

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Carport

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Statement of Environmental Effects

Proposed Carport

122 Hudson Parade, Clareville

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a development application proposing alterations and additions to the dwelling comprising a new carport and driveway extension.

The carport will provide additional off-street parking as required by the occupants of the home and their visitors. The existing streetscape circumstance does not provide feasible on-street parking opportunities. This report will demonstrate that the additional off-street carparking is acceptable given that it will be screened by existing vegetation at the front of the site and to that extent will not be discernible in a streetscape context. Further, the proposal will reduce the demand for on-street parking and in doing so enhance the amenity of surrounding land.

In addition to this SEE, the application is also accompanied by the following:

- Architectural Plans
- Survey
- Stormwater Management Plans
- Arborist Report

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act 1979 (**EP&A Act**),
- Environmental Planning and Assessment Regulation 2021,
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**), and
- Pittwater 21 Development Control Plan 2012 (**P21 DCP**).

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

2 Site Analysis

2.1 Site Description and location

2.1.1 The Site

The site has a legal description of Lot 26 in DP 13291 and is commonly referred to as 122 Hudson Parade, Clareville. The site is an irregular shaped allotment

An aerial location photograph is at Figure 1 below.



Figure 1: Aerial photograph of the subject site

The subject site measures 1253m². Access to the site is provided from Delecta Avenue with the dwelling predominately orientated to the Delecta Avenue frontage.

The topography of the site slopes down from Hudson Parade to the Delecta Avenue frontage approximately 8m and has a crossfall across the site in an easterly direction. A number of trees are identified on the survey provided. An arborist report is provided with regards to the trees within the vicinity of the proposed carport.

The subject property is currently occupied by a detached dwelling house with garage accommodation accessed from Delecta Avenue. A dense hedge delineates the Delecta Avenue frontage of the property as depicted in the following images. There are no on-street carparking opportunities adjacent to the subject property with the roadway reduced to a single width adjacent to the property.



Figure 2: Subject property as viewed from Delecta Avenue with a dense hedge screening the location of the proposed carport.



Figure 3: View looking west along Delecta Avenue past subject site demonstrating absence of available on-street parking.

Development in the local area is predominately single dwellings. The low side of Delecta Avenue adjoins the waterfront of Clareville Beach Reserve. The site is not mapped as being a heritage item, within a heritage conservation area nor within proximity to identified heritage items.

3 Description of Proposed Development

3.1 Details of the proposed development

The proposed works are detailed on the architectural plans prepared by Progressive Plans. Specifically, the works include:

- New carport
- Extension to the existing driveway.

The application is supported by an arborist report which assesses 10 trees which will be retained.

Stormwater management plans are provided detailing drainage of the driveway extension

A geotechnical report confirms that the works do not pose an unacceptable risk with regard to the landslide.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the EP&A Act, as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

An assessment of the relevant provisions of PLEP 2014 is undertaken, below.

4.1.1 Zoning

PLEP 2014 applies to the subject site and this development proposal. The subject site is located within the C4 Environmental Living zone. Dwelling houses and secondary dwellings are permissible with consent.

The objectives of the R2 zone are considered as follows:

- *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.*

Council can be satisfied that the proposed works are consistent with the objectives of the zone. Accordingly, there is no statutory zoning or zone objective impediment to the granting of approval to the proposed development.

4.1.2 Height of Buildings

Pursuant to clause 4.3(2) and the Height of Buildings Map of PLEP 2014, the site has a maximum building height limit of 8.5m. The objectives of the clause are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*

(d) to allow for the reasonable sharing of views,

(e) to encourage buildings that are designed to respond sensitively to the natural topography,

(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

The carport will sit comfortably below the 8.5m height standard.

4.1.3 Acid Sulfate Soils

The site is identified within Class 5 on the Acid Sulfate Soils Map of PLEP 2014. The proposed development does not involve 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.

4.1.4 Biodiversity

The site is identified as “Biodiversity” on the Biodiversity Map of PLEP 2014. The consent authority can be satisfied that the proposed development has been designed, sited and will be managed to avoid any significant adverse environmental impact, consistent with the provisions of clause 7.6 of PLEP 2014.

The arborist report assessed 10 trees that were in proximity to the development which are proposed to be retained.

4.1.5 Geotechnical Hazards

The site is identified as being within Geotechnical Hazard H1 on the Geotechnical Hazard Map of PLEP 2014. The application is supported by a Geotechnical Risk Management Report by AscentGeo Geotechnical Consultants that considers each of the matters prescribed by clause 7.7(3) of PLEP 2014, and confirms that the development has been design, sited and will be constructed to minimise risk, consistent with the provisions of clause 7.7(4) of PLEP 2014.

4.2 Pittwater 21 Development Control Plan

4.2.1 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the P21 DCP is detailed as follows:

Control	Requirement	Proposed	Compliance
Part B General Controls			
B3.1 Landslip Hazard	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.	The application is supported by a Geotechnical Risk Management Report by AscentGeo Geotechnical Consultants, consistent with Council's Geotechnical Risk Management Policy for Pittwater.	Yes
B4.2 Flora and Fauna Conservations Category 1 and Wildlife Corridor	Development shall result in no significant onsite loss of canopy cover and no net loss in native canopy trees	No canopy trees will be lost with the proposed works. An arborist report assessed 10 trees and all of them will be retained and protected during construction.	Yes
B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor	Development shall not negatively impact on threatened species, endangered populations or endangered ecological communities.	No canopy trees will be lost with the proposed works. An arborist report assessed 10 trees and all of them will be retained and protected during construction.	Yes
B5.15 Water Management	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The application is accompanied by Stormwater Management Plans which demonstrate consistency with Council's Water Management for Development Policy.	Yes
B6.3 Off-Street Vehicle and Parking Requirements	2 spaces (minimum)	A minimum of 2 spaces are provided.	Yes

Control	Requirement	Proposed	Compliance
B8.1 Construction and Demolition - Excavation	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.	The application is supported by a Geotechnical Risk Management Report by White Geotechnical Consultants, consistent with Council's Geotechnical Risk Management Policy for Pittwater. A waste management plan is provided with this application also.	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.	The application is supported by a Construction and Demolition Waste Management Plan.	Yes
B4.22 Preservation of Trees and Bushland Vegetation	To protect and enhance the urban forest of the Northern Beaches. To effectively manage the risks that come with an established urban forest through professional management of trees.	An arborist report by Treeism has been prepared and accompanies this application. 10 Trees have been assessed and all 10 will be retained and protected during construction.	Yes
C1 Design Criteria for Residential Development			
C1.1 Landscaping	A built form softened and complemented by landscaping. Landscaping that reflects the scale and form of development.	The proposed will have a minor impact on the existing landscaping across the site. No trees are being removed to facilitate the carport.	Yes
C1.3 Views	All new development is to be designed to achieve a reasonable	No views will be impacted.	Yes

Control	Requirement	Proposed	Compliance
	sharing of views available from surrounding and nearby properties.		
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>The application is supported by Shadow Diagrams which are provided within the architectural set.</p> <p>The proposed will have no solar access impacts to adjoining properties.</p>	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 (measured from a height of 1.7 metres above floor level).	No visual privacy concerns arise from the carport.	Yes
C1.6 Acoustic Privacy	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources,	The proposed development is unlikely to result in any adverse acoustic privacy	Yes

Control	Requirement	Proposed	Compliance
	including main roads, parking areas, living areas and communal and private open space areas and the like.	impacts above that of a typical residential dwelling.	
C1.7 Private Open Space	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres.	More than 80m ² of private open space is provided across the site.	Yes
Part D1 Clareville Locality			
D1.1 Character as viewed from a public place	<p>The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.</p> <p>The bulk and scale of buildings must be minimised.</p> <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,</p>	This is address at the end of this compliance table.	Yes

Control	Requirement	Proposed	Compliance
	or 7.5 metres, whichever is the lesser.		
D1.5 Building Colours	Dark and earthy tones	The proposed development incorporates natural materials and finishes to blend with the surrounding natural environment.	Yes
D1.8 Front Building Line	6.5m	Access is provided from Delecta Avenue and that is taken as the front boundary in this instance. The bulk of the carport complies with the 6.5m front setback. The northeast corner is minorly encroaching within the 6.5m. Further commentary regarding the streetscape presentation is provided at the end of this table.	No
D1.9 Side and Rear Building Lines	1m to one side, 2.5m to the other. 6.5m to rear.	Complies	Yes
D1.11 Building envelope	Development is to be maintained below planes projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height.	Complies	Yes
D1.13 Landscaped Area	60% minimum	761.86m ² or 60.8%.	Yes

4.2.2 Character When Viewed from a Public Place

As mentioned previously, the intent of the carport is to provide additional off-street parking for the occupants. The carport will be an open lightweight structure and does not create any unreasonable visual impacts when viewed from Delecta Avenue. The street in this location does not facilitate off-street parking and the occupants require additional parking in addition to those provided within the existing garage. The carport achieves a high level of compliance with the applicable planning controls which speaks to its reasonableness. Dense hedges are located on the boundary which achieves a high level of screening such that it will not be readily discernible in a streetscape context as depicted in Figures 2 and 3.

These images demonstrate that there are no on-street parking opportunities within proximity of the site. The carport will be adequately screened from the street via the existing hedges. In this regard, the proposal will not have an adverse impact on the character of the area and will have a positive impact on access and parking in the area with the increase in off-street parking at the subject site.

4.3 Matters for Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

(i) *any environmental planning instrument*

The proposed dwelling is permissible and consistent with the objectives of PLEP 2014 and P21 DCP as they are reasonably applied to the proposed works given the constraints imposed by the site's location, environmental and topographical characteristics.

(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 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 instruments that are applicable in relation to the proposed development.

(iii) *Any development control plan*

P21 DCP applies and the relevant provisions have been considered in this statement.

(iiia) *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*

N/A

(iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

- (v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

- (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,*

[The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

Context and Setting

- i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

These matters have been discussed in the body of this report.

- ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*

- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The development provides adequate carparking facilities in conformity with the objectives of P21 DCP.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

This matter has been discussed in detail in the body of this report.

Flora and Fauna

The proposal will result not result in any unreasonable impacts upon flora and fauna.

Waste Collection

The proposed development provides appropriate onsite waste storage, with waste to be collected from the street weekly by Council's contractors.

Natural hazards

The application is supported by technical reports addressing the natural hazards that affect the site.

Economic Impact in the locality

The proposed development will generate temporary employment during construction, which is appropriate given the residential nature of the site.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*

- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) *The suitability of the site for the development*

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography and constraints of the site, is of adequate area, and is a suitable design solution for the context of the site.

(d) *Any submissions received in accordance with this act or regulations*

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) *The public interest*

The proposed works are permissible and consistent with the intent of the PLEP 2014 and P21 DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposal is permissible and in conformity with the objectives of PLEP 2014 as they reasonably relate to this form of development on this particular site, and the guidelines contained within the P21 DCP.

The proposed development responds positively to the desired future character of the Avalon Locality and is appropriately located on the site. The works will provide for additional off-street parking while maintaining a high level of amenity for adjoining neighbours.

The identified non-compliances DCP non-compliances have been acknowledged and appropriately justified. Such variations succeed pursuant to section 4.15(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.

Having given due consideration to the matters pursuant to Section 4.15(1) of the EP&A Act as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance, and that the development is appropriate on merit and worthy of approval.

Boston Blyth Fleming Pty Limited

Greg Boston

Director