
STATEMENT OF ENVIRONMENTAL EFFECTS

21A CENTRAL ROAD
AVALON BEACH NSW 2107



for

ROSS AND VICKI PLAYER

prepared by

FORM architects (aust) pty ltd

MAY 2019



Nominated Architect
RON EDGAR (B ARCH FAIA)
NSW Registered Architect #5022
Architect / Heritage Consultant

FORM architects (aust) pty ltd
architecture • heritage • conservation • project coordination • due diligence

113 Queen Street NORTH STRATHFIELD NSW 2137 Australia
PO Box 967 WAHROONGA NSW 2076 Australia

T 02 8765 8800
E form@formarchitects.com.au
W www.formarchitects.com.au

REVISION	DESCRIPTION	APPROVED	DATE
A	FINAL ISSUE FOR SUBMISSION	RE	MAY 2019

CONTENTS

CONTENTS	3
1.0 INTRODUCTION	4
1.1 overview	4
2.0 SITE LOCATION	4
2.1 Site location & its Context	4
3.0 THE PROPOSED DEVELOPMENT.....	6
3.1 Summary of proposal	6
4.0 PLANNING ASSESSMENT	6
4.1 Pittwater Local Environmental Plan 2014.....	6
4.2 Pittwater 21 Development Control Plan	8
5.0 CONCLUSION	9

LIST OF FIGURES

Figure 1 Subject property at 21A Central Road, Avalon Beach. (Source: SixMaps)	4
Figure 2 Aerial image of the subject property. (Source: SixMaps)	5
Figure 3 Front elevation of the subject property. (Source: FORM architects).....	5
Figure 4 Extract Land Use Zones Map of Pittwater LEP 2014 indicating the subject property being in the R2 Zone Low Density Residential – Sheet LZN_016 (Source: Legislation NSW)	6
Figure 5 Extract Height of Buildings Map of Pittwater LEP 2014 – Sheet HOB_016 (Source: Legislation NSW)	7
Figure 6 Extract Acid Sulfate Soils Map of Pittwater LEP 2014 – Sheet ASS_016 (Source: Legislation NSW) ..	7

1.0 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared for Ross and Vicki Player (the owners) to accompany the Development Application to Northern Beaches Council for the proposed alterations and additions at 21A Central Road, Avalon Beach.

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment and amenity of neighbouring properties in accordance with the requirements of Section 4.15, Evaluation of the Environmental Planning and Assessment Act 1979 (formerly known as Section 79C) specifically, including:-

- Pittwater Local Environmental Plan 2014 (LEP)
- Pittwater 21 Development Control Plan (DCP)

This report is to be read in conjunction with the following associated documents and plans prepared by FORM architects (aust) Pty Ltd as part of this Development Application:-

- Architectural Plans (See Appendix A)
- Completed DA form, checklists and owner's consent

2.0 SITE LOCATION

2.1 SITE LOCATION & ITS CONTEXT

The subject property is identified as 21A Central Road, Avalon Beach with title description of Lot 4 in DP 565095. It is situated in the Northern Beaches Local Government Area. The property is located on the southern side of Central Road with its southern boundary sharing with the laneway bordering Avalon Beach Bowling and Recreation Club (Figure 1). The property is an irregular-shaped lot and is identified in the aerial image at Figure 2.



Figure 1 Subject property at 21A Central Road, Avalon Beach. (Source: SixMaps)



Figure 2 Aerial image of the subject property. (Source: SixMaps)



Figure 3 Front elevation of the subject property. (Source: FORM architects)

The subject property contains an extant single level brick veneer dwelling. This dwelling was built in 1980 on the subject property that has a site area of 1245m². It is zoned R2 – Low Density Residential and detailed analysis of the compliance with applicable planning controls are repeated in 4.2.

3.0 THE PROPOSED DEVELOPMENT

3.1 SUMMARY OF PROPOSAL

The proposed work is to reconfigure the internal layout of the existing house, which involves the following minor works:-

- A new carport to the east of the existing house;
- An extension to the existing rear terrace;
- A new entry door at the front (north) of the house;
- Reconfigure the existing roof as a transverse gable to provide cover to the rear terrace;
- Reroofing of the house with metal roofing.

4.0 PLANNING ASSESSMENT

The relevant matters for consideration under Section 4.15 Evaluation of the Environmental Planning & Assessment Act 1979 are as follows:-

4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Part 2 Clause 2.1 Land Use Zones

The subject site is zoned R2 – Low Density Residential under the provisions of *Pittwater Local Environmental Plan 2014*. The proposed works are permissible within the zone.

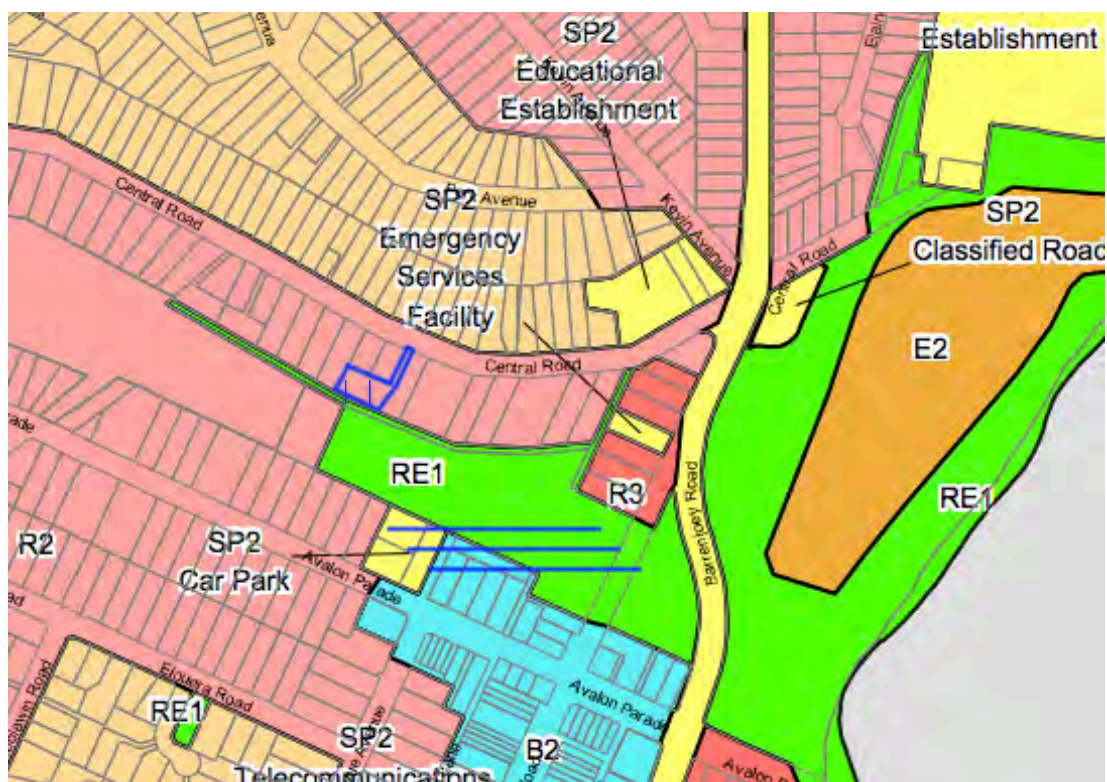


Figure 4 Extract Land Use Zones Map of Pittwater LEP 2014 indicating the subject property being in the R2 Zone Low Density Residential – Sheet LZN_016 (Source: Legislation NSW)

Part 4 Clause 4.3 Height of Buildings

The maximum building height applicable to the subject property is 8.5m under the provisions of *Pittwater Local Environmental Plan 2014*. The proposed maximum height is 4.82m at the ridge of the new transept roof.

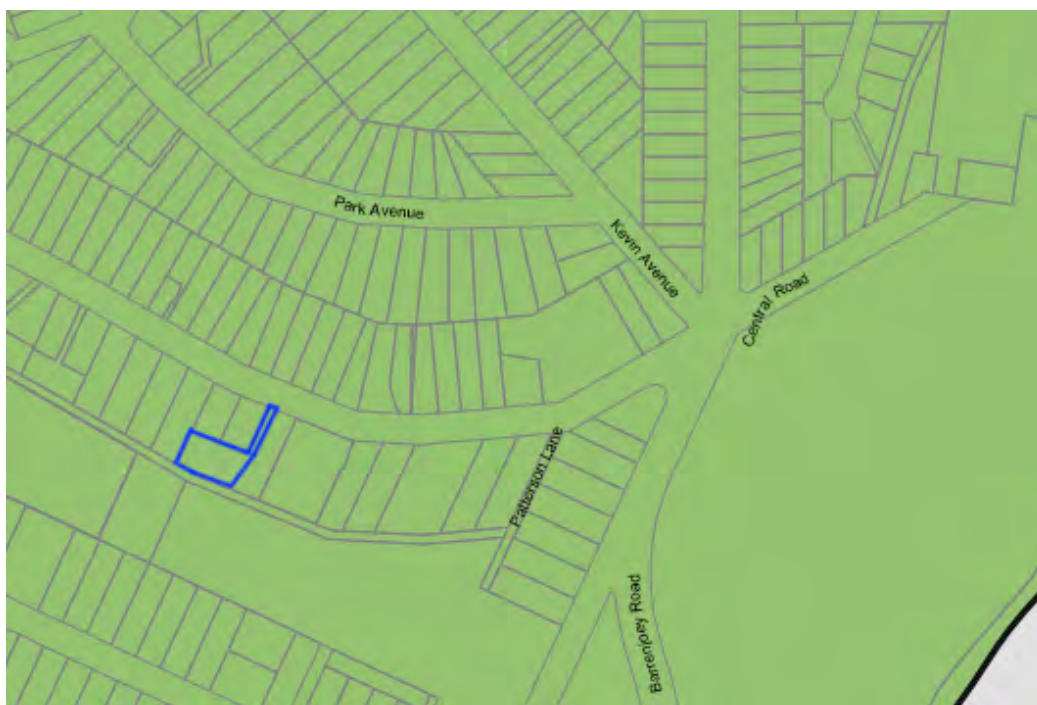


Figure 5 Extract Height of Buildings Map of Pittwater LEP 2014 - Sheet HOB_016 (Source: Legislation NSW)

Part 4 Clause 7.1 Acid Sulfate Soils

The subject property is situated on land of Class 4 & 5 of Acid Sulfate Soils. The proposed work does not involve any excavation and all work will be above ground. The proposal does not disturb, expose or drain acid sulfate soils.

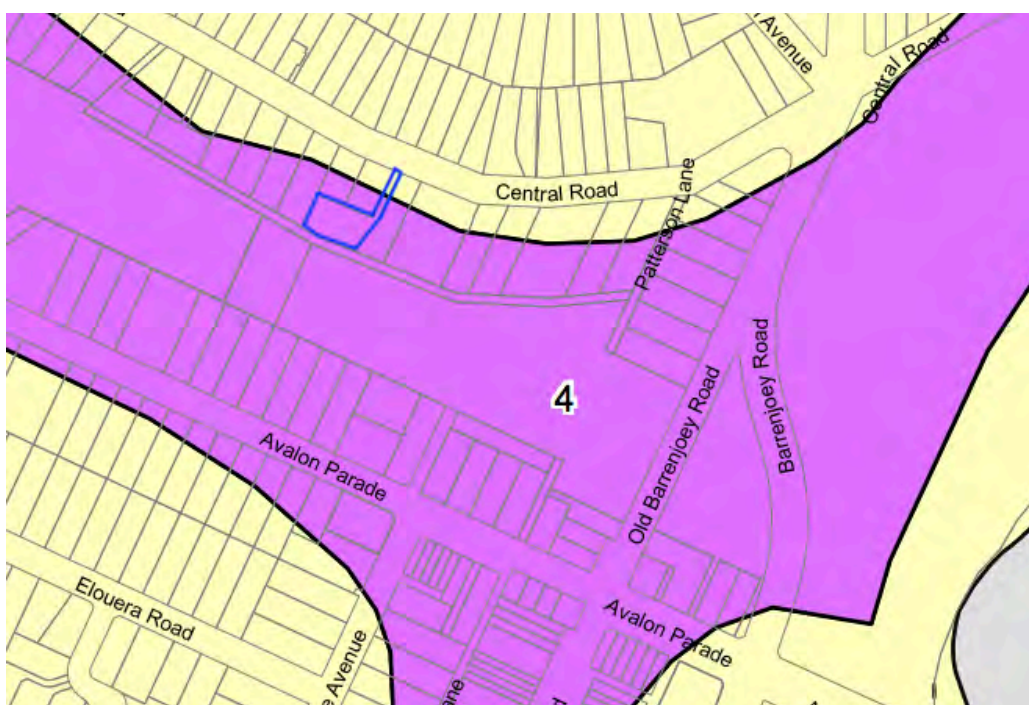
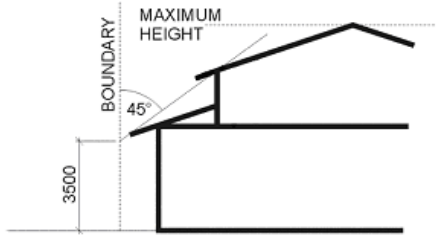


Figure 6 Extract Acid Sulfate Soils Map of Pittwater LEP 2014 - Sheet ASS_016 (Source: Legislation NSW)

4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN

Section D Locality Specific Development Controls of Pittwater 21 DCP applies to the subject site.

CLAUSE	COMMENT	COMPLIES
D1.5 Building Colours and Materials <i>A description and explanation of the proposed external colours and materials in terms of minimisation of adverse visual impact demonstrating that the proposal:</i> <ul style="list-style-type: none"> enhances the visual quality and identity of the streetscape; utilises colours and materials which harmonise with the natural environment; minimises the visual prominence of the development; achieves the informal beachside appearance of the Avalon Beach Village; 	A description and explanation of the proposed external colours and materials are detailed in the External Finishes details in accompanying the Architectural Plans.	Yes
D1.8 Front Building Line <i>Minimum front building line shall be in accordance with the building line applicable to zone R2 Low Density Residential, 6.5 metres or established building line, whichever is the greater.</i>	The proposal does not alter the existing front building line.	Yes
D1.9 Side and Rear Building Line <i>The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be 2.5 at least to one side; 1.0 for other side</i> <i>6.5 rear (other than where the foreshore building line applies)</i>	Side Setback 6.3m (West) – No Change 1.7m (East) – Carport addition Rear Setback No Change – except for overhang of roof to terrace	Yes
D1.11 Building Envelope Buildings are to be sited within the following envelope:  <p style="text-align: center;">STREET FRONTAGE</p>	The proposal remains a single storey dwelling with maximum height at the ridge being 4.82m.	Yes
D1.13 Landscaped Area Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.	The site area of the subject property is 1245m ² . Proposed landscaped area remains 625m ² .	Yes

CLAUSE	COMMENT	COMPLIES
<p>D1.17 Construction, Retaining Walls, Terracing and Undercroft Areas. <i>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</i></p> <p><i>Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</i></p> <p><i>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</i></p> <p><i>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</i></p>	<p>The carport is a framed structure with timber posts as support for the terrace cover.</p>	<p>Yes</p>

5.0 CONCLUSION

The impact of the proposed development has been assessed in accordance with the provisions of Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 and is considered to satisfy the general objectives and the applicable standards of Pittwater LEP 2014 and Pittwater 21 DCP.

The design of the proposed alteration and additions to the existing house, including new carport and re-roofing, is compatible with the existing dwelling and its setting. The works are of a relatively minor nature and do not result in any adverse impacts on the amenity of occupants of adjoining properties.



FORM architects (aust) pty ltd

Ron Edgar B Arch FAIA

Architect & Heritage Consultant

Nominated Registered Architect nswarb no.5022