



179 HUDSON PARADE CLAREVILLE

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS
AND ADDITIONS TO AN EXISTING DWELLING**



Report prepared for
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1.0 Introduction

1.1 This is a statement of environmental effects for the alterations and additions to an existing two storey dwelling at 179 Hudson Parade, Clareville.

1.2 The report describes how the application addresses and satisfies the objectives and standards of the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Architectural drawings prepared by Nvisgae
- Survey prepared by Northwest Surveyors

1.4 The proposed development is compliant with the objectives of Council controls, considerate of neighbouring residents, the topography of the site and streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The site is located on the southern side of Hudson Parade, approximately 300 metres west of its intersection with Delecta Avenue in Clareville.
- 2.2 It is an irregularly shaped site made up of 2 lots with a frontage of 16.6 metres and a rear boundary of 20.053 metres and side boundaries of 51.43 metres (west) and 50.715 metres (east). The site has a total area of 875.8m² and slopes steeply towards the street frontage.
- 2.3 The site is currently occupied by a two-storey timber and sandstone dwelling with a flat roof. It is elevated at the front with a ground floor garage and hard stand parking in the frontage. The existing building is set within informal gardens with a secondary dwelling is located in the rear yard.
- 2.4 The site is surrounded by detached residential dwellings in all directions with the Avalon retail centre and beach to the east.



Figure 1. Aerial photograph of the site (SIX maps)

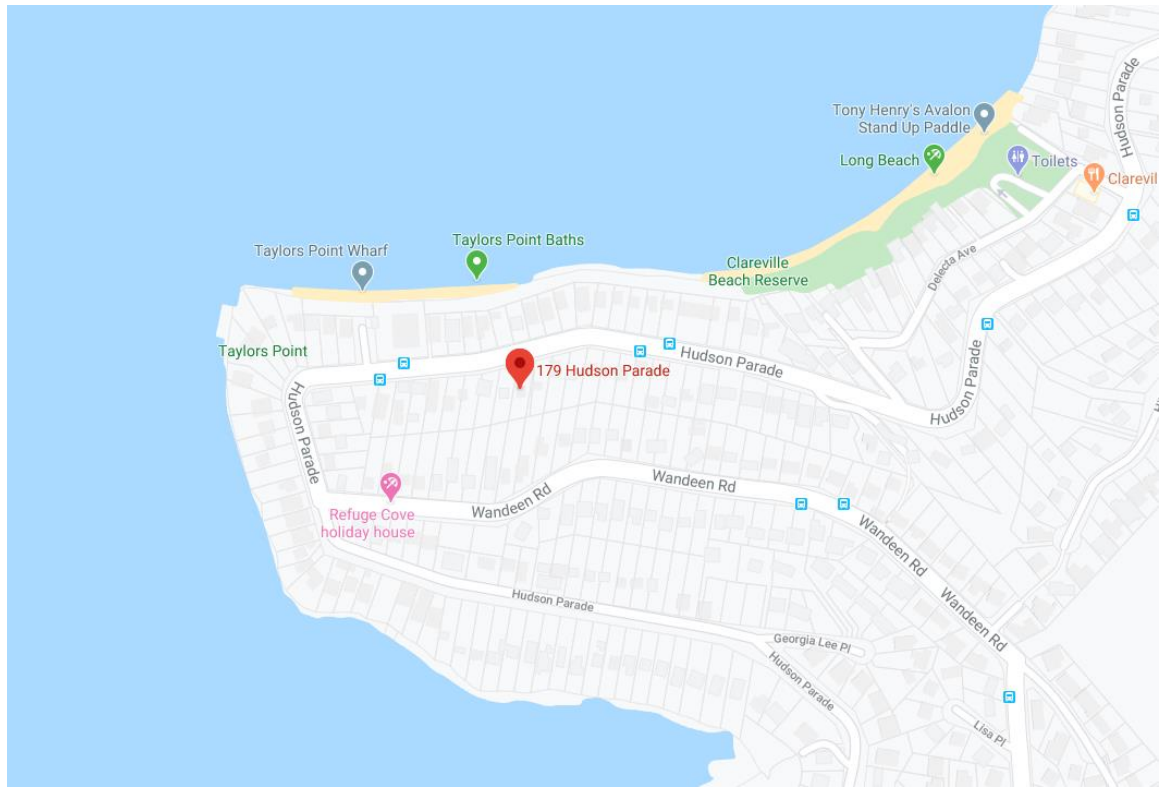


Figure 2. The site within its locality

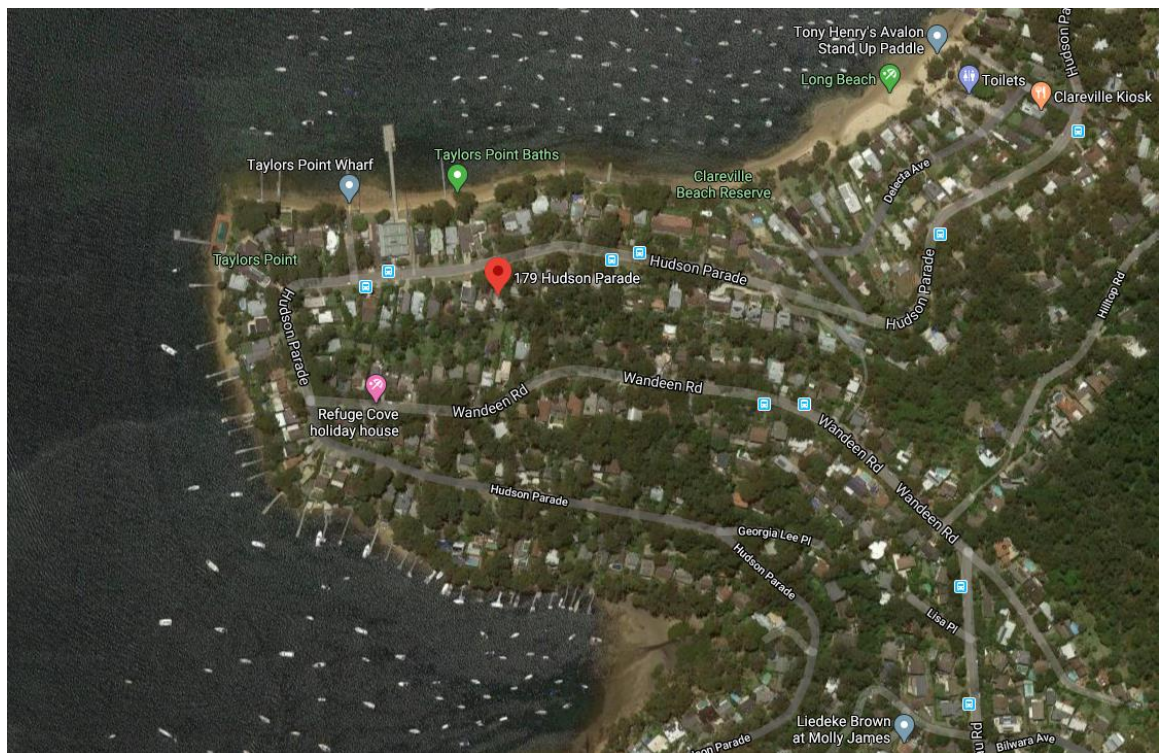


Figure 3. The site and its immediate surrounds



Figure 4 The site viewed from Hudson Parade



Figure 5 Existing deck and location of new proposed roof looking west



Figure 6 Existing deck and location of new proposed roof looking east

3. Proposed Development

- 3.1 The development proposes the addition of a roof over the existing first floor deck. This area is currently open to the elements and provision of a low level awning to match the existing roof will allow for a more usable space.
- 3.5 The proposed alterations have been designed to complement the existing building and have a parapet level sitting lower than the existing roof form. From the street frontage the small additional awning will be dwarfed by the existing dwelling.
- 3.9 The existing deck has an area of 43.7m². The proposed awning area is 3.7m x 7.68m with a total area of 28.4m². The awning is located away from the eastern side of the site.



Figure 7. Extract from DA plans showing proposed new roof awning

4. Zoning

4.1 The zoning under the provisions of the Pittwater LEP 2014 is E4 Environmental Living.



Figure 8. Extract from PLEP2014 zoning map

4.2 A residential dwelling and associated alterations and additions are permissible uses with Development Consent.

5. Statutory Framework

5.1 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned E4 pursuant to the provisions of the Pittwater Local Environmental Plan 2014. The proposed additions to the dwelling are permissible uses in the E4 zone which permits residential dwellings with development consent.

Minimum Lot Size

A minimum lot size of 700m² applies to the site. No subdivision is proposed as a part of this development.

Height

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed development complies with this with the maximum height of the new roof line being retaining the existing 8.5 metres as is shown on the development plans.

Floor Space Ratio

The floor space ratio development standard has not been adopted for the subject site.

Acid Sulphate soils

The site is located in an area nominated as Acid Sulphate soils Class 5. No additional information is required for the proposed development.

Earthworks

The proposed awning is over an existing first floor deck and no earthworks are proposed.

Biodiversity

The site is nominated on the biodiversity maps within the LEP. Accordingly, the following must be considered with regard to the site:

- (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

The proposed development will have a nil impact on the existing environment, being of small scale and being constructed within the envelope of the existing dwelling.

(ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and

No vegetation will be impacted by the minimal development proposed on the already developed site.

(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

Biodiversity will be unaffected by the proposed development which is within the built area of the site.

(iv) any adverse impact on the habitat elements providing connectivity on the land, and

No adverse impact on habitat will result from the small proposed development.

(b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

With no adverse impact resulting from the minimal proposal, there is no requirement for any measures to mitigate impacts. The development is appropriate as proposed.

Council must also consider and be satisfied of the following:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

The design of the proposal is appropriate, minimal and well design for the site. It will not be to the detriment of the environmental qualities of the location.

(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

There are no detrimental impacts as a result of the proposed development.

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

There are no detrimental impacts.

Essential services

The dwelling is existing and is already serviced. We note that these services will be retained.

5.2 Pittwater Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposed development is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

Avalon Beach Locality

The site is located within the Avalon Beach Locality. The proposed development has been designed taking into consideration the desired character of the location. The small proposal is well designed to ensure retention of the character sought by Council and enhance amenity for the site, whilst being mindful of the topography.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent any heritage items.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics and no ground works are proposed.

Landslip Hazard

The subject site is not located within a geotechnical hazard zone.

Acid Sulphate Soils

The site is affected by Class 5 acid sulphate soils. This will have no impact for the proposed development.

Contaminated and potentially contaminated lands

The site is not known to be contaminated and to our best knowledge has only ever been developed for low density residential uses.

Flood Hazard

The site is not located within a flood prone zone.

Bushfire Prone Land

The subject site is not located in a nominated bushfire zone.

Pittwater Spotted Gum Forest – Endangered Ecological Community

The proposal will have no impact on the flora and fauna of the locality, with all works within the existing building envelope.

Water management

The site is connected to the sewer system.

The proposed development will allow for the additions to be connected to the existing dwelling drainage system.

Access and parking

Existing parking is compliant and will be unaffected by the proposed development.

The existing driveway will be retained.

Site works and management

All Council controls and conditions of consent will be complied with during the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Part C Design Criteria for Residential**Landscaping**

A landscaped area of 60% is required for residential developments. The existing landscaped area is 329m² (37.5%) and will be unchanged by the proposed development.

Safety and Security

The additions to the existing dwelling will allow for enhanced ability to view the locality and street frontage with weather protection on the existing deck.

View Sharing

No views will be impacted by the proposed development.

Visual Privacy

The proposal will have no impact for neighbour's visual privacy. The deck is existing and already used. The addition of the awning will not change the available area and outlook, which is limited and appropriate as existing.

While no changes result, we note that the existing deck is well located with regard to neighbouring dwellings, sited to the rear, so that there is no direct overlooking or privacy implications.

Acoustic Privacy

The proposal will have a no impact for neighbour's acoustic privacy, with the deck already existing.

Private Open Space

All of the existing open space is retained.

Waste and Recycling Facilities

These will remain as required by Council.

Part D - Avalon Beach Locality

The site is located in the Avalon Beach Locality and will be appropriate within the desired character, built form and natural environment criteria as specified in the DCP. The minor addition of the awning to the dwelling will be appropriate within the landscaped streetscape setting.

Character

The proposed additions are of appropriate architectural design and colour to complement the streetscape and be a positive addition when viewed from the public domain.

Scenic Protection

The site is not visible from a park or waterway.

Building colours, materials and construction

The awning will match the existing roofing.

Front Building Line

A front setback of 6.5 metres or the established building line is required. No change is proposed, with the existing dwelling and new awning remaining setback at 25.5 metres.

Side and Rear setbacks

Side setback of 2.5 metres on 1 side and 1 metre for the other side are required. The new awning will retain the side setback to the western boundary of 7.7 metres and proposes an increased eastern setback of 2.2 metres.

The rear setback is retained unchanged and unaffected by the proposed awning a the front of the dwelling.

Building envelope

A building envelope of 45° and 3.5 metres applies to the site. The proposed awning complies with this envelope control. See Drawing DA05.

Landscaped Area – Environmentally Sensitive Land

A landscaped area of 60% is required for residential developments. The existing landscaped area is 329m² (37.5%) and will be unchanged by the proposed development.

Fences - Flora and Fauna Conservation Areas

No new fences are proposed.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

6.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the E4 zone.

6.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

Context and Setting

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 detail in the body of the statement.

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?

The proposed alterations and additions have been designed to complement the site and its surrounds. The alterations are appropriate and will have appropriate and complementary impacts for adjacent properties. There is no overshadowing due to the north south orientation of the building on the site.

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?

Traffic and parking will be unaffected by the proposed development.

Public domain

The proposed development will have positive impacts on the public domain (i.e. roads, parks etc.), with appropriate and attractive alterations proposed.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

No natural hazards impact the site.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions 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?

The proposed alterations and additions are highly appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the building on the site will remain of minimal scale and well suited to its residential surrounds.

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. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- the environmental planning issues listed above?
- site safety?

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

6.3 The suitability of the site for the development

Does the proposal fit in the locality?

- are the constraints posed by adjacent developments 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?

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the minimal additions proposed.

6.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

6.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate and positive additions to an existing dwelling.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1** The proposed development application for the alterations and additions to an existing dwelling at 179 Hudson Parade, Clareville, is appropriate considering all State and Council controls.

- 7.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.

- 7.3** Considering all the issues, the development is considered worthy of Council's consent.