

# **Statement of Environmental Effects**

## **Proposed Alterations & Additions and Secondary Dwelling**

**12 Bellevue Avenue  
Avalon Beach**

**for  
Kathryn Suzanne Parker**

## **A INTRODUCTION**

### **A1 GENERAL**

This report has been prepared as part of the development application to Northern Beaches Council for alterations and additions to 12 Bellevue Avenue, Avalon Beach. The aim of this report is to assess and substantiate compliance of the proposal with the applicable planning provisions and to identify the effect of the proposal on the locality.

This report forms the Statement of Effects required as part of the development application.

The owner of the site, Kathryn Parker, wishes to extend and modify the existing home to provide more living space for her growing family. She wishes to do this in a way that is sensitive to the natural environment and site. Natural materials, colours and finishes have been selected and consideration has been given to appearance, amenity, solar access, privacy and energy efficiency.

The proposal has been designed to match similar house upgrades in the area and complies with the Pittwater Council's 21 DCP requirements of the desired future character of the locality and will retain the low-density residential area characterised by the existing surrounding dwellings.

The proposal involves the use of an existing structure as a secondary dwelling.

The proposed development consists of:

- The enclosure of an existing covered rear deck at ground level to create additional internal living space.
- Floor plan to be re-configured to relocate the kitchen and bathroom and relocate one bedroom to create an open plan kitchen, living, dining room.
- Square off rear of existing dwelling and replace existing rear windows and doors with sliding stacker doors to connect the internal and external spaces.
- The addition of a new rear deck and verandah with timber framed pergola roof over the verandah, together with solid louvres within timber clad wall to rear of verandah and a BBQ area.
- The addition of a kitchen and bedroom within the existing footprint of an existing detached outbuilding near the north-west boundary; infill existing structure with framed walls and weatherboard cladding creating a secondary dwelling for in-law accommodation or future accommodation for the applicant's disabled son and his carers, mirroring the style of the main residence. In relation to the secondary dwelling, the proposal will allow for all existing landscaping to be retained, with an additional space parking already provided on site with 5 off-street spaces on the existing driveway / carport.

The bulk and scale of the built form has been minimised, with additions contained within the existing footprint / roofline. The proposal will retain the high level of privacy, amenity and solar access to adjoining residential properties and the preservation of views and vistas from public places and adjoining properties maintained.

The nature of the block of land and the design of the secondary dwelling will have no impact on the streetscape and minimal impact on adjoining property given the existing extensive special separation from neighboring structures. The intent and outcomes of the Pittwater Council's 21 DCP has been retained.

**Main Dwelling:** Entry, master bedroom, robe, ensuite, bedroom 2, bedroom 3, bedroom 4 / living, store, lounge, bathroom, kitchen, dining, living room, office, laundry, and fireplace. An area for a relocatable outdoor clothes line is provided with new rear deck and BBQ area providing outdoor amenity.

**Secondary Dwelling:** Living, dining, kitchen, bedroom with robe, bathroom, laundry and guest WC.

#### **A 1.01 PITTWATER LEP 2014**

The property is zoned R2 Low Density Residential. The proposal for alterations and additions to existing dwelling and addition of a secondary dwelling on this site is permissible under this zoning. The site is not a known archaeological site.

Secondary dwellings are also permitted with and without consent under the Affordable Housing SEPP.

#### **A 2 LOCALITY - AVALON**

The site is a rectangular block located on the western side of the middle of Bellevue Avenue. The site is residential in nature, with surrounding houses generally being single dwellings of 1 and 2 stories.

The site slopes gently from back to front (approx. 3.1 meters over 53.34 meters). The block is fully fenced. There is a single storey timber weatherboard residence with metal roof, driveway and parking space for 5 cars. There is an existing outbuilding with existing living space, bathroom and laundry.

The street is characterised by houses set back from the street and surrounded by vegetation.

The site is identified as Lot 40 DP 11462 and has a total area of 1073 sq. m.



### A 3 EXISTING STRUCTURES

*View looking west from Bellevue Avenue (inside fence line) showing existing 1 storey dwelling and existing driveway and parking area*



*View looking south-east showing existing rear of the main dwelling and deck are to be enclosed*





*View looking south-west showing existing outbuilding, with rear section to be in-filled with framed walls*



*View looking south from the middle of the yard showing area for new rear deck and verandah with timber framed pergola roof over the verandah, together with solid louvres within timber clad wall to rear of verandah and a BBQ area.*



*View looking north-east from the middle of the yard showing existing rear of the main dwelling and deck are to be enclosed.*



*View looking west over 26 Dress Circle Road from south-eastern corner boundary showing spatial separation from adjoining structures*





*View looking south-west over 24 Dress Circle Road from south-eastern corner boundary showing spatial separation from adjoining structures*



#### **A 4      SURROUNDING LAND USE AND BUILDINGS**

The site is zoned R2 Low Density Residential and is surrounded by single dwellings which are generally 1 and 2 stories in height. There is no uniformity of scale, materials or building form along the street or within the immediate precinct. Building types within the area range from single storey timber weatherboard clad cottages to larger scale brick houses. The immediate locality is predominantly residential with Avalon Primary School located on the eastern side of Bellevue Avenue and Avalon shopping precinct located at the top end of the street.

Adjoining developments are:

- **14 Bellevue Avenue**, to the north, is occupied by a single-storey weatherboard residence with metal roof.
- **10 Bellevue Avenue**, to the south is occupied by a single storey weatherboard residence with tiled roof.

#### **A 5      THE PROPOSAL**

The proposal aims to create additional and reconfigured living space within the roofline of the existing main residence that better meets the requirements of the applicant while maintaining the integrity and character of the existing home and a strong connection to the surrounding area and environment.

The proposal also proposes to create in-law accommodation, or alternatively accommodation for the applicant's disabled son and his carers in future, by creating a secondary dwelling within the roofline of the existing outbuilding structure.

Design directions that have been applied to the proposal include the following:

- Minimal disturbance to the site by utilising the existing building platform and existing parking and driveway.
- Retention of all trees.
- Retention of orientation of the proposal to take advantage of solar access and amenity.
- Consideration of existing view lines and privacy requirements of surrounding neighbours.
- Selection of materials and finishes best suited to complement the natural environment.

## **B GENERAL CONTROLS**

### **B 1 HERITAGE CONTROLS**

**B 1.1 Heritage Conservation - Items and areas listed in Pittwater Local Environmental Plan 1993**  
Not Applicable

**B 1.2 Heritage Conservation - Items within the vicinity of a heritage item or Area**  
Not Applicable

#### **B 1.3 Heritage Conservation – General**

All relevant submission requirements for the Development Application have been met. The proposal is not a Designated or Integrated Development and is not within a Heritage Conservation Area. A BASIX Certificate has been submitted with the application.

**B 1.2 Aboriginal Heritage Significance**  
Not Applicable

### **B 2 DENSITY CONTROLS**

**B 2.1 Subdivision – Rural and Large Lot Residential**  
Not Applicable

**B 2.2 Subdivision – Low Density Residential**  
Not Applicable

**B 2.3 Subdivision - Business Zoned Land**  
Not Applicable

**B 2.4 Subdivision - Light Industrial Zoned Land**  
Not Applicable

**B 2.5 Dwelling Density and Subdivision - Multi-Unit Housing**  
Not Applicable

**B 2.6 Dwelling Density and Subdivision - Shop-Top Housing**  
Not Applicable



## **B 3      HAZARD CONTROLS**

**B 3.1 Landslip Hazard**  
Not Applicable

**B 3.2 Bushfire Hazard Housing**  
Not Applicable

**B 3.3 Coastline (Beach) Hazard**  
Not Applicable

**B 3.4 Coastline (Bluff) Hazard**  
Not Applicable

**B 3.6 Contaminated Land and Potentially Contaminated Land**  
There is no evidence that the land is contaminated and there will be minimal disturbance of existing ground material in the proposal.

**B 3.7 Estuarine Hazard - Residential Development: Dwelling House and Dual Occupancy**  
Not Applicable

**B 3.8 Estuarine Hazard - Residential Development: Multi Unit Housing and Shop-Top Housing Development**  
Not Applicable

**B 3.9 Estuarine Hazard - Business, Light Industrial and Other Development**  
Not Applicable

**B 3.10 Estuarine Hazard - Subdivision**  
Not Applicable

**B 3.11 Flood Prone Land**  
The site is identified as being low risk and medium risk within the Flood Risk Management Policy 2017. A report by GZ Consulting Engineers concludes that no additional adverse flooding impacts are expected to occur to the neighbouring upstream and downstream properties as a result of the proposed development (provided that the recommendations of GZ Consulting Engineers are followed).

**B 3.13 Climate Change (Sea Level Rise and Increased Rainfall Volume)**  
Not Applicable

**B 3.13 Flood Hazard – Flood Emergency Response**  
Not Applicable

## **B 4      CONTROLS RELATING TO THE NATURAL ENVIRONMENT**

**B 4.1 Flora and Fauna Conservation Category 1 Land**  
Not Applicable

**B 4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor**  
Not Applicable

**B 4.3 Flora and Fauna Habitat Enhancement Category 2 Land**

Not Applicable

**B 4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor**

Not Applicable

**B 4.5 Biodiversity Protection Category 3 Land**

Not Applicable

**B 4.6 Wildlife Corridors**

Not Applicable

**B 4.7 Pittwater Spotted Gum Forest - Endangered Ecological Community**

The proposal will not have an adverse impact on the Pittwater Spotted Gum Forest. The proposal will not result in any loss of canopy cover or any loss in native canopy trees. The proposal shall ensure any landscaping works are made up of 80% locally native plant species from the shale slopes community.

**B 4.8 Freshwater Wetland Endangered Ecological Communities**

Not Applicable

**B 4.9 Duffys Forest Endangered Ecological Community**

Not Applicable

**B 4.10 Themeda Grasslands Endangered Ecological Community**

Not Applicable

**B 4.11 Land Adjoining Bushland**

Not Applicable

**B 4.12 Mangrove Conservation**

Not Applicable

**B 4.13 Freshwater Wetlands**

Not Applicable

**B 4.14 Development in the Vicinity of Wetlands**

Not Applicable

**B 4.15 Saltmarsh Endangered Ecological Community and Other Foreshore Vegetation**

Not Applicable

**B 4.16 Seagrass Conservation**

Not Applicable

**B 4.17 Littoral Rainforest - Endangered Ecological Community**

Not Applicable

**B 4.18 Heath land/Wood land Vegetation**

Not Applicable

**B 4.19 Estuarine Habitat**

Not Applicable

**B 4.20 Protection of Estuarine Water Quality**

Not Applicable

**B 4.21 Bush-Stone Curlew Habitat**

Not Applicable

**B 4.22 Preservation of Trees and Bushland Vegetation**

The proposal will not have an adverse impact on any trees or bushland vegetation. It is not proposed to remove any trees.

**B 5 WATERMANAGEMENT**

**B 5.1 Water Management Plan**

The proposal includes a comprehensive soil and water management plan. Refer to DWG J-02-DA.

**B 5.3 Greywater Reuse**

The proposal will connect to the Sydney Water central reticulation system.

**B 5.4 Stormwater Harvesting**

The proposal will retain the existing stormwater system. Total increase of impervious surfaces is 40 sq m and the proposal will not have an adverse impact on the existing stormwater system.

**B 5.5 Stormwater Management - Rainwater Tanks – Business, Light Industrial**

Not Applicable

**B 5.5 Stormwater Management - Rainwater Tanks – Water Supply**

Not Applicable

**B 5.7 Stormwater Management - On-Site Stormwater Detention**

The OSD requirements are met by the proposal as the increase in total impervious area is less than 50m<sup>2</sup>.

**B 5.8 Stormwater Management – Water Quality – Low Density Residential**

Not applicable to the proposal as the increase in total impervious area is less than 50 sq m.

**B 5.9 Stormwater Management – Water Quality – Other than Low Density Residential**

Not applicable

**B 5.10 Stormwater Discharge into Public Drainage System**

The property benefits from existing open stormwater drainage channels along the western, northern and southern boundaries connected to a public drainage system by gravity means to which it would naturally flow at the eastern boundary.

**B 5.11 Stormwater Discharge into Waterways and Coastal Areas**

Not Applicable.

**B 5.12 Stormwater Drainage Easements, Stormwater Drainage Systems and Natural Watercourses**

There are no existing Public Stormwater Drainage Systems or Natural Watercourses on the property.



**B 5.13 Development on Waterfront Land**

Not Applicable.

**B 5.14 Stormwater Drainage Easements**

Not Applicable.

**B 6 ACCESS AND PARKING**

**B 6.01 Access Driveways and Works on the Public Road Reserve**

An existing access driveway from existing kerb & crossover at Bellevue Avenue is to be retained. The existing kerb & crossover will remain.

**B 6.2 Internal Driveways**

The existing driveway will remain and no change in gradient is proposed.

**B 6.04 Internal Driveways - All Development other than Dwelling Houses and Dual Occupancy**

Not Applicable

**B 6.3 Off-Street Vehicle Parking Requirements - Dwelling Houses and Dual Occupancy.**

The proposal meets the requirements for off-street parking. 3 parking spaces are required and 5 are to be retained - 2 in the carport and 3 on the driveway.

**B 6.5 Access driveways and Works on Road Reserves on or Adjacent to a Main Road**

Not Applicable

**B 6.6 On-Street Parking Facilities**

Not Applicable

**B 6.7 Transport and Traffic Management**

Not Applicable

**B 6.8 Access driveways and Works on Public Road Reserves on or Adjacent to a Commercial Centre Primary Road**

Not Applicable

**B 6.8 Access driveways, Internal driveways and Off-Street Parking Requirements – Scotland Island**

Not Applicable

**B 8 SITE WORKS MANAGEMENT**

**B 8.1 Construction and Demolition - Excavation and Landfill**

The proposal will require no excavation.

**B 8.2 Construction and Demolition - Erosion and Sediment Management/Waste Minimisation/Site Fencing and Security**

Erosion and sediment control measures will be used to prevent the migration of sediments from the site during any earthworks.

**B 8.3 Construction and Demolition - Waste Minimisation**

Waste materials generated through demolition, excavation and construction works will

be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

**B 8.4 Construction and Demolition - Site Fencing and Security**

The site will be protected by site fencing for the duration of the works.

**B 8.5 Construction and Demolition - Works in the Public Domain**

No works are proposed in the public domain. Any works that are required will obtain relevant permits and provide protection and barriers in accordance with Council policy.

**B 8.6 Construction and Demolition - Traffic Management Plan**

No works are proposed that will require the removal of excavated materials or the importation of fill materials greater than 100m<sup>3</sup>

**C 1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

**C 1.1 Landscaping**

Existing landscaping is to be retained.

**C 1.2 Safety and Security**

The proposed residence includes adequate lighting and surveillance of visitors approaching the front door.

**C 1.3 View Sharing**

Primary views from neighbouring dwellings are to the east and will be unaffected by the proposal.

**C 1.4 Solar Access**

The proposal is sited and designed to maximise solar access during mid-winter. Shadow diagrams show that at least 3 hours of sunlight are maintained to the private open space and principal living areas in mid-winter to all neighbours.

**C 1.5 Visual Privacy**

The proposal has been designed to take into consideration any privacy issues with the adjoining neighbours. All ground floor windows on the southern elevation are either opaque or have an elevated sill height to ensure visual privacy is maintained.

**C 1.6 Acoustic Privacy**

Bedroom areas are separate from the living spaces and will be insulated for acoustic privacy.

**C 1.7 Private Open Space**

Private open space is provided at ground level adjacent to the living areas in the form of decks, lawned and planted garden areas and clothes drying areas.

**C 1.8 Dual Occupancy Specific Controls**

The visual bulk and scale, and footprint of the site remains unchanged. Natural vegetation and landscaping is retained. Each dwelling remains single storey only. Maximum floor space ratio provisions are not exceeded.

**C 1.9 Adaptable Housing and Accessibility**

The proposal allows for level access to the dwelling and the secondary dwelling.

**C 1.10 Building Facades**

No changes to the building façade are proposed.

**C 1.11 Secondary Dwellings and Rural Worker's Dwellings**

The visual bulk and scale, and footprint of the site remains unchanged. Natural vegetation and landscaping is retained. Each dwelling remains single storey only. Maximum floor space ratio provisions are not exceeded. Not more than 2 dwellings are erected on the lot. Potential provision of rental accommodation is provided.

**C 1.12 Waste and Recycling Facilities**

The proposal allows for waste and recycling facilities requirements.

**C 1.13 Pollution Control**

The development will be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, and noise or land pollution.

**C 1.14 Separately Accessible Structures**

Not Applicable

**C 1.15 Storage Facilities**

Not Applicable

**C 1.16 Ancillary to a Dwelling - Tennis Courts**

Not Applicable

**C 1.17 Swimming Pool Safety**

Not Applicable

**C 1.18 Car/Vehicle/Boat Wash Bays**

Not Applicable

**C 1.19 Incline Passenger Lifts and Stairways**

Not Applicable

**C 1.20 Undergrounding of Utility Services**

Not Applicable

**C 1.21 SEPP Seniors Living Developments**

Not Applicable

**C 1.23 Eaves**

Not Applicable

**C 1.24 Public Road Reserve - Landscaping and Infrastructure**

Not Applicable

**C 1.25 Plant, Equipment Boxes and Lift Over-Run**

Not Applicable

**D 1 AVALON BEACH LOCALITY****D 1.1 Character as viewed from a public place**

The proposal achieves a high quality of design and is consistent with the desired future character of the locality. The proposal incorporates or retains design elements such as



roof forms, textures, materials, the arrangement of windows, spatial separation, and landscaping that are compatible with the design themes for the locality.

**D 1.2 Character - Avalon Beach Village**

Not Applicable

**D 1.4 Scenic protection – General**

The visual impact of the property from the road has been preserved.

**D 1.5 Building colours, materials and construction**

All finishes are of low reflectivity. Materials are painted natural timber and corrugated steel roofing.

**D 1.8 Front building line**

The proposal complies with a minimum setback of 6.5m.

**D 1.9 Side and rear building line**

The proposal meets the side boundary setback requirement of at least 1.0m to one side and 2.5 m to the other. The proposal does not meet the rear building setback of 6.5m, in that the rear of the outbuilding proposed to be infilled has a rear setback of 0.9m. The applicant requests a variation to this control on the basis that the proposal is within the footprint of an existing outbuilding that was constructed on the site circa 50 plus years ago. The proposal does not involve construction, only use of that existing structure.

The proposal has a minimal impact on the adjoining lot. The adjoining lot is known as 26 Dress Circle Road. The area immediately adjacent to the boundary on 26 Dress Circle Road contains a swimming pool at a distance of circa 6m from the boundary, and the separation distance between the existing outbuilding on 12 Bellevue Avenue and the existing dwelling at 26 Dress Circle Road is more than 30m. Existing vegetation on the western side of the boundary on 26 Dress Circle Road screen the outbuilding. A change in gradient at the boundary results in the proposed in-filled rear wall of the outbuilding shall be at or below the fence line, further screening the structure. No windows are proposed within the outbuilding on the western side fronting the western boundary, and no change to the visual amenity of the structure when viewed from the adjoining properties will result from the proposal.

**D 1.10 Foreshore building line**

Not Applicable

**D 1.11 Building envelope**

The proposal is within the required building envelope.

**D 1.12 Building envelope - Avalon Beach Village**

Not Applicable

**D 1.13 Landscaped Area**

The maximum site coverage permitted is 50%.

Total proposed landscape area is 55% including impervious landscape treatments for outdoor recreational purposes, which is more than the 50% required (see Site Coverage Table).

#### Site Coverage Table

<b>SITE AREA:</b>	<b>1073 sq m</b>
<b>REQUIRED LANDSCAPE AREA</b>	<b>536.5 sq m (50%)</b>
<b>6% VARIATION</b>	<b>64.38 sq m (6%)</b>
<b>EXISTING LANDSCAPE AREA</b>	<b>630 sq m (58.7%)</b>
<b>PROPOSED LANDSCAPE AREA</b>	<b>590 sq m (55.0%)</b>

#### **D 1.14 Site coverage - Environmentally Sensitive Land**

Not Applicable

#### **D 1.15 Fences- General**

Not Applicable

#### **D 1.16 Fences - Flora and Fauna Conservation Areas**

No changes to the existing fences are proposed.

#### **D 1.17 Retaining walls, terracing and undercroft areas**

No new retaining walls are proposed.

#### **D 1.18 Development mix of shop-top housing - Avalon Beach Village**

Not Applicable

#### **D 1.19 Character of Public Domain - Avalon Commercial Centre**

Not Applicable

#### **D 1.20 Scenic Protection Category One Areas**

Not Applicable