

13.12.2024

26 North Avalon Road, Avalon

Statement of Environmental Effects

1. Summary

Land to be developed (Address)	Lot 19 DP 8394 26 North Avalon Rd, Avalon Beach 2107
Proposed Development	Alteration & addition to a dwelling house, including new double garage
Zoning	R2 – Low Density Residential
Development Permissible	Yes
Consent Authority	Northern Beaches Council

2. Introduction

This Statement of Environmental Effects has been prepared by Blue Sky Building Designs on behalf of the owners of 26 North Avalon Road, Avalon, in support of a Development Application (DA) proposing alterations and additions to the main dwelling, the conversion of the existing garage into habitable space, and the construction of a new double garage.

The Development Application is accompanied by the following documents:

1. **Building Plans** – Prepared by Blue Sky Building Designs, “DA Issue,” dated 20/12/2024, Issue 3.
2. **Site Survey Plan, Including Boundary Definition** – Prepared by Wumara Group, Issue 1, dated 22/08/2024.
3. **BASIX Certificate** – Certificate number A1777625, dated 13/12/2024.
4. **Stormwater and Sediment Control Plan** – Prepared by Amuna Civil Engineering, dated 18/12/2024.
5. **Sediment Control Plan** – prepared by Amuna Civil Engineering, dated 18.12.2024
6. Flood Letter prepared by Amuna Civil Engineering, dated 19.12.2024
7. **Arboricultural Impact Assessment** – Prepared by Treeism Arboricultural Services, dated November 2024.
8. **Statement of Environmental Effects** – Prepared by Blue Sky Building Designs.

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

- The Environmental Planning and Assessment Act 1979 (EP&A Act)
- The Pittwater Local Environmental Plan 2014 (LEP)
- The Pittwater Development Control Plan (DCP)

3. Proposed Development in Detail

The application seeks development consent for an alterations and additions to the main dwelling, the conversion of the existing garage into habitable space, and the construction of a new double garage

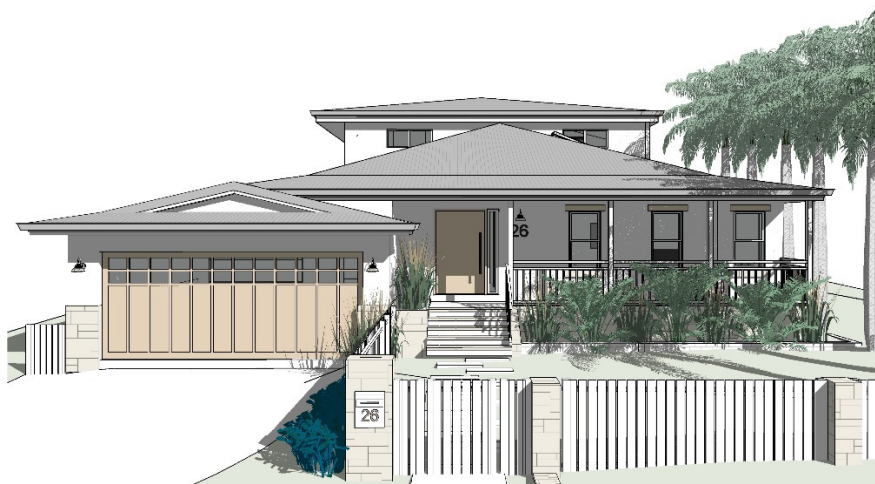
The key aspects of the proposed development include:

- Demolition of the front bedroom and the western deck.
- Creation of a new double garage and workshop with easy street access. The garage is designed as a drive-through to accommodate an additional vehicle.
- Establishing a connection between the proposed garage and the existing dwelling.
- Internal modifications to incorporate a new laundry.
- Alterations to the existing driveway to align with the proposed changes.
- Minor modifications to the front entry for improved functionality and appearance.
- Conversion of the existing garage into a rumpus/games room, with internal access to the main dwelling.
- Extending the footprint of the existing dining area by approximately 1,500 mm, aligning it with the existing utility room on the ground floor (GFL).
- Demolition of the existing ground-floor bathroom to create a new hallway and a newly fitted bathroom.
- Construction of a new bedroom between the existing dwelling and the proposed rumpus room to compensate for the removal of the front bedroom.
- Other internal cosmetic changes, including installation of a new kitchen and refurbishment of the existing living room.
- Addition of a new roof over the existing rear deck.
- Construction of a new front fence to complement the development.

The proposed development aims to improve the living space for the growing family by keeping the current number of bedrooms, adding a second living area as a rumpus room, and creating a more accessible garage with a workshop and extra storage.



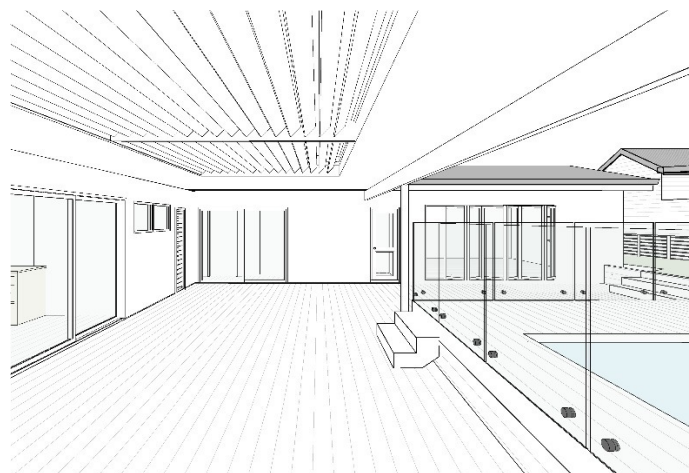
Existing front elevation



Proposed front elevation:



View on the existing rear garage

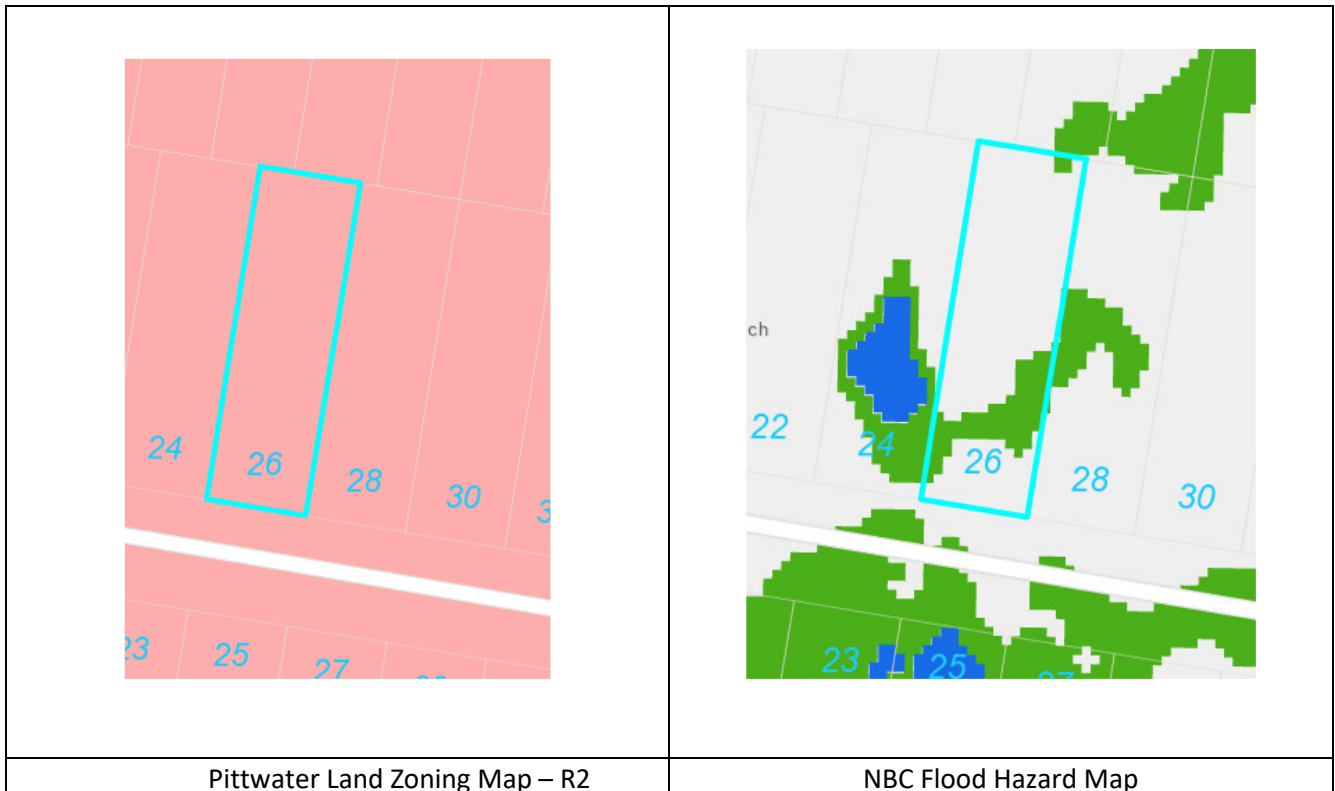


View on the proposed Rumpus

4. Site Description

Property Description:

Lot 19 DP 8394 known as 26 North Avalon Road, Avalon is zoned as R2 – Low Density Residential . The land is identified as Low Flood Risk area.



Detailed Site Description:

The site is rectangular, measuring approximately 18.3 metres by 61 metres according to survey data, resulting in an area of 1114 square metres.

The property features a two-storey dwelling, a freestanding double garage, a studio, and a swimming pool with a timber deck.

The property is surrounded by other detached residential houses and is located in a quiet suburban neighbourhood.

Current driveway access to the property from North Avalon Road is shared with the neighbouring property at 24 North Avalon Road and measures approximately 6 metres at the kerb.

The existing dwelling at the address comprises an open-plan living room, two ground-floor bedrooms, a master bedroom on the first floor, three bathrooms, a kitchen, an external laundry, and a utility room.

The existing double garage is located at the rear of the dwelling and is accessed via an approximately 3-metre-wide driveway. Due to limited access for larger vehicles, it is currently used as a storage facility, while the cars are parked on the street. There is also a studio at the rear of the property, used by the residents as an additional guest bedroom.

Site History

Application Type	Application Number	Determined	Proposed Development
DA	N0735/01	27/09/2001	Detached storage shed
DA	N0174/10	14/07/2010	Alterations and additions to the existing detached studio
CC	CC0433/10	10/09/2010	Alterations and additions to the existing detached studio
DA	N0573/10	05/11/2010	Alterations and additions to existing dwelling
DA	N0603/10	30/11/2010	A swimming pool
CC	CC0007/11	16/12/2010	A swimming pool
CC	CC0083/10	04/05/2013	Alterations and additions to existing dwelling

5. Compliance Assessment

5.1. Pittwater Local Environmental Plan 2014 (PLEP)

Part 2 - Land Use Table

The proposed development falls under the R2 – Low Density Residential zoning and is permissible with the consent.

Part 4.3 - Height of the building.

The proposed development aligns with the objectives, as both the existing and planned building height remain below the maximum permitted 8.5 meters.

5.2. Pittwater 21 Development Control Plan

B3.11 Flood Prone Land

Please refer to the letter prepared by Aumuna Civil Engineering

B5.15 Stormwater

For the stormwater design, please refer to the plans prepared by Amuna Civil Engineering.

B6.1 Access driveways and Works on the Public Road Reserve

Shared Driveways and Access Driveways located in front of adjoining properties

Shared Access Driveways shared between adjoining private properties and Access Driveways located in front of adjoining properties will be considered on merit, based on Council's consideration of the site constraints.

An existing shared driveway serves properties 26 and 24 North Avalon Road. No alterations to the kerb configuration are proposed. The proposed driveway widening will commence at the far end of the pedestrian strip, away from the kerb.

Access Driveway Width

The maximum width of an Access Driveway for dual occupancies, dwellings houses, secondary dwellings, exhibition homes, rural works dwellings and tourist and visitor accommodation shall be as follows:

Distance Building Line to Boundary	Width at Boundary	Width at Kerb
<i>Greater than 3.5m to 6.5m</i>	<i>4.0m</i>	<i>3.5m</i>

Access Driveway width can be varied subject to a merit based consideration.

The Development Application seeks to widen the existing driveway at the property boundary from 2.4 metres to 5.4 metres.

As half of the shared driveway is located directly on the property boundary line, and the proposed garage will be positioned at least 900 millimetres from the boundary, the proposed driveway width of 5.4 metres at the front boundary will ensure adequate space for the safe manoeuvring of vehicles accessing the proposed garage.

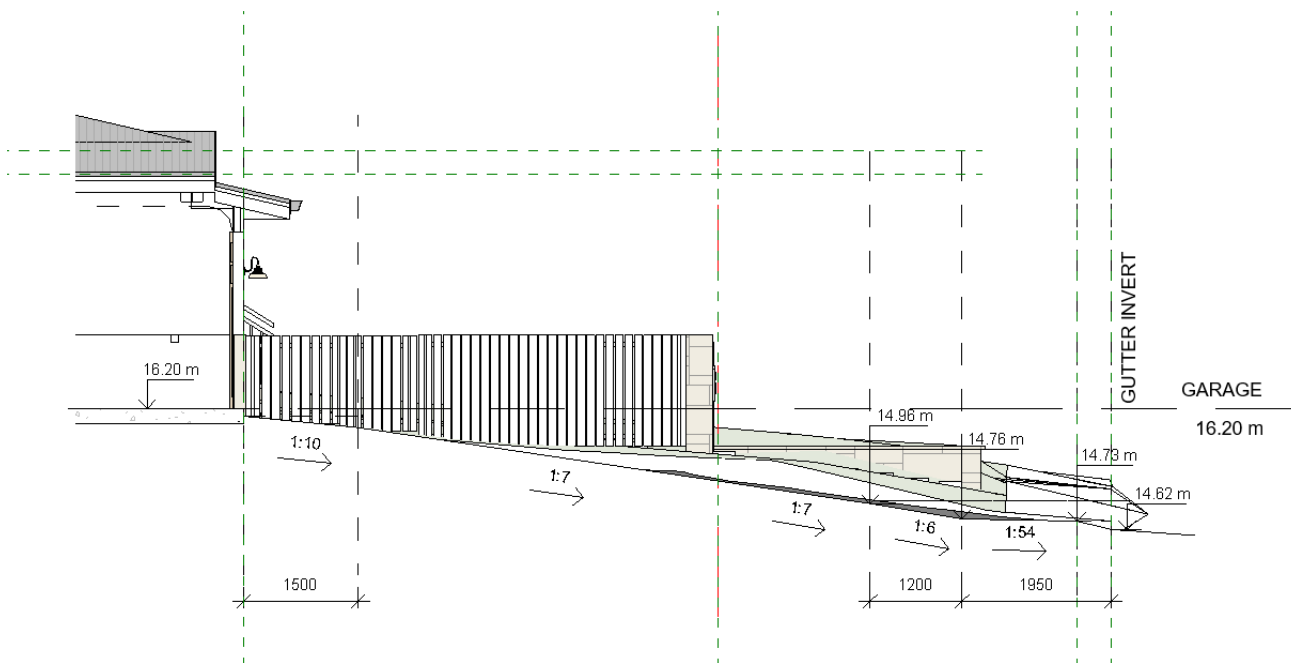
Furthermore, the maximum driveway width between the front boundary and the proposed garage will provide an additional two off-street parking spaces in instances where vehicles are parked within the garage.

B6.2 Internal Driveways

An Internal Driveway must be provided for in:

- *any new development;*
- *development where additional car parking spaces and/or garages are required by Council's plans or policies;*
- *any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m² ; and*
- *development where additional car parking spaces and/or garages are proposed.*

The design of the proposed Driveway is in accordance with the Australian Standard AS/NZS 2890.1-2004: *Parking Facilities – Part 1: Off- Street Car Parking*, therefore compliant with the control.



B6.3 Off-Street Vehicle Parking Requirements

The minimum number of vehicle parking spaces to be provided for off-street parking is as follows dwelling houses – 2 spaces for 2 bedrooms or more.

The proposed double garage will have internal dimensions of 6.5 metres by 7.3 metres, including a 1-metre-wide workshop area.

The proposed garage will feature a double garage door at the front and a single garage door at the rear, enabling drive-through access and potentially allowing for tandem parking of an additional vehicle or small boat.

The current arrangement includes a double garage (5.4 metres wide and 6 metres deep) at the rear of the property and a double carport at the front. However, limited access and manoeuvrability restrict the use of this space for larger vehicles, such as utes, effectively rendering it a storage area rather than off-street parking.

The proposed wider driveway in front of the garage will provide additional off-street parking when required, such as when accommodating visitors. With the current limited off-street parking options on North Sydney Road, this proposal offers a significantly improved solution for accommodating more vehicles and providing increased off-street parking spaces

B8.1. Construction and Demolition - Excavations

No excavations / landfill greater than 500mm are proposed.

B8.2. 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.

Waste Management Plan is provided with this Development Application. Refer for details.

C1. Design Criteria for Residential Development

C1.1. Landscaping

Canopy trees are to be located a minimum of 5 meters from existing and proposed built structures, or minimum of 3 meters where pier and beam footings are used.

For further details regarding tree impacts, please refer to the Arboricultural Impact Assessment prepared by Treeism Arboricultural Services.

C1.3. View Sharing

The proposed alteration & addition poses no risk to obstruct any views for the adjacent properties. This design remains compliant with the established controls.

C1.4. Solar Access

The proposed extension will have minimal overshadowing impact on the property at 24 North Avalon Road. The extension results in a single-level dwelling with an additional double garage on the western side. Given the dwelling's north-south orientation (with the rear facing north), any additional shadows cast on 24 North Avalon Road will primarily occur after 12:00 PM. This arrangement ensures that the property at 24 North Avalon Road receives a minimum of 3 hours of required sunlight on June 21st, the shortest day of the year.

C1.5. Visual Privacy

Outcomes - Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

The proposal includes replacing the existing privacy screens on the first-floor balcony facing east. Additionally, the BBQ has been designed to be located behind the privacy screen to maximise privacy during outdoor entertaining. Other rooms are designed to minimise overlooking of adjacent properties.

C1.6. Acoustic Privacy

Acoustic privacy has been maintained across the development. This project imposes minimal noise impact on neighbouring properties.

C1.7. Private Open Space

A generous Private Open Space of over 80m² is situated at the ground level at the back of the property, oriented towards the North – compliant with the control.

D1.1 Character as viewed from a public space

Any building facade to a public place must incorporate at least two of the following design features:

- entry feature or portico;
- awnings or other features over windows;
- verandahs, balconies or window box treatment to any first floor element;
- recessing or projecting architectural elements;
- open, deep verandahs; or
- verandahs, pergolas or similar features above garage doors.

The bulk and scale of buildings must be minimised.

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, or 7.5 metres, whichever is the lesser.

The layout of the existing dwelling significantly influences the arrangement of the new double garage. The proposed garage is located just over 2 metres in front of the existing front wall of the dwelling house and 900 millimetres in front of the existing front verandah. The garage depth will accommodate a large vehicle, as well as a workshop area, and the rear of the garage will align with the front wall of Bedroom 2.

The proposed double garage does not exceed 50% of the lot frontage in width. In fact, it occupies approximately 40% of the lot width.

D1.5 Building colours and materials

Proposed colours will complement the existing colour scheme. The roof will be shale grey (or similar to match the existing), with white external walls, sandstone feature elements, and timber doors. The development will be complemented by landscaping that will seamlessly integrate the house into the streetscape.

D1.8-D1.14 Locality Specific Development Controls – Avalon Beach

Built Form Control	Requirement	Proposed	Variation	Complies
Front building line	Min 6.5m or established building line	6.21m	4.5%	No – explanation below
Rear Building line	6.5m	No changes		Yes
Side Building line	2.5m at least to one side; 1.0 for other side	West 0.92m (garage) East 1.09 (existing)		No
Building envelope	South Elevation – 3.5m	Within envelope	N/A	Yes
	North Elevation – 3.5m	Within envelope	N/A	Yes
Landscaped area	Min 50%	48%	4%	No

Front Building Line:

- **Functional necessity:** The slight setback reduction is attributed to the need for a larger garage to accommodate larger vehicles and a workshop/storage area.
- **Aesthetic considerations:** An additional 300mm setback is deemed necessary to accommodate a dutch gable roof style for the garage, which is believed to enhance the aesthetic appeal and better integrate the garage with the existing cottage-style dwelling.
- **Merit-based assessment:** 4.5% variation is minor and should be considered within the broader context of the overall development proposal, rather than solely based on strict adherence to the setback control.

Side Building Line:

This minor variation is necessary to:

- **Accommodate a larger garage:** Allowing for parking of larger vehicles and providing space for a workshop or storage area.
- **Integrate the garage with the existing dwelling:** Achieving a more cohesive and aesthetically pleasing design.
- **Maintain adequate safety and fire protection:** The garage will be set back a minimum of 900mm from the boundary, ensuring safe access and adequate fire protection.

While the proposed setbacks may not fully comply with the Development Control Plan (DCP), it's important to note that not all properties in the surrounding area strictly adhere to these requirements. The proposed development aims to enhance the property and its surroundings while minimising any potential impacts on neighbouring properties.

Landscaped Area

The proposed landscaped area (538m²) represents a 4% variation from the minimum requirement of 50% of the lot area.

However, the Development Control Plan (DCP) allows for up to 6% of the total site area to be considered "impervious landscape treatments" for outdoor recreational purposes, such as patios, decks, and uncovered pergolas.

The existing swimming pool (15.5m²) and deck (98.5m²) provide 114m² (10% of the lot size) of recreational space.

Therefore, the proposed development complies with the DCP requirements regarding landscaped areas and impervious landscape treatments for outdoor recreational purposes.

D1.15 Fences

The proposed front fence height varies slightly from approximately 1.16m to 1.3m due to the gently sloping site. This variation allows for clear visibility of street activity while maintaining a sense of security for property occupants.

The proposed fence setup is consistent with the desired future character of the locality, as outlined in the Development Control Plan (DCP)

6. Conclusions

The planned alteration and addition, along with the new garage and driveway, align with the requirements of the Pittwater Council Development Control Plan 2014 and the Pittwater Local Environmental Plan 2014. The proposal is expected to generate no adverse environmental impact and, in fact, enhance the amenity for the property owners. Given the project's minimal impact, the council's support for the development application is sincerely appreciated.