

# Statement of Environmental Effects

Development Application – 61 Dolphin Crescent, Avalon Beach (Lot 22 DP 28663)

## 1. Introduction

This Statement of Environmental Effects (SEE) supports a Development Application for alterations and additions to the existing dwelling at 61 Dolphin Crescent, Avalon Beach. The proposal involves the construction of a single-storey extension comprising one additional bedroom with an en-suite (a 'parents' retreat'). No demolition of the primary structure is proposed, and all construction occurs within the established residential footprint of the site. Site disturbance is minimal.

## 2. Site Description

Address: 61 Dolphin Crescent, Avalon Beach NSW 2107

Lot and DP: Lot 22 DP 28663

Zoning: C4 Environmental Living (Pittwater LEP 2014)

Site Area: 695 m<sup>2</sup>

Existing GFA: 166.29 m<sup>2</sup>

Proposed Addition: 67 m<sup>2</sup>

Total Proposed GFA: 233.29 m<sup>2</sup>

The site contains native canopy trees within the rear yard but is otherwise improved with an existing residential structure, landscaping, and hardstand areas. It is mapped on the Biodiversity Values Map and is within the Pittwater Spotted Gum Forest Endangered Ecological Community area.

## 3. Proposed Development

The development includes the following

- Addition of a single-storey side and rear extension containing one bedroom, one en-suite and one walk in wardrobe
- No removal of any native vegetation or canopy trees
- Minor excavation for footings
- Landscaping in accordance with the submitted Concept Landscape Plan.
  - **Note:** The Concept Landscape Plan is a preliminary document intended to show our commitment to improving the site's environmental value. A detailed plan will follow, incorporating increased native planting and habitat features such as bat boxes, in line with the Flora and Fauna Assessment. The overall aim is to leave the site in a stronger ecological condition than it is currently.

The Arboricultural Impact Assessment confirms all native trees will be retained, with works occurring outside the nominated Tree Protection Zones in accordance with AS 4970-2009.

## 4. Planning Controls and Compliance

### 4.1 Pittwater Local Environmental Plan 2014

- Zoning (C4 Environmental Living): The proposal is permissible with consent and aligns with the zone objectives.
- Floor Space Ratio: Proposed FSR is approximately 0.34:1, well below the typical C4 threshold of 0.5:1.
- Clause 7.6 – Biodiversity: The Flora and Fauna Assessment confirms no significant impacts, no vegetation clearing, and no BOS trigger.

### 4.2 Pittwater 21 Development Control Plan 2014

- Control B4.7 – Pittwater Spotted Gum Forest: All canopy trees are retained. A Tree Protection Plan and Arboricultural Assessment support the application.
- Landscaping: A Concept Landscape Plan proposes native planting consistent with local EEC species.
- Built Form & Amenity: The extension is modest, low-scale, and maintains required setbacks, with no adverse overshadowing or bulk impacts.

### 4.3 Relevant SEPPs

- SEPP (Sustainable Buildings) 2022: Exempt under Chapter 3 – development is wholly residential and under the cost threshold.
- SEPP (Resilience and Hazards) 2021: The site is not mapped as bushfire-prone or flood-affected.
- SEPP (Biodiversity and Conservation) 2021: No critical habitat or declared conservation agreements apply to the site.

## 5. Environmental Impacts and Mitigation

- Vegetation and Biodiversity: No trees removed. Tree protection measures in place. Arborist and ecologist confirm no adverse impacts.
- Stormwater: Managed via Stormwater Management Plan and supporting letter. No impact on adjoining properties.
- Amenity: Addition is sympathetic to existing dwelling and character of the area.
- Waste: A Waste Management Plan has been submitted. Construction waste will be managed via on-site skip bins from Northern Beaches Skip Bins, with recycling at Kimbriki.
- Waste Storage Areas: Site Plan includes waste and bin locations for both temporary and long-term waste management.
- Soil Disturbance: Minor excavation only. Clean fill disposal planned. No large-scale cut and fill.

## 6. Conclusion

This proposal reflects a minor, well-considered addition to an existing dwelling. Environmental impacts have been assessed and minimised through supporting reports and compliance with relevant planning controls. All applicable LEP, DCP, and SEPP requirements have been addressed. Council is respectfully requested to support the application.

Matthew Dent  
Applicant  
0414 804 958  
matthew.l.dent@gmail.com