

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55 (1A) MODIFICATION TO APPROVED DA2023/1210

**PROPOSED ALTERATIONS AND ADDITIONS TO AN
EXISTING DWELLING**

AT

33 JOHN STREET, AVALON

LOT 11 DP 251931

Prepared By *JJ Drafting Aust. P/L*

NOVEMBER 2023

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1162/23, drawing numbers MOD.01 to MOD.13 dated NOV/23 to detail proposed modifications to an approved DA of alterations and additions at 33 John Street, Avalon.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

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

- # *The Environmental Planning and Assessment Act 1979 as amended*
- # *The Environmental Planning and assessment regulation*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control plan 2014*
- # *Pittwater 21 Development Control plan 2014 – D1 Avalon Locality*

2) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for the proposed works of alterations and additions to an approved DA to an existing dwelling. It provides compliance with Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control plan 2014.

The proposed minor modifications are as follows

Ground Floor

- Approved change to concrete crossover and layback to remain as existing. No change to location or dimensions.
- Approved splashback window increased.
- New window to downstairs WC
- Existing window sills raised.

4) Zoning & Development Controls

4.1) Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

The proposal will require a BASIX certificate with this application as it is over \$50,000. See attached certificate.

Building Height (PLEP 4.3)

Maximum building control is 8.5m - **NO CHANGES TO THE APPROVED BUILDING HEIGHT**

The proposed first floor extension is proposed to be 330mm above the existing ridge height, which still complies and is within the height restriction of 8.5m

Existing building height from front ground level – 6.3m

Proposed building height from front ground level – 6.6m - COMPLIES

Biodiversity protection (PLEP 2014 - Part 7 , 7.6) - NO CHANGES TO THE APPROVED

There will be no adverse impact on the habitat or fauna and flora of the site due to the proposed alterations and additions. There will be no changes to the existing vegetation on site and no existing significant trees will be impacted

No vegetation will be changed.

Avalon Locality (A4.12)

Desired future character

It is proposed that the alterations and additions to the existing dwelling are consistent with the desired future character and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The setbacks are compatible with the existing surrounding developments.

The proposal will not have any significant or adverse impact on the neighbouring properties.

Access driveway (B6.1)

Existing driveway to remain same width and dimensions, however new concrete to be laid.

PROPOSED MODIFICATION – Remove changes to driveway crossover and layback. Existing driveway to remain as is.

View Sharing (C1.3)

Neighbours views will not be affected by the proposed additions and alterations.

The adjoining properties will retain their outlook and view sharing.

Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal. All adjoining properties will maintain a minimum of 3hours of solar access.

Privacy (C1.5)

There will be no loss of privacy due to the proposed additions and alterations.

New sliding door view out towards the rear of the backyard

4.3) Development Standards and the Effects of the Proposal

Character as viewed from a public place (D1.1)

The DCP encourages development to achieve the desired future character of the locality, ensuring that the new development responds to and reinforces the special characteristics of the existing built and natural environment, enhances the existing streetscape and promotes a scale and density that is in keeping with the height of the natural environment, the visual impact of the built form is secondary to landscaping and vegetation. High quality buildings are designed which have regard to the locality's natural context and accommodating any natural hazards. Buildings should not dominate the streetscape and appear at a human scale. Views which reinforce and protect Pittwater's natural context.

The proposal satisfies the relevant objectives in that:

All of the existing vegetation has remained.

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.

The setbacks are compatible with the existing surrounding developments.

Scenic Protection Category One Areas (D1.4)

There will be no effect from the proposal when viewed from any waterways. The proposal is within existing building footprint and blend in within the existing dwelling.

Front building line (D1.8) - NO CHANGES TO THE APPROVED FRONT SETBACK

Front setback control is 6.5m. Primary front setback is off John Street and secondary setback off Toorak Place – 3.25M.

Existing front primary setback – 7.5m

Proposed garage extension front primary setback – 6.5m - ***complies***

Existing secondary setback – 3.5m - ***complies (no changes)***

Side and Rear Building Lines (D1.9).**SIDE SETBACK - NO CHANGES TO THE APPROVED SIDE SETBACK**

The required side setback control is 1.0m to one side and 2.5m to the other.

North West Side Setback

Existing Dwelling – varies between 2.462m – 2.475m

Proposed rear addition behind the garage follows the existing established side setback of the garage -2.462m

REAR BUILDING LINE - NO CHANGES TO THE APPROVED REAR SETBACK

The required rear setback control is 6.5m. The existing dwelling has a varied rear setback.

Existing dwelling rear setback of 4.2m – 10.2m. - ***complies***

Proposed dwelling rear setback of 4.2m – 9.2m - ***complies***

Proposed rear gable roof over existing paved area rear setback varies between 900mm – 2.2m
alfresco area rear setback to posts varies between 0 1.5m – 2.5m

Building Envelope (D1.11) - NO CHANGES TO THE APPROVED BUILDING ENVELOPE

The control for this parcel of land is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed secondary dwelling **complies** with this control.

Landscaped area – Environmentally Sensitive land (D1.10) - NO CHANGES TO THE APPROVED

LANDSCAPE CALCULATIONS

Site area is 680.2sqm

Minimum Landscaped area requirement	60%	408.12sqm
Existing Landscaped area	35.7%	243.5sqm
Proposed Landscaped area	36%	245sqm
Existing hard surface area		436.32sqm
Proposed hard surface area		434.51sqm

The proposal will not reduce the existing landscaped area,. It will be increased by 1.5sqm.

There will also no increase in hard, no OSD will be required.

Fences (D1.15) - NO CHANGES TO THE APPROVED FRONT FENCE

Existing 1.5m high picket fence to be removed and replaced with a new 1.5m high rendered brick and horizontal timber slatted fence.

5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979

5.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21.

It is considered that the proposed design respects the desired character objectives of the

locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21 and the Locality Statement.

5.6) The suitability of the site for the development

The subject land is currently R2 living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

5.7) Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions to an existing dwelling will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with Council's aim and objectives for the locality.

There will be no effect on local fauna or flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

SCHEDULE OF EXTERIOR FINISHES

33 JOHN STREET, AVALON BEACH 2107

NO CHANGES TO THE APPROVED

WALLS : Ground floor - Rendered, finished in light to med grey.

First floor - Horizontal cladding, finished in light to med grey

ROOF : Colorbond metal sheeting, finished in Monument.

WINDOW AND DOOR FRAMES AND TRIMS : White aluminium.