

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

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

**EXISTING FRONT BOUNDARY FENCE TO REMAIN – NO WORKS**

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

**AT**

**33 JOHN STREET, AVALON**

**LOT 11      DP 251931**

Prepared By *JJ Drafting Aust. P/L*

January 2025

## 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.05 dated JAN/25 to detail proposed modification 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 Proposed Modification

### Description

As detailed within the accompanying plans, the proposed modification seeks consent to the approved alterations and additions. It provides compliance with Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control plan 2014.

The proposed very minor modification is that the approved front boundary fence to 2 sides be deleted and the existing timber fence to remain.

## 3) Zoning & Development Controls

### 3.1) Pittwater Local Environmental Plan 2014

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

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

The proposal will not require a BASIX certificate with this application – no changes

### Building Height (PLEP 4.3) – N/A

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

**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 modification. Existing front boundary is to remain. There will be no changes to the existing vegetation on site and no existing significant trees will be impacted

**Access driveway (B6.1) – NO CHANGES**

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

**View Sharing (C1.3) – NO CHANGES – N/A**

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 CHANGES – N/A**

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) – NO CHANGES**

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 build 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 proposed modification will not result in any significant loss of either primary or peripheral views from any surrounding dwellings.
- # The existing front fence is to remain, therefore no changes to the streetscape

**Scenic Protection Category One Areas (D1.4) – NO CHANGES**

There will be no effect from the proposed modification when viewed from any waterways.

**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 – N/A**

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

##### **North West Side Setback – NO CHANGES – N/A**

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 – N/A**

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 – N/A**

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 – N/A**

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

**Approved front boundary fence to be deleted and existing fence to remain**

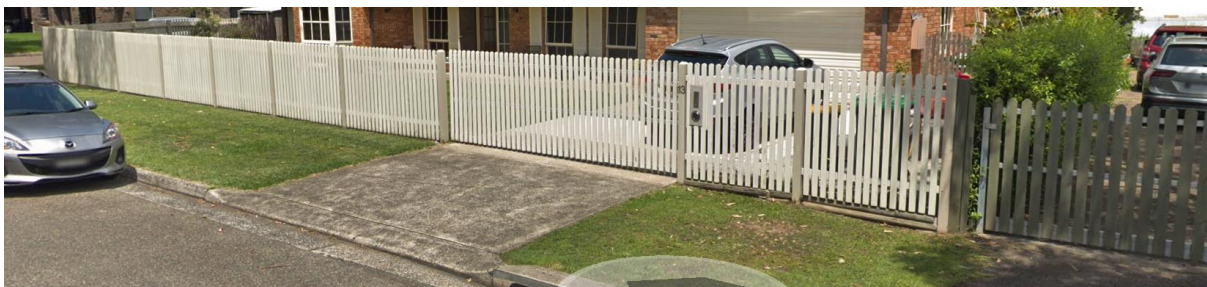
## **6) Conclusion**

The proposed modification to the approved alterations and additions to an existing dwelling will not have any detrimental impact on the adjoining properties or the locality.

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

There will be no effect on local fauna or flora.

As the proposed modification, which is the existing front boundary fence to remain, 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.



APPROVED FRONT BOUNDARY FENCE TO BE DELETED AND THE EXISTING FENCE ( ABOVE)  
TO REMAIN