

Statement of Environmental Effects

Project Title	Beach House Renovations & Additions
Project Address	5 Cabarita Road, Avalon Beach, NSW 2107
Development Application No.	0764/22DA
Lot & DP No.	Lot 3 DP 2265
Revision	01

Note

This Statement of Environmental Effects (SEE) has been prepared for the property owners of the subject site and accompanies the supplementary Development Application (DA) materials to Northern Beaches Council in order to complete the application.

Prepared by: Woodman Architects 3.09/55 Miller Street, Pyrmont, NSW, 2009 Registered Architect: Darren Woodman RN - 7566 - DEP - 974	Submitted to: Northern Beaches Council 21 October 2024
---	---

Contents

1. Introduction.....	2
2. Background.....	2
2.1 Site Analysis.....	2
3. Proposed Development.....	3
3.1 Development Summary.....	3
4. Planning Considerations.....	3
4.1 Pittwater Local Environmental Plan 2014 (LEP 2014).....	3
Clause 2.3 - Zone Objectives and Land Use Table.....	3
Clause 4.3 - Height of Buildings.....	4
Clause 4.4 Floor Space Ratio.....	5
Clause 7.1 Acid Sulfate Soils.....	5
Clause 5.11 Bush Fire Hazard Reduction.....	6
Clause 7.5 Coastal Risk Planning.....	6
Clause 7.6 Biodiversity.....	7
Clause 7.7 Geotechnical Hazard Map.....	8
4.2 Pittwater Development Control Plan 2021.....	10
5. Conclusion.....	12

1. Introduction

This proposal outlines alterations & additions made by Woodman Architects for the existing dwelling at 5 Cabarita Road, Avalon Beach, NSW 2107.

This written document is to be read in conjunction with the following additional submission materials:

1. BASIX Certificate
2. Cost Estimate Report
3. Waste Management Plan Report
4. Structural Engineer Report
5. Arborist Report
6. Hydraulic Engineer Report

2. Background

2.1 Site Analysis

The subject property is an irregularly shaped parcel of land measuring approximately 1231.3 square metres, situated adjacent to Riverview Road. The site exhibits a significant slope towards the northeast, with a drop of approximately 9 metres from the location of the existing dwelling. The property is characterised by substantial vegetation cover.

The subject property benefits from dual street frontage, with its primary access via Riverview Road to the southwest and an additional frontage along Cabarita Road to the northeast. The northeast boundary offers views overlooking Pittwater and the neighbouring areas of Whale Beach and Palm Beach.

An existing fence line on the site requires relocation and modification. The proposed adjustments to the fence line are clearly indicated on the accompanying drawing.

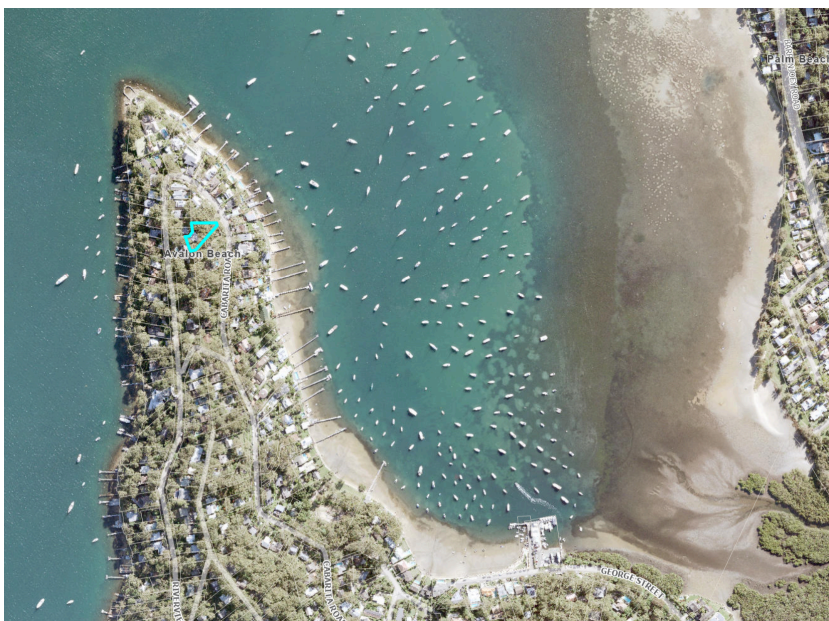


Figure 1: Site location (source: Google Maps)

3. Proposed Development

3.1 Development Summary

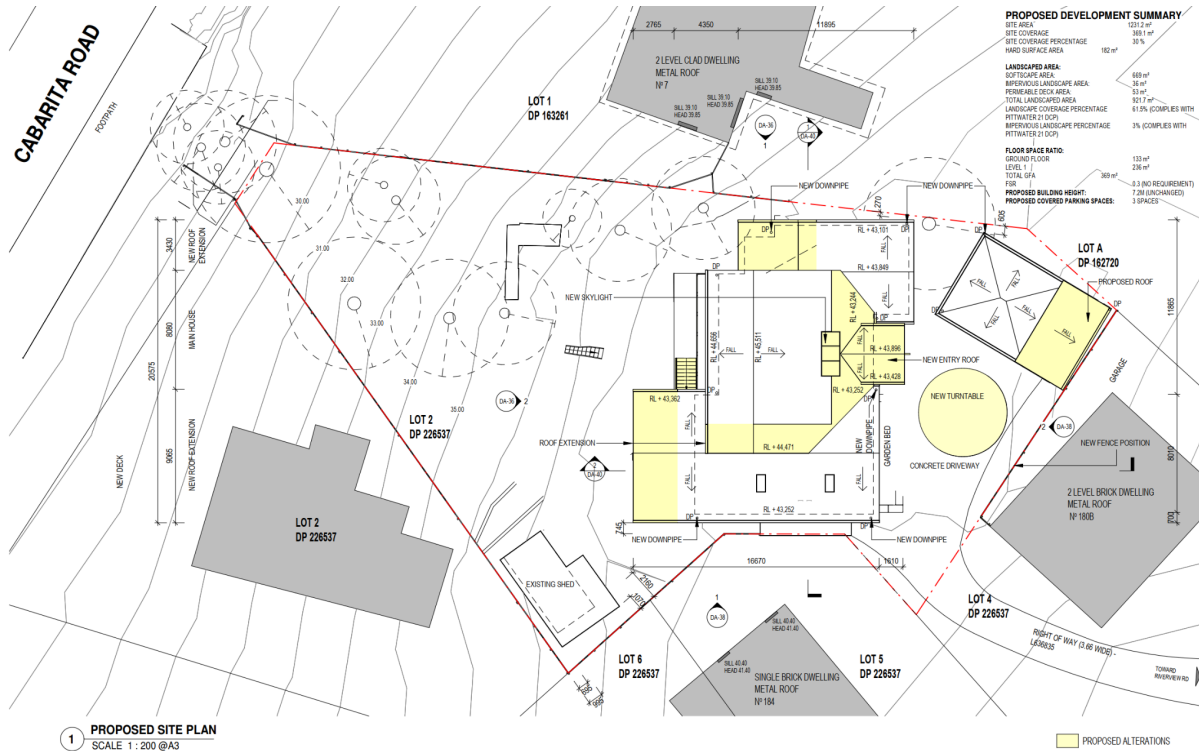


Figure 2: Proposed Site Plan

As depicted in **Figure 2**, the proposed alterations and additions to the existing dwelling are highlighted in yellow. The accompanying architectural drawing set provides comprehensive details regarding the scope of the proposed works.

The proposed project includes roof extensions in various areas of the dwelling, resulting in a new entryway, a rearward extension towards the garden, and the creation of a new laundry area. Additionally, an additional carport space will be integrated with the existing carport, allowing for the accommodation of an extra vehicle at the front of the property. The existing rear deck will be extended to provide additional outdoor living space. Furthermore, the driveway will be refurbished and a new turning circle will be incorporated.

4. Planning Considerations

4.1 Pittwater Local Environmental Plan 2014 (LEP 2014)

Clause 2.3 - Zone Objectives and Land Use Table

The site is zoned C4 - Environmental Living.

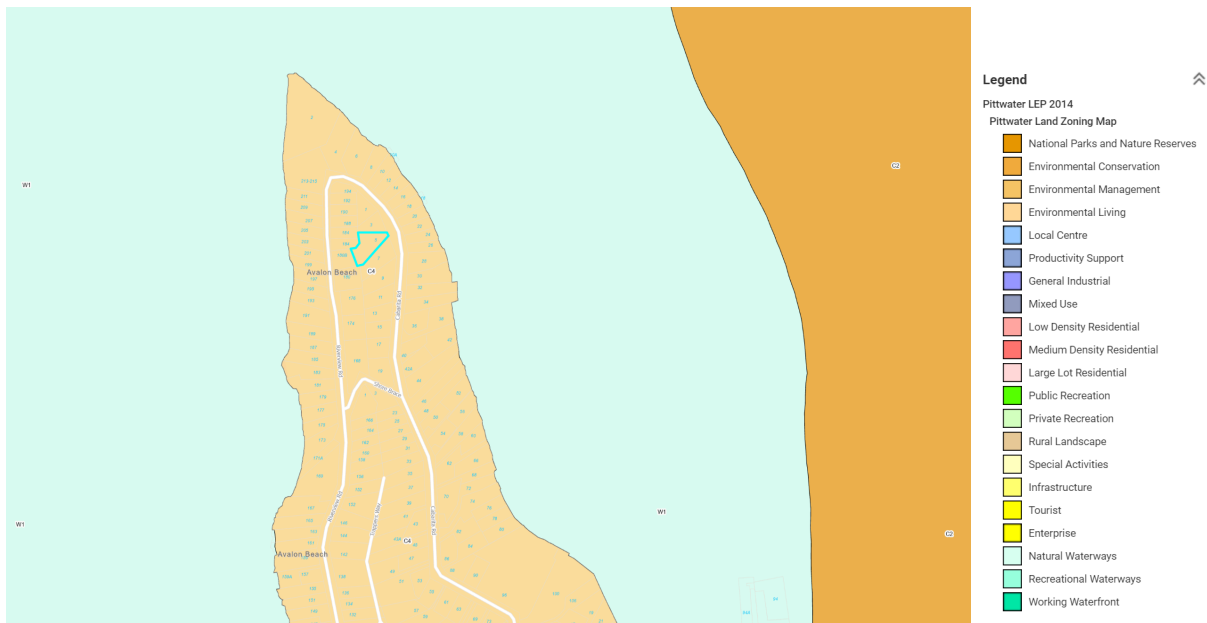


Figure 3: Zoning (source: Pittwater Council LEP 2014)

The Objectives of the Zone C4 Environmental Living 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 additions to the existing dwelling would fulfil the objectives as listed above.

Clause 4.3 - Height of Buildings

A building height of 8.5m is permissible. The maximum height of the building will be 7.2m above lower ground level.

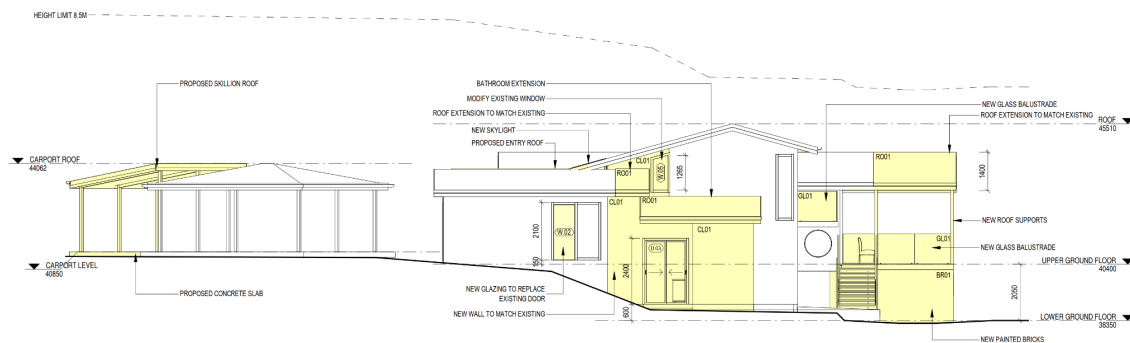


Figure 4: Maximum Building Height - North East Elevation

Clause 4.4 Floor Space Ratio

Not applicable - no ratio is specified in the LEP maps for the site of development.

Clause 7.1 Acid Sulfate Soils

(1) *The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

(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.*

Class of land - 5

Works - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

(3) *Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.*

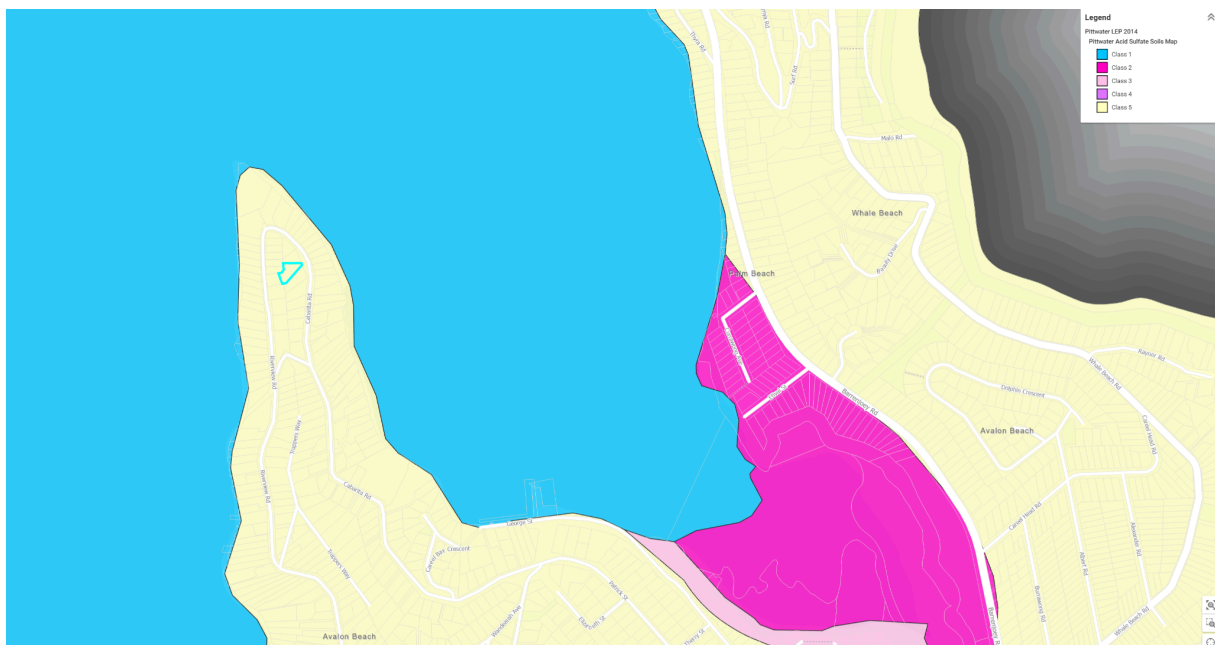


Figure 5: Acid Sulfate Soil Map (source: Pittwater Council LEP 2014)

The site of the development proposal is Class 5 and not within 500m of adjacent Class 1, 2, 3 or 4 land. Therefore an acid sulfate soils management plan for the proposed works is not required to be provided to the consent authority.

Clause 5.11 Bush Fire Hazard Reduction

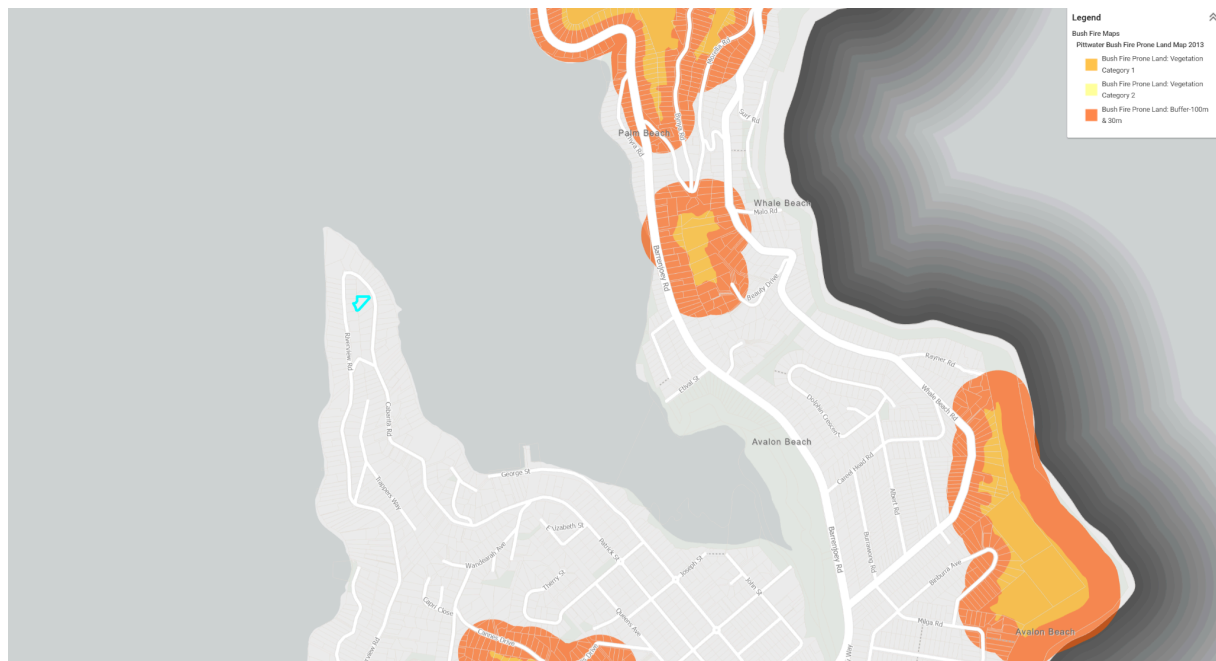


Figure 6: Bush Fire Prone Land Map 2013 (source: Pittwater Council LEP 2014)

The site of the proposal has not been identified as being in any category of Bush Fire Prone land, according to both the Pittwater Council LEP maps and also the NSW RFS Bush Fire Prone Land Map.

Clause 7.5 Coastal Risk Planning

(1) *The objectives of this clause are as follows—*

- (a) *to avoid significant adverse impacts from coastal hazards,*
- (b) *to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards,*
- (c) *to enable the evacuation of land identified as coastal risk in an emergency,*
- (d) *to avoid development that increases the severity of coastal hazards.*

(2) *This clause applies to land identified on the Coastal Risk Planning Map as—*

- (a) *Wave Inundation, or*
- (b) *Coastal Erosion/Wave Inundation, or*
- (c) *Bluff/Cliff Instability.*

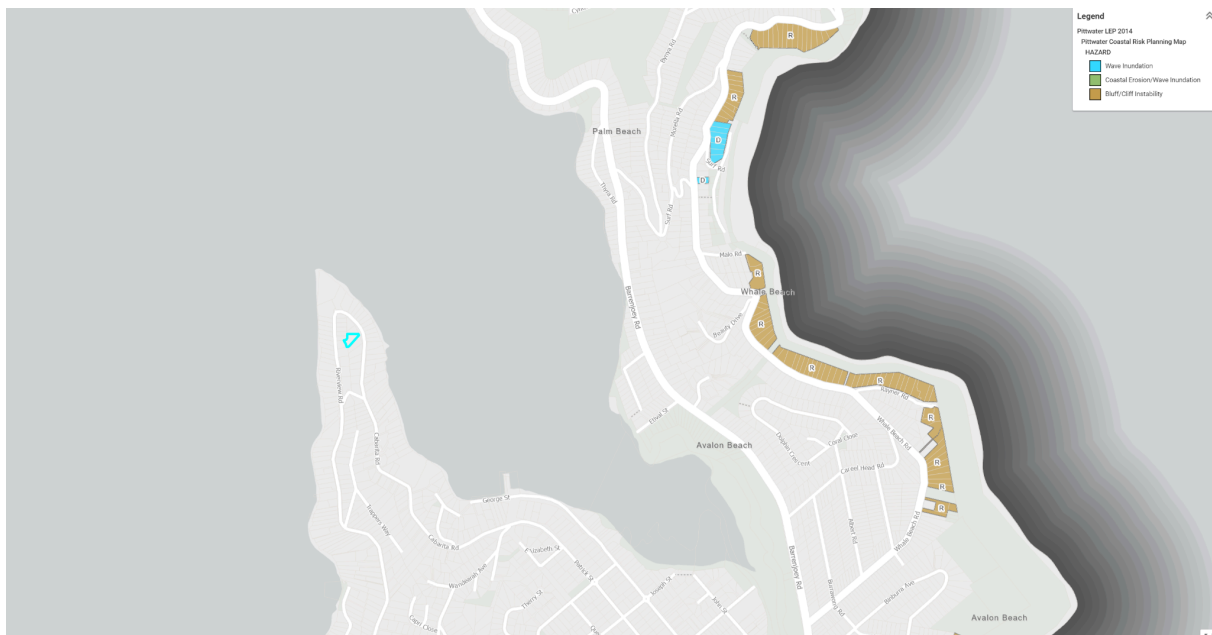


Figure 7: Coastal Risk Planning Map (source: Pittwater Council LEP 2014)

The site of the development proposal is not within any of the listed Coastline Hazard zones.

Clause 7.6 Biodiversity

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

(a) whether the development is likely to have—

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

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

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

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

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

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

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

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

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



Figure 8: Biodiversity Map (source: Pittwater Council LEP 2014)

The development proposal is expected to have a low impact on the trees on the site.

The existing trees on the site of the development proposal are part of the Pittwater Spotted Gum Forest, which is listed as an Endangered Ecological Community. Four Trees with high landscape significance were assessed as part of the arborist's report which has been included in the development application. It was calculated that the development will have a minor encroachment upon all four trees.

In accordance with the recommendations as outlined in the report, tree sensitive construction methods, such as the use of hand tools in Tree Protection Zones during demolition operations, pier and beam, suspended slabs and cantilevered floors to reduce the impact and minimise potential root loss will be considered as part of the design process. All works within Tree Protection Zones will be carried out under supervision from a project arborist. All the trees assessed will be retained and protected during construction. Refer to the Arboricultural Impact Assessment (AIA) Report prepared by Coastal Care Horticultural Services.

The proposed works creates a minimal additional building footprint to both the immediate site and the general area, which is already highly developed with neighbouring dwellings. The impact to local fauna species will be minimal, especially considering that no trees which provide habitat to fauna are to be removed. Considerations will be made during the construction and demolition stages of the project to ensure minimal impact to native flora and fauna.

Clause 7.7 Geotechnical Hazard Map

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

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks—

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



Figure 9: Geotechnical Hazard Map (source: Pittwater Council LEP 2014)

The site of the proposal has been identified as Geotechnical Hazard H1 on the Geotechnical Hazard Map, consideration will be taken during the demolition and construction stages, to not disturb the existing land conditions.



Figure 10: Geotechnical Hazard Map - site of proposal in detail (source: Pittwater Council LEP 2014)

The scope of works will be conducted on the front portion of the site which is not classified as Geotechnical Hazard H1 soils (refer to **Figure 10**). Structural posts have been proposed to minimise soil disturbance on the existing site. The proposed concrete driveway with new car turning circle begins at the helm of the existing property, located on the section of the site which is not included in the H1 zone. The existing bitumen driveway providing access from the street will be retained.

4.2 Pittwater Development Control Plan 2021

The land is subject to the Pittwater Council Development Control Plan (DCP) 2021. The following outlines the controls and the responses in relation to the relevant controls in the DCP:

<u>Clause</u>	<u>Applicable Requirements/ Objectives</u>	<u>Complies</u>	<u>Comments</u>
Part D1.1 Character as viewed from a public place	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.	Not Applicable - Not visible from street	Proposed extension to existing carport which is located in front of the front building line - carport including new additions is not visible from the street. All car parking structures are minimised and secondary to the built form, landscaping and vegetation.
Part D1.9 Side and rear building lines	The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table.	Not Applicable	Controls are not highlighted within the council's DCP regarding setback requirements for the Zoning on the site.
Part D1.11 Building envelope	To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)	Yes	The proposed additions & alterations are located away from the street. Consideration for overshadowing has been taken into account and highlighted with Shadow Diagrams within the Architectural Drawings attached.
Part D1.13 Landscape	A reasonable level of amenity and solar access is provided and	Yes	Considerations mentioned in the Stormwater Drainage Design

<u>Clause</u>	<u>Applicable Requirements/ Objectives</u>	<u>Complies</u>	<u>Comments</u>
Area - General	maintained. (En, S) Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En) Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.(En, S)		highlights methods in which to minimise soil erosion and control through a absorption trench method.
Part D1.15 Fences - General	To ensure fences compliment and conserve the visual character of the street and neighbourhood	Not Applicable - Not visible from street	The existing fence is to be relocated from current position to current property boundary line position.
Part D1.20 Scenic Protection Category One Areas	To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as ridges, upper slopes and the waterfront.(En,S). Maintenance and enhancement of the tree canopy.(En,S) To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component (En, S) The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development.	Yes	The proposed additions complement the existing dwelling which enhances the natural environment of the site as the predominant feature of the Pittwater landscape. No trees will be removed from the site.

5. Conclusion

The proposed renovations and additions to the dwelling at 5 Cabarita Road will be a complementary development to the existing house and its surrounding landscape. Significant consideration has been taken during the design of the proposed additions to ensure that they integrate appropriately with the landform and landscape, and that there will be no adverse effect to the ecological, scientific or aesthetic value of the site, adhering to the objectives of its development zone - C4 Environmental Living.

Care has been taken to address the planning considerations outlined in the Pittwater Local Environmental Plan 2014 (LEP 2014) which are relevant to the site of the development, including addressing the impact on the biodiversity of the site, as well as geotechnical hazard concerns. In addition to considered design, any necessary measures required to ensure minimal impact to the local environment during the construction and demolition stages of the project will be utilised.

The development is generally compliant with the requirements of the Pittwater Development Control Plan 2021.

The proposal remains a considered development which preserves and enhances the visual significance of Pittwater's natural environment.