.</p> <p>Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.</p>	No change to existing	Yes
Section D Locality Specific Development Controls			
D1.1 Character as viewed from a public place	<p>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.</p> <p>Walls without articulation shall not have a length greater than 8 metres to any street frontage.</p> <p>Any building facade to a public place must incorporate at least two of the following design features:</p> <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. <p>The bulk and scale of buildings must be minimised.</p>	Proposed changes to the façade consist primarily of replacing existing doors and windows. It is considered that the character of the existing dwelling will be maintained, and the presentation to the street will be enhanced as a result of the proposed renovation works.	Yes

	<p>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.</p> <p>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.</p> <p>Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.</p> <p>General service facilities must be located underground.</p> <p>Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.</p>		
D1.2 Character – Avalon Beach	<p>The following controls apply in addition to any controls of this part.</p> <p>The design, scale and proportion of proposed development or redevelopment adjacent to buildings of historical interest and those listed as heritage items must retain the architectural significance, social value and "village" feel that the older buildings give to the Avalon</p>	<p>As noted above, the proposed changes to the façade consist primarily of replacing existing doors and windows. It is considered that the character of the existing dwelling will be maintained, and the character of the Avalon Beach locality will also be maintained.</p>	Yes

	<p>Beach Village.</p> <p>The external treatment of buildings is to be modulated at street level every metres (maximum) at any street frontage elevation (where design or material is the same).</p> <p>Any ramps required for access to buildings must not inhibit use of the setback area or impede pedestrian thoroughfare. Preferably shops and other public ground floor uses should open directly onto footpaths with a shading device above.</p> <p>The use of the road reserve for outdoor cafe seating and displays is encouraged.</p> <p>Where available, all motor vehicle access to new development will be by rear or side lane.</p> <p>Refer to additional controls for landscaping in commercial centres in Part C2.1 Landscaping of this DCP.</p>		
D1.4 Scenic Protection - General	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The proposal does not involve any change to the building envelope, and in this regard, there are no adverse visual impacts on the natural environment as a result.	Yes
D1.5 Building colours and materials	<p>External colours and materials shall be dark and earthy tones as shown below [in DCP]:</p> <p>Finishes are to be of a low reflectivity.</p>	Existing colours and materials to be maintained.	Yes
D1.8 Front building line	Merit Assessment	No change to existing	Yes
D1.9 Side and rear building line	2.5 at least to one side; 1.0 for other side	No change to existing	Yes

	6.5 rear (other than where the foreshore building line applies)		
D1.11 Building envelope	Buildings are to be sited within the following envelope [refer DCP]:	No change to existing	Yes
D1.13 Landscaped Area - General	Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.	No change to existing	Yes
D1.14 Landscaped Area – Environmentally Sensitive Land	Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.	No change to existing	Yes
D1.15 Fences – General		There is no new fencing proposed.	N/A
D1.17 Construction, Retaining walls, terracing and undercroft areas	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>	The proposal does not involve the construction of any new footings, retaining walls, or the like.	N/A

5.0 ENVIRONMENTAL PLANNING AND ASSESSMENT (EP&A) ACT 1979

5.1 Section 4.15 Evaluation

The following provides an assessment of the proposal against the relevant provisions of Section 4.15 Evaluation (previous section 79C) of the EP&A Act 1979.

(1) *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*

Environmental Planning & Assessment Act 1979

Part 1.7 of the EP&A Act requires consideration of the provisions within Part 7 of the Biodiversity Conservation Act 2016. Pursuant to Part 7 of the Biodiversity Conservation Act, the proposed development poses no impact to any significant native vegetation or any threatened species.

State Environmental Planning Policy (Resilience and Hazards) 2021

Given the historical use of the subject site for residential purposes, land contamination is not considered likely.

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

A BASIX Certificate has been submitted demonstrating that the development meets the required targets.

Pittwater Local Environmental Plan 2014

The proposed development is permitted with consent in the E4 Environmental Living zone. The proposal meets the objectives of the zone and complies with the relevant provisions of the Pittwater LEP 2014.

(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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and***

There are no Draft EPIs affecting the subject site.

(iii) *any development control plan, and*

The proposal complies with the relevant controls for alterations and additions to residential dwellings as contained within the Pittwater 21 Development Control Plan.

(iii) 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, and

There is no planning agreement proposed by the Applicant.

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

There are no matters prescribed with the Regulation that are applicable to this Development Application.

(v) (Repealed)

that apply to the land to which the development application relates,

(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,

It is considered unlikely that any adverse environmental, social or economic impacts would occur as a result of the proposed development.

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

The site is considered suitable for the proposed development. The proposal is permitted within the E4 Environmental Living zone, meets the objectives of the zone, and has demonstrated compliance with the relevant development controls contained within Council's DCP.

The site is located within an established Environmental Living area, wherein similar low density redevelopment is occurring. The proposed development will maintain the residential character of the surrounding locality.

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

Any submissions will be considered by Council in the assessment and determination of the Development Application.

(e) the public interest.

The proposed development is considered to be in the public interest as it allows for the orderly and economic use of land and complies with Council's controls without unacceptable impact to adjoining or surrounding properties.

6.0 CONCLUSION

6.1 Conclusion and Recommendations

This Statement of Environmental Effects has been prepared to accompany a Development Application for alterations and additions to an existing single storey dwelling located at Lot 1, DP 545777, also known as No. 2 William Street, Avalon Beach.

The site is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014. The proposed alterations and additions to an existing dwelling are permitted within the E4 zone subject to the consent of Council and would meet the objectives of the zone.

Whilst the site is located within an environmentally sensitive area, the proposed works are minor and do not have any impact on the surrounding ecology.

The proposed development comprises of alterations and additions which are consistent with the built form and design of the existing dwelling. The proposed alterations, which are primarily cosmetic, do not result in any additional impacts to adjoining properties, and in this regard, the development is considered to be in the public. Accordingly, it is recommended that the application be approved as submitted.