STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of environmental effects for:

Alterations and additions to existing dwelling, Careel Bay

Date: 8th July 2021

Address: 60 Cabarita Rd. Avalon Beach NSW 2107 Lot 1 DP 208499

Prepared By: Stephen Crosby & Associates Pty. Ltd, PO Box 204 Church Pt. NSW 2105

For: G. Smith

Planning documents:

- Pittwater DCP 21
- SEPP Coastal Management
- PLEP 2018

The Application:

The application is for alterations and additions to the existing dwelling on freehold land at 60 Cabarita Road, Avalon Beach.

The proposal is set out on the drawings No. 2091 - DA01 - DA05 prepared by Stephen Crosby & Associates Pty. Ltd.

Supporting documents:

Site survey drawing prepared by H & S Land Surveyors Ref. 21011 Rev.B

Tree Assessment prepared by Julia Stanton dated July 2021

Geotechnical Report prepared by Ascent Geotechnical Consulting Ref. AG 21211 dated 2nd July 2021.

BASIX Certificate No. A422385

Schedule of Exterior Finishes.

Clause 4.6 Exemption to Development Standards, Clause 4.3 Height of Buildings

Site: 60 Cabarita Rd. Avalon Beach 2107, Lot 1 DP 208499.

The site is located on the western foreshore of Careel Bay, Pittwater. The site rises at an average grade of 35degs from a reclaimed foreshore with a stone seawall forward of the Mean High Water Mark (MHWM by Title). The site contains a dwelling with access handle driveway off Cabarita Road leading down to garage parking above the dwelling.

There is also a jetty with ramp & pontoon, and boat shed with concrete skid ramp below the MHWM.

The proposal is to renovate the interior of the ground and first floors of the dwelling and cover the enlarged waterfront deck on the first floor. The existing tiled south-east roof plane sloping down towards the water is to be replaced with a lower pitch pre-finished metal roof. This renovation work is within the footprint of the existing dwelling. The proposed new roof exceeds the 8.5m height limit under PLEP2018 and a Clause 4.6 Variation request has been submitted with the development application addressing the environmental impacts of the proposal.

The access stair from the north-east deck off the ground floor is to be relocated, leading to a small addition to the existing ground floor waterfront deck. A privacy screen shall be located along the north-east end of this ground floor deck to screen the adjacent dwelling No.58 Cabarita Road, Lot 1 DP 317092.

To the south on Lot 1 DP 516701 is a dwelling sited entirely uphill and over 9m from the subject dwelling. This property has an access handle down to the MHWM of Careel Bay.

Across the access handle benefitting No.62 is No. 66, with a full water frontage. The dwelling on this site is 9.5m from the subject dwelling.

Shadow diagrams for mid-winter support the application, showing existing and future shadows resulting from the additions to the dwelling fall largley on the subject site or the access handle to No.62. Afternoon shadows fall across the access handle and below the dwelling on No.66.

An Arborist's report has been prepared for this site to accompany this application. There is one exotic tree potentially affected by this proposal, tree T2, and it is described in the Arborist's report.

Details of the proposal are as follows:

	DWELLING Details of the propose Site area:	d are as follow 860m2	s:	
	Dwelling Ridge Height	8.3 m 7.6 m	Existing New	g- allowable 8.5m
	Balcony roof gutter	9.9m – 10.5m	New	Cl 4.6 submitted
	Storeys	3 maximum		
	Site Coverage: Dwelling- existing Dwelling- addition Decks- Carport- Paving- parking & turn Boat shed- existing TOTAL Allowable Building 40% =	113.8 0.0 82.8 29.1 131.5 <u>26.4</u> 383.6m2	m2 m2 m2 excludin m2 <u>m2</u> complies m2	ng access handle
	Hard Landscape 06% =	$= \frac{51.6}{395.6}$	<u>m2</u> m2	
Setba	c ks- house, decks & car North-west	port: 0.4m 1.3m	Existing Existing	g carport roof g timber deck

South-east	0.575m 0.80m	Existing dwelling walls and decking Proposed First Floor addition
North-east (Careel Bay)	14.1m 14.1m 15.3m 17.4m	Existing waterfront decks Existing Ground Floor rooms Proposed First Floor addition Existing Basement rooms
South-west (Cabarita Rd.)	40m plus	Existing dwelling and additions

Survey:

A detail survey of the site including the existing dwelling accompanies the application. The survey drawing indicates location of property boundaries, built structures and trees. Spot levels to AHD are shown. Neighbouring dwellings are indicated on the survey.

Geotechnical Risk:

The site is zoned potential landslip. A Geotechnical Risk Analysis report has been prepared and accompanies this application. Refer report Ref. AG 21211 prepared by Ascent Geotechnical Consulting supporting this application. Risk to the proposed structures is considered acceptable when the recommendations in Section 3.6 of the report are followed.

Ecologically sustainable development:

Stormwater from the existing building is piped to Careel Bay in accordance with existing Council recommendations.

The design of the new habitable rooms includes glazed areas for good sunlight with opening sashes and doors for cross ventilation. The site experiences good cooling sea breezes over the summer months ensuring good ventilation throughout the building.

BASIX Certificate No. A422385 supports this application. Documents 2091-DA01 lists BASIX requirements and the energy commitments for the proposal. Insulation and energy use shall be in accordance with requirements of this certificate.

Bushfire Risk:

The site is NOT zoned bush fire prone land and no Bushfire Risk Assessment was prepared for the proposal.

Tidal Inundation:

Due to the distance back from the Mean High water Mark at over 14m, and the elevation of the lowest deck being 10.39m AHD, a Coastal Engineering Report has not been submitted with this application.

External materials and colours:

The external materials and colours are shown on a Schedule of Finishes submitted with this application.

Land Vegetation:

There is one tree, noted as T2 on the Plans and in the Arborist's report, within 5m of the proposed deck addition to access the new stairs from the ground floor waterfront deck to the half landing down to the basement below.

The species, European Olive is listed on Northern Beaches Council's exempt species list. A letter from an Arborist describing the trees accompanies the application.

Access and Services:

Site access is via Cabarita Rd. The site is serviced with mains power.

Construction Methods:

Storage areas for building materials and sediment control barriers are shown on the Site Plan No.2091 - DA 01.

Excavation:

There is minor excavation for the post footing for the ground floor deck addition. Excavation for this work shall by hand and be carried out in accordance with the recommendations in the Geotechnical Report and Arborist's report submitted with the application.

Any material excavated for the footing shall be removed from the site.

Side Boundary Setback and Spatial separation:

The side boundary clearance with Lot 1 to the south-east is less than 900mm in the current dwelling. Any construction within the 900mm side boundary setback shall be non-combustible in accordance with BCA requirements for a Class 2 building.

Foreshore Building Setback Line:

All proposed works are above the Foreshore Building Setback Line.

Solar Access:

The alterations and additions to the dwelling will have no adverse impact on solar access to the habitable areas of the adjoining properties to the north-west, No.58 Cabarita Road, or to the south-west, No.62 Cabarita Road due to its higher elevation 30m back and uphill from the subject dwelling.

The neighbouring dwelling directly to the south of the subject dwelling, No.66 Cabarita Road, is separated from the subject site by a 6m access handle to Careel Bay benefitting No.62. This results is a separation distance of 11m from the outer limit of the proposed new top floor roof ridge to the nearest corner of the dwelling on No.66. At noon mid-winter the sun over the new roof ridge would fall on the ground below the floor level of the dwelling at No.66.

Mid-winter shadow diagrams for 9.00AM and noon are shown on drawing 2091-DA05. 3.00PM shadows are indicated theoretically falling below the dwelling on No.66 but would be blocked by the ridge between Careel Bay and Pittwater at this time of the year.

9.00AM mid-winter shadows would fall mostly on the subject site and not affect No.62 or

No.66.

Views:

The alterations and additions to the dwelling will have no adverse impact on views from neighbouring properties. The dwellings to the north and south of the subject site have full uninterrupted water views over Careel Bay. The dwelling No.62 between No.60 and Cabarita Road has its balcony level at 25.02m AHD, 4.59m above the proposed ridge of the subject dwelling allowing uninterrupted views over the proposed new roof to Careel Bay.

Views of the subject dwelling and the proposed additions from the Careel Bay waterway are largely unchanged as a result of the proposed works. The small bedroom addition on the top floor is directly in front of the dwelling and projects out 1.5m over the existing roof of the floor below. The 1.2m balcony in front of this addition is on the existing roof of the room below and projects no further out.

The additional width to the front balcony along the rest of top floor would have minimal visual impact from the waterway as it is directly in front of an existing balcony.

The waterfront roof is being replaced to cover the top balcony for morning sun protection to the top floor rooms. The new roof also continues above the south-west facing top floor windows on the other side of the dwelling. This results in a new ridge height being 480mm higher than the existing ridge. However, due to the setback up the slope of the land the new ridge, at 7.6m above natural ground, is actually closer to the ground than the current ridge. The new roof pitch at 8degs. is much flatter than the site with a pitch close to 30degs. This means the ridge cannot be seen above the gutter until the viewer is a considerable distance offshore from the Mean High Water Mark. At this distance the height increase at less than 0.5m would not be seen as significant.

Construction Waste Management:

Construction waste generated during building shall be taken to Kimbriki Tip for sorting and recycling where appropriate.

Sediment fences shall be installed prior to post footing excavation works where shown on Site Plan drawing No. 2091 - DA 01.

SEPP COASTAL MANAGEMENT 2018

The policy applies to this site.

Division 3 Coastal environment area

(1) (a) The alterations and additions to the existing dwelling shall have no adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment.
(b) The size, bulk and scale of the proposed alterations are in keeping with similar structures on the foreshore of Careel Bay.

(c) N/A

(d) N/A

(e) Access There are no changes to foreshore public access with this proposal.

(f) No impact envisaged. (g) N/A

(2) (a) The alterations and additions shall have no adverse impact as above.
(b) The proposal has been designed and coloured to reflect the existing dwelling and minimise impacts on the natural environment.
(c) N/A

(3) N/A

Division 4 Coastal use area

(1) (a) (i) Public access along the foreshore is unchanged with this proposal (ii) No overshadowing or loss of views.

(iii) N/A (iv) N/A (v) N/A

(b) (i) No adverse impacts anticipated (ii) N/A

(iii) N/A

(c) The size, bulk and scale of the proposed alterations and additions are in keeping with similar structures on the foreshore of Careel Bay, and Pittwater generally.

(2) N/A

Division 5 General

- 15 No increase to coastal hazards as the works are well above the Mean High Water Mark
- 16 Consent authority to consider.
- 17 Consent authority
- 18 N/A

STEPHEN CROSBY