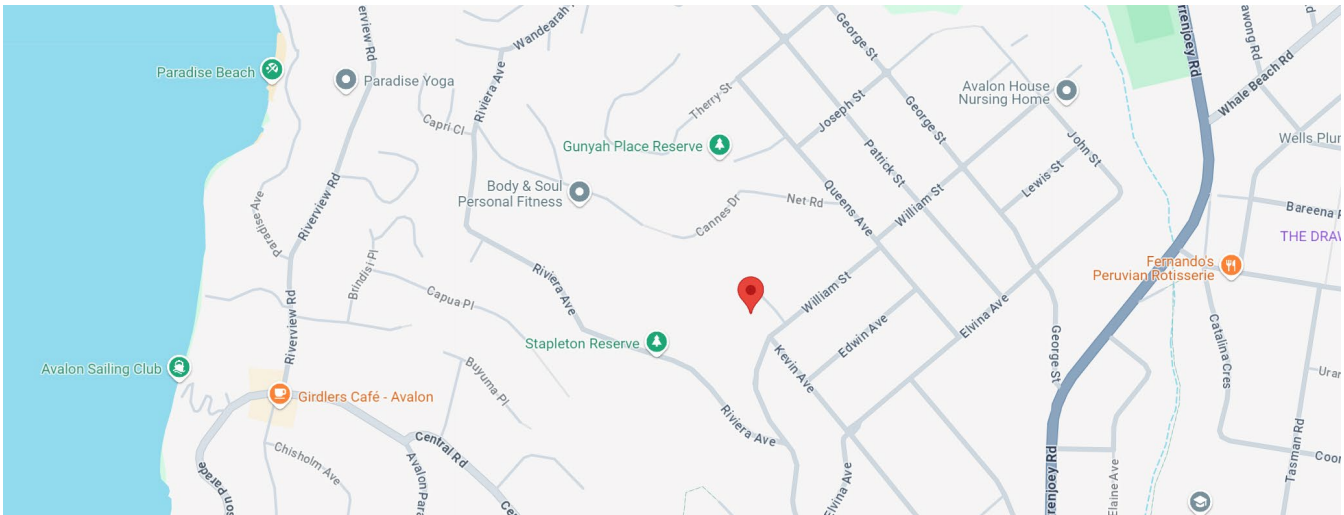


STATEMENT OF ENVIRONMENTAL EFFECTS



Alterations and Additions
2a William, Avalon NSW 2107
Sept 2025
Jane Edwards Architecture

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1. INTRODUCTION

This Statement of Environmental Effects ("SEE") accompanies a development application ("DA") for a new double garage at the lower ground level, new gym at the ground level, a new swimming pool and associated external works. The design also proposes a new habitable space, which is converted and refurbished from an existing garage, and a new platform lift to accommodate a special needs child.

The purpose of this statement is to provide a detailed description of the proposal with a view to ensuring that the Council and interested members of the local community have access to all relevant information to assess the likely environmental impacts of the development application.

The Statement of Environmental Effects:

- describes the land to which the DA relates;
- describes the characteristics of the surrounding locality;
- describes the statutory planning framework within which the DA is to be assessed and determined;
- describes the form of the proposed development; and
- assesses the proposed development in the light of all the relevant heads of consideration listed under Division 4.15 of the Environmental Planning and Assessment Act, 1997 ("EPAA Act").

The SEE is accompanied by architectural plans prepared by Jane Edwards Architecture DA00 – DA18.

2. THE SITE

2.1 Location

The site is located within the suburb of Avalon Beach. The property is in walking distance to Avalon Beach and next to Stapleton Reserve.

2.2 Real Property Description

The site is lot 2 within Deposited Plan 545777. It's a battle-axe lot with a right of carriageway area / a shared driveway area.

2.3 Topography

The land has a relatively steep fall from West to East by 14.5m.

2.4 Areas

The site is battle-axe with total area of 942.5m².

2.5 Improvements

The site is currently occupied by a two-storey dwelling with an existing garage accessed via a steep driveway shared by the adjacent lot 3 DP 629364. As part of the proposed improvements, a new garage will be constructed at a lower level to enable safer and more convenient access via a gentler driveway gradient. The existing ground-floor garage will be repurposed into a fully accessible living space to accommodate a special needs child and a new platform lift is also added to give him accessibility and convenience. Additionally, a gym and swimming pool are proposed to enhance the home's amenities and support the well-being of its occupants.

2.6 Access

Access to the site is off William Street. The main access route to the site is from Barrenjoey Road.

3. SURROUNDING ENVIRONMENT

The general vicinity of the site is characterized by residential dwellings. The low density residential developments in the area are generally between one and two storeys, with the level of the dwelling houses often a direct result of the steep topography. Many houses in this suburb have a garage at street level. The area is predominantly zoned for Environmental Living. Properties in the vicinity are oriented to capture ocean views and the surrounding bushland and coastline.



Aerial Photograph of surrounding locality (Source: SIX maps)

4. THE PROPOSED DEVELOPMENT

4.1 The Development

As detailed within the accompanying plans, the proposal is listed below:

Lower Ground

- Trees affected by new works as per arborist report.
- Excavation to accommodate new level of proposed garage as per geotechnical report
- Part reworked driveway as per civil engineer's drawings.
- New garage
- New stair
- New retaining walls
- New platform lift

Ground floor

- New gym
- New swimming pool
- Refurbish existing garage into a new habitable space to accommodate a special needs child. The space has been specifically designed by the owners for a special needs child and their carer. The space allows for a sleeping area for the child, tv area, gated space, resting area for carer, eating area, wet bar for coffee and heating of food, bathroom area.

4.2 Height

The proposed maximum height of the addition is under 8.5m height control.

4.2 Setbacks

The proposed side setback is 1m to the south boundary. No changes are proposed to other existing setbacks.

4.4 Site Calculations

DA AREA CALCULATIONS COMPLIANCE TABLE (m2)

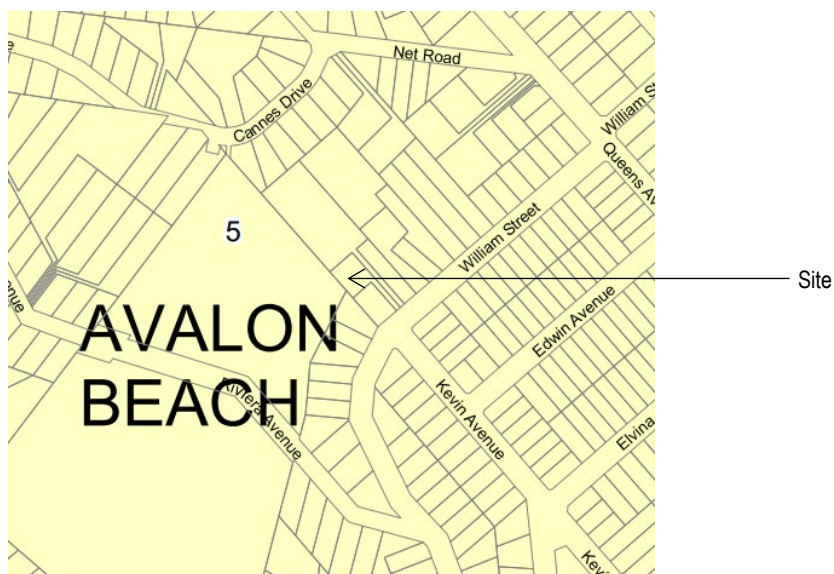
	EXISTING	PROPOSED	CONTROL	COMPLIANCE
SITE AREA	942.5m2	942.5m2	N/A	N/A
SOFT LANDSCAPED AREA	549m2 (58.2%) 3% UNDER CONTROL	540.5m2 (57.3%) 8.5m2 reduced from existing landscaped area	min 565.5m2 (60%)	NO, 4.4% UNDER CONTROL

5. ZONING AND DEVELOPMENT CONTROLS

5.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Acid Sulfate Soils Map
Biodiversity Map
Coastal Risk Planning Map
Foreshore Building Line Map
Geotechnical Hazard Map
Heritage Map
Height of Buildings Map
Landslip Risk Map
Land Zoning Map

5.1.1 Acid Sulfate Soils Map



Acid Sulfate Soils

1	Class 1
2	Class 2
3	Class 3
4	Class 4
5	Class 5

Land Zoning Map LEP 2014

The site is on class 5.

5.1.2 Biodiversity Map



Biodiversity



Biodiversity Map, LEP 2014

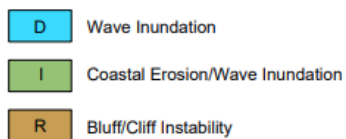
The site is on the Biodiversity Map. The subject site is located adjacent to Stapleton Reserve. However, the proposed alterations and additions do not have any impact on adjacent and Stapleton Reserve vegetation.

In this regard, pursuant to Part 7 of the Biodiversity Conservation Act, the proposed development poses no impact to any significant native vegetation or any threatened species.

5.1.3 Coastal Risk Planning Map



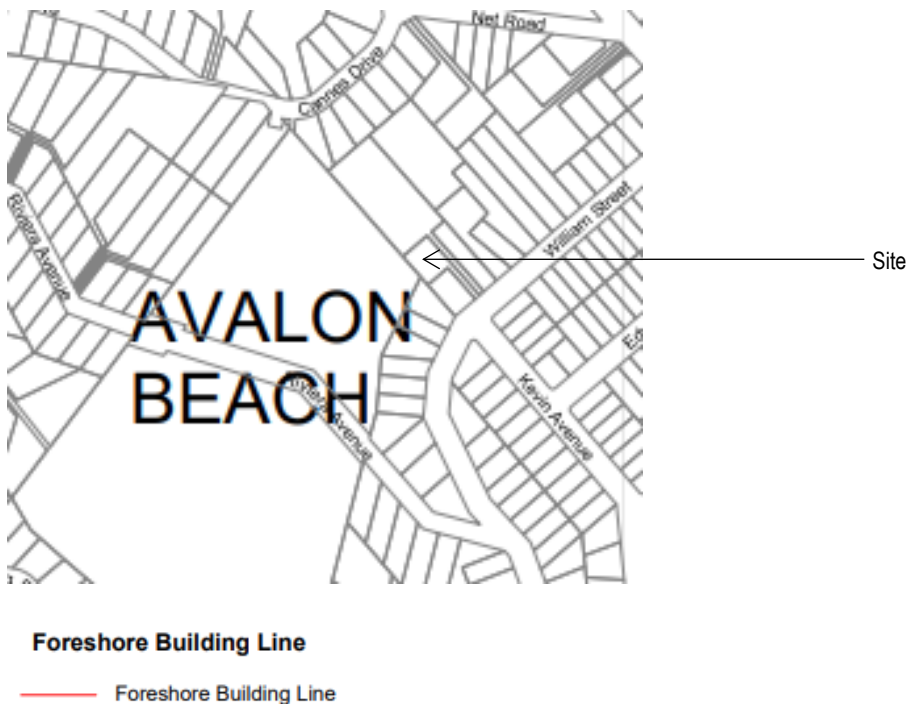
Coastline Hazard



Coastline Hazard Map, LEP 2014

The land is not on Coastline Hazard Map

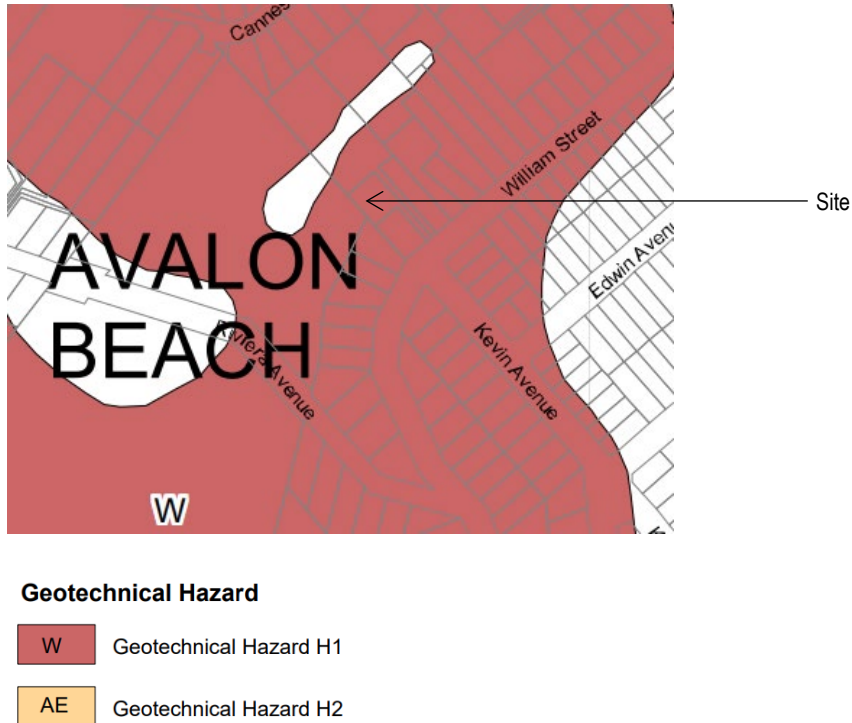
5.1.4 Foreshore Building Line Map



Foreshore Building Line Map, LEP 2014

The site is not on the map.

5.1.5 Geotechnical Hazard Map



Geotechnical Hazard Map, LEP 2012

The site is on Geotechnical Hazard H1. Refer to Geotechnical Report.

5.1.6 Heritage Map



Heritage Map, LEP 2014
The site is not on Heritage Map.

5.1.7 Height of Buildings Map















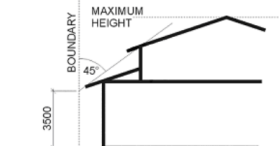


Height of Buildings Map, LEP 2014
The site has a height control of 8.5m. The proposed work has maximum 6.3m height above natural ground line.

5.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN

Development Control Plan			
Standard	Required	Proposed	Compliance
Landslip Hazard	<p>Part B3.1</p> <p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.</p>	Refer to Geotechnical Report for details.	Yes
Bushfire Hazard	<p>Part B3.2</p> <p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <p>Planning for Bushfire Protection (2006)</p> <p>Australian Standard AS 3959:2009 - <i>Construction of a building in a bushfire-prone area</i></p>	<p>The planning and construction of the new works are proposed to be bushfire compliant. The new garage and gym are constructed with non-combustible materials such as concrete blockwork walls, concrete floor, metal roof, metal cladding and masonry walls. The distance between external walls of the new gym and the existing house is 2.38m.</p> <p>Refer to Bushfire Report for further details.</p>	Yes
Stormwater Management	<p>Part B5.15</p> <p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	Refer to Stormwater Concept Plan for details.	Yes
Internal Driveway	<p>Part B6.2</p> <p>Internal Driveways are to be designed and constructed to provide safe access and shall have a maximum gradient of 1:5 (V:H). Recommended maximum gradient of an Internal Driveway for a distance of 2m on the approach to a garage, parking area or carport is 1:20 (V:H). There must be a minimum 2 metre long transition between the driveway and the garage/parking area/carport in accordance with the standards.</p> <p>For Internal Driveways on steeply sloping or difficult sites, gradients may be increased up to 1:4 (V:H) over a maximum 20 metre length.</p>	<p>The subject site is situated on a very steep slope. The proposed internal driveway has been carefully engineered to improve both safety and accessibility. It features a varied gradient, with the steepest section reaching a maximum slope of 1:6.4 over a short 2-metre stretch—an improvement over the existing driveway, which has a steeper 1:3.4 gradient extending for 11 metres. Additionally, a 1.5m gentle transition has been incorporated between the driveway and the garage to facilitate smoother vehicle entry. The garage floor itself is completely level.</p> <p>Refer to civil drawings for further details.</p>	Yes

Off-Street Vehicle Parking Requirements	Part B6.3 Parking requirements 2 car spaces	The new double garage provide 2 car spaces.	Yes
Construction and Demolition - Excavation and Landfill	Part B8.1 Excavation and landfill on any site that includes the following: Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation; Any excavation greater than 1.5 metres deep below the existing surface; Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property; Any landfill greater than 1.0 metres in height; and/or Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.	The excavation of the new garage starts at 1m off the side boundary. The depth of the excavation varies from 0 to 3m. Refer to Geotechnical Report for details.	Yes
Solar Access	Part C1.4 The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.	No apparent issues. Refer to shadow diagrams DA14-15-16.	Yes
Visual Privacy	Part C1.5 Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level). Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The proposed swimming pool area and the new gym do not create any visual privacy issues because of the proper distance from the new work to neighboring houses. There will be boundary pool fence to create further privacy.	Yes

Swimming Pool Safety	Part C1.17 Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed,	The proposed swimming pool has fences that meet Australian Standards AS1926.1-2007	
Building colours and materials	Part D1.5 Controls External colours and materials shall be dark and earthy tones as shown below: <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  Black ✓ </div> <div style="text-align: center;">  Dark grey ✓ </div> <div style="text-align: center;">  Dark green ✓ </div> <div style="text-align: center;">  Dark brown ✓ </div> <div style="text-align: center;">  Mid grey ✓ </div> <div style="text-align: center;">  Green ✓ </div> <div style="text-align: center;">  Brown ✓ </div> <div style="text-align: center;">  Dark blue ✓ </div> </div> <p>White, light coloured, red or orange roofs and walls are not permitted:</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  White ✗ </div> <div style="text-align: center;">  Light blue ✗ </div> <div style="text-align: center;">  Red ✗ </div> <div style="text-align: center;">  Orange ✗ </div> <div style="text-align: center;">  Light grey ✗ </div> <div style="text-align: center;">  Beige ✗ </div> </div> <p>Finishes are to be of a low reflectivity.</p>	New materials meet the controls. Refer to External Materials and Finishes DA19 for details.	Yes
Front building line	Part D1.8 6.5m	No apparent issues.	
Side and rear building line	Part D1.9 2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies) For swimming pools and spas a 1 metre minimum setback from the boundary to the pool coping may be permitted subject to the following: <ul style="list-style-type: none"> satisfactory landscaping within the setback from the pool or spa coping to the side or rear boundary, and Council is satisfied that the adjoining properties will not be adversely affected, and the pool or spa is not more than 1 metre above ground level (existing), and that the outcomes of this clause are achieved without strict adherence to the standards, and where the site constraints make strict adherence to the setback impractical, and where strict compliance with these requirements will adversely impact on the views of adjoining residential properties. 	One side boundary setback to the NE remains as existing at 2.6m Proposed side setback to the SE is 1m. There is no change to rear setback. The proposed circular pool has a 0.45m setback from the side boundary, this boundary adjoins the access driveway to the neighbouring property rather than an adjacent dwelling. As such, there are no privacy impacts on adjoining residences. The pool has been designed to suit the site's natural slope, with the finished level carefully determined to balance cut and fill. As a result, the pool sits no more than 1m above natural ground level, minimizing the need for extensive excavation. At the side boundary, the excavation depth is 0.8 m, and this work does not impact any neighboring dwellings or their structural stability. The pool side boundary fence height are still required at 1.8m	Yes
Building envelope	Part D1.11 Controls Buildings are to be sited within the following envelope: 	No apparent issues.	Yes

Landscaped Area	<p>Part D1.14</p> <p>The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.</p>	<p>The site is a battle-axe lot, with a substantial portion of the land occupied by a shared concrete driveway. This existing condition contributes to the current landscaped area being already non-compliant at 58.2%. The proposed development results in a landscaped area of 57.3%, representing only a modest reduction of 8.5m². This reduction is solely attributed to the inclusion of the new paving around the pool, which has been thoughtfully integrated into the site with minimal impact on the overall green space. Despite the slight decrease, the proposal maintains a functional and visually appealing outdoor environment, while significantly enhancing the site's amenity and usability.</p>	No
Fences	<p>Part D1.15</p> <p><u>b. Rear fences and side fences (to the front building line)</u></p> <p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>	No apparent issues.	Yes
Construction, Retaining walls, terracing and undercroft areas	<p>Part D1.17</p> <p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Retaining walls and terracing shall be kept to a minimum. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p>	<p>The retaining walls facing to shared driveway have stone or render finish.</p>	

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In determining the subject DA, council is required to consider those relevant matters listed in Division 4.15 of the Environmental Planning and Assessment Amendment Act, 1997. Each of the relevant matters is addressed below.

6.1 Division 4.15 - Statutory Planning Considerations

Division 4.15 requires the consent authority to take into consideration:

“(a) the provision of:

- (i) any environmental planning instrument; and*
- (ii) 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; and*
- (iii) any development control plan; and*
- (iv) any matters prescribed by the regulations that apply to the land to which the development application relates.”*

These matters (and others) are addressed in both Section 5 of this report, and below. The proposal complies with all the requirements of the statutory controls and is permissible with the consent of the Council.

6.2 Division 4.15 - Environmental, Social and Economic Impacts

Division 4.15 requires the consent authority to consider:

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”

The proposal is compatible with the existing house and neighbouring houses.

The improvements will add value to the existing house and has minimal impact on the streetscape.

The proposal will not have any unreasonable adverse impact on any adjoining site and will not have any adverse social or economic impacts.

6.3 Division 4.15 - The Suitability of the Site

Division 4.15 requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The subject site is currently occupied by a double storey house.

It is permissible within the zoning of the land and is appropriate to the size of the allotment.

The subject site is accordingly considered suitable for the proposed development.

6.4 Division 4.15 - Submissions

Division 4.15 requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”.

Any relevant representations will need to be considered by the consent authority in the determination of the development application.

6.5 Division 4.15 - Public Interest

Division 4.15 requires the consent authority to consider:

“(e) the public interest”.

The proposal will not have any unreasonable adverse impact on any adjoining site, and is considered to be an appropriate form of development for the subject site. Accordingly, the proposal is considered to be satisfactory with regard to the public interest.

7. CONCLUSION

The development is permissible with consent on the subject site and is considered to be consistent with the various planning objectives, provisions and controls for the area. The proposal is compatible with surrounding development and development in the locality generally.

Having regard to the above, and in the light of the relevant heads of consideration listed under Division 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, the proposal is considered to be reasonable and appropriate and worthy of favourable consideration by the Council.



1.View of existing steep driveway



2. View of existing lawn and retaining wall



3.View of existing shared driveway from street



4.View of existing house



5. View of William Street looking North East



6. View of William Street looking South West