Statement of Environmental Effects

for proposed alterations and additions to existing dwelling and in-ground pool

at 37 Patrick Street, Avalon

1.0 Locality Description

The subject site is located on the south side of Patrick Street, Avalon. It sits at the base of a tall hill to the south west where the land begins to flatten out before it reaches Carell Bay approximately 300m to the north west. Patrick Street sits diagonally across this slope so that the road and site falls from south to north and east to west. The street and the properties opposite the site step down sharply in levels from the subject dwelling such that it enjoys fairly open views to the north west. A mix of tall and medium height trees, hedges and medium sized shrubs align the street, in some cases providing a highly defined street edge. Two properties immediately to the east include low stone walls at the front boundary. On these properties, and further east, newer driveway crossovers have required a mix of low retaining walls and steep battering of the natural ground to achieve appropriate grades at the driveway crossovers. To the west, the step between the street and the properties adjacent levels out somewhat so that the driveways are less steep. The properties in this direction typically make use of landscape elements to define the front site boundary.

2.0 Description of the Site

The subject site is addressed as 37 Patrick Street, Avalon and is identified as Lot 7 DP13571. It has an area of 655.1sqm and is rectangular in shape. The frontage is approximately 16.5m and the property depth approximately 41m. Vehicular access to the property is via the existing driveway on the north western corner of the site.

The existing house is single storey but raised on piers so that the rear of the house is approximately 400-500mm above the natural ground line and the front of the house up to 2050mm above. The house is accessed via a stair to the front deck directly off the driveway. The house itself is of lightweight construction with brick sub-floor walls, it is likely the cladding is asbestos sheet. It has a tiled hip shape roof over the original building and metal sheet lean to type roof over the later rear

extension. Later front and rear deck extensions include timber pergolas with polycarbonate sheet roofing.

The height of the existing dwelling relative to its north western neighbour allows the opportunity to maximise direct sun and unobstructed outlook from a potential reconfiguration of the plan. The fact the neighbouring dwelling to the west is sited so deep on its block also minimises potential issues with privacy.

An existing garage located at the rear of the site is proposed to be demolished.

The adjoining dwelling to the west is addressed as 39 Patrick Street. It is sited at the rear of the property with a detached single garage at the front and aligned with the front of the subject dwelling.

The neighbouring property to the east is addressed as 35 Patrick Street. It is sited to the front and western part of the property, in close proximity and in alignment with the subject dwelling. As the subject dwelling is largely oriented to the north, north-west however, the two storey property at 35 is less visible and has only minor overshadowing and privacy impacts on it.

3.0 Description of the Proposal

The proposal seeks approval for alterations and additions to the existing dwelling. A new pool is also proposed in the location of the existing garage. The proposed rear addition will include a master bedroom with ensuite and walk in robe.

The major design strategy for the alterations to the house is a large wrap around verandah providing external sheltered space on the north-east, north-west and south-western sides of a proposed living, dining and kitchen space. Large, slide-away doors will create a clear and unobstructed connection to the new verandah and outdoor areas of the site, effectively increasing the usable space of the dwelling without significantly increasing its footprint. This will allow extensive landscaping to the site and the planting of new canopy trees. The verandah and deep eaves will also create a high level of articulation to the dwelling when viewed from the street. A new balustrade, integrated with new batten screen cladding around the base of the house will create varying levels of privacy and openness to occupants.

The proposal also includes the removal and replacement of the roof. The objective is to simplify the form and bulk of the dwelling, reduce the height and rectify any structural / waterproofing issues inherent in the existing structure.

4.0 Environmental Assessment

The proposed development is subject to and generally complies with the following:

- Pittwater LEP 2014
- Pittwater 21 DCP
- SEPP BASIX

4.1 Summary of LEP site constraints

Constraint	Affected
Acid Sulfate Soils	Class 5
Biodiversity	Biodiversity area
Bushfire	Not affected
Flooding	Not affected
Geotechnical Hazard	Not affected
Heritage	Not affected

4.2 Pittwater LEP 2014

The following table summarises the proposal's compliance with the LEP.

Clause	Requirement	Comment
2.3 Zone	R2 Low Density Residential	The proposed alterations and additions to the existing dwelling are permissible within this Zone.
4.3 Height	8.5m	The proposal complies. Refer to Architect's Drawing DA-1201 for details.
4.4 FSR	NA	NA
7.1 Acid sulfate soils	Class 5 - 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 water table is likely to be lowered below 1 metre	The proposal is not likely to lower the water table.

	Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	
7.2 Earthworks	(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, (i) the proximity to and potential for adverse impacts on any heritage item, archaeological site or heritage conservation area.	Minor earthworks are proposed (up to 1.1m cut) for the proposed rear extension. A stormwater concept plan has been developed (DA-1502) for the proposal. It is expected that the minor nature of the earthworks will have minimal to no impact on existing drainage patterns or soil stability. Further, given the minor extent of earthworks, it is unlikely to detrimentally affect future development of the land. Any excavated soil will be disposed of in compliance with Council requirements. The proposed excavation is setback from all boundaries and will be retained in accordance with a certified structural engineer's requirements. As such, they are not likely to cause detrimental impact to adjoining properties. No known relics or heritage items have been identified on the site.
7.6 Biodiversity	Before determining a development application for development on land to which this clause applies, the consent authority must consider— (a) whether the development is likely to have— (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and	The site contains minimal native or original landscape / vegetation and those trees which are proposed to be removed are a mix of small conifers and palms only. The undeveloped parts of the land consist of maintained garden and grass areas. As such, it is unlikely that the proposal will have an adverse impact on the ecological value and significance of existing flora and fauna on the land.

	(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and (iv) any adverse impact on the habitat elements providing connectivity on the land, and (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

4.3 Pittwater 21 DCP

Section B General Controls

Clause	**Requirement**	**Comment**
B1 Heritage Controls	NA	NA
B2 Density Controls	NA	NA
B3 Hazard Controls	NA	NA
B4 Controls relating to the natural environment	B4.22 Preservation of trees and bushland vegetation	Complies. No significant trees are proposed to be removed.

B5 Water management	B5.1 Water management plan	Can comply. Refer to the concept stormwater management plan on Architect's drawing DA-1502 for details.
	B5.3 Greywater reuse	NA. Greywater reuse is not proposed.
	B5.4 Stormwater harvesting	Can comply. Refer to the concept stormwater management plan on Architect's drawing DA-1502 for details.
	B5.7 Stormwater management – on-site stormwater detention	Can comply. Refer to the concept stormwater management plan on Architect's drawing DA-1502 for details.
	B5.8 Stormwater management – low density residential	Can comply. Refer to the concept stormwater management plan on Architect's drawing DA-1502 for details.
	B5.10 Stormwater discharge into public drainage system	Can comply. Refer to the concept stormwater management plan on Architect's drawing DA-1502 for details.
B6 Access and parking	B6.1 Access driveways and works on road reserve and B6.2 Internal driveways	Can comply with the objectives of the clause. Due to the non-compliance and unfunctional existing grades the driveway is proposed to be replaced. The proposed driveway is generally compliant with AS2890.1 except for the following: • Grades in the crossover and to the property boundary are 1:8 and 1:4. This is to minimise the extent and height of battering and retaining walls required on the verge and close to the neighbouring boundary. Consideration of this variation is requested due to the existing change in levels between the street and property boundary line and Council's preference to minimise cut and fill or variation to the natural landscape at the streetscape.
	B6.3 Off-street vehicle parking requirements	Can comply with the objectives of the clause. The proposal provides off-street car parking space for two vehicles. One space is proposed to be covered (car port) with the second proposed space

		parallel to the front boundary. The second space also provides a turning area when not in use.
B8 Site works management	B8.1 Excavation and Landfill	Can comply with the objectives of the clause. The maximum proposed excavation on the site is in the south eastern corner of the rear extension (1.1m depth). This depth occurs in a small area only and extends maximum 1,100mm toward the north east before the cut is less than 1,000mm in depth. All proposed retaining and cut will be certified by both geotechnical and structural engineers at the CC stage.

Section C Development Type Controls

Clause	**Requirement**	**Comment**
C1 Design criteria for residential development	C1.1 Landscaping	Can comply with the objectives of the clause. Refer to Architect's Drawing DA-1131 for details.
	C1.2 Safety and security	Can comply. No changes to the existing use of the site are proposed. The proposal will lead to greater surveillance of the street. The new front fence will provide greater delineation between public and private spaces.
	C1.3 View sharing	Complies. The proposal involves lowering the existing roof ridge height and will therefore reduce any existing view experienced by neighbouring properties.
	C1.4 Solar access	Complies. The proposal maintains direct winter sunlight to living spaces of neighbouring properties and the dwelling. Refer to Architect's drawing DA-1801 for details.

C1.5 Visual privacy	Complies. The proposal utilises a mix of built and landscaped screening to maintain privacy to and from the dwelling. The proposed pool area will utilise a combination of landscape screening and changes in levels to provide adequate privacy.
C1.6 Acoustic privacy	Complies. The proposal maintains the existing use of the site and as such it is not expected that noise levels increase or acoustic privacy to neighbours will be reduced.
C1.7 Private open space	Complies.
C1.12 Waste and recycling facilities	Complies. Waste storage is proposed under the new side (north facing) deck and will be concealed from the street. Refer to the WMP for further details.
C1.13 Pollution control	Can comply.
C1.17 Swimming pool safety	Can comply. All proposed fencing and signage is to comply with the relevant Australian Standards.
C1.23 Eaves	Complies.

Section D Locality Specific Development Controls

Clause	Requirement	Comment
D1 Avalon beach Locality	D1.1 Character as viewed from a public place	The proposal has been carefully designed to comply with the desired future character through the following startegies: • The proposal encourages the use of the front deck area as an external living space creating a strong street presence, • The proposal utilises deep eaves, operable shading and extensive outdoor spaces to create highly articulated and active facades, • The proposal provides a clear entry language, • The overall height of the building when viewed from the street has been reduced, • The proposed car port is designed as a highly recessive structure, closely integrated into the design of the dwelling.
	D1.4 Scenic protection	Complies. The proposal does not result in significant changes to the bulk and scale of the existing dwelling and maintains it's current landscape setting. The wrap around deck and hip roof form refer to simple, vernacular architecture of the bush and do not seek to visually dominate the streetscape.
	D1.5 Building colours and materials	Complies. Refer to Architect's drawing DA-1551 for details.
	D1.8 Front building line	Can comply with the objectives of the clause. The proposed car port encroaches into the front building set back 900mm and the side setback 2000mm. The proposed car port is lightweight in structure and visually pared back in

	order to ensure it is a recessive element. It is proposed to be open on all sides. The materiality, height and form of the car port will integrate closely with that of the main dwelling. As such, the proposal is unlikely to detrimentally impact on the amenity of neighbours or the streetscape.
D1.9 Side and rear building line	Can comply with the objectives of the clause. The proposed side verandah encroaches into the side set back envelope up to 420mm. This may be considered acceptable due to the proposal to include operable shading / privacy screens along the northern side of the verandah. Furthermore, the location of the verandah is not immediately adjacent to the neighbouring dwelling or the private open spaces of the neighbouring dwelling. Refer D1.8 above regarding the proposed car port.
D1.11 Building envelope	Can comply with the objectives of the clause. Refer to C1.9 above. The encroachment into the prescribed building envelope will not result in any increase to overshadowing of neighbouring property and private open space. Refer to Architect's Drawing DA-1551 for details.
D1.13 Landscaped area – general	Complies. Refer to Architect's Drawing DA-1501 for details.
D1.15 Fences – general	Complies.
D1.17 Construction, retaining walls, terracing and undercroft areas	Complies. The proposed extension and car port are both designed as lightweight framed structures. These structures and

	their associated levels have been designed with the minimal excavation required to achieve compliance with the planning codes and NCC.

5.0 Conclusion

The Development Application is for internal alterations to the existing dwelling and a new attached secondary dwelling to provide a larger and improved dwelling for the occupants. The proposal is permissible with consent under the provisions of the Pittwater Local Environmental Plan 2014 and is consistent with the provisions of the Development Control Plan.

The Site is capable of accommodating the proposed residential development and the proposal has been designed to provide good amenity for residents with negligible impacts on neighbours and the streetscape. The proposal is considered to be a positive development response to the Site.

The proposed development will be satisfactory from an environmental planning perspective and approval of the application, subject to appropriate conditions, is recommended.