



Statement of Environmental Effects

728 Barrenjoey Road, Avalon Beach NSW 2107, Australia

Proposed Alterations and Additions to Existing Dwelling

OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed alterations and additions to existing dwelling located at 728 Barrenjoey Road, Avalon Beach NSW 2107, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Pittwater Local Environmental Plan 2014*, and the *Pittwater 21 Development Control Plan (Pittwater 21 DCP)*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations and Additions to Existing Dwelling
PROPERTY	728 Barrenjoey Road, Avalon Beach NSW 2107, Australia
	Lot/Section/Plan no: 53/-/DP11909
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Jessica L'Green
DATE	December 17, 2024
Project Number	008

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The site located at 728 Barrenjoey Road, Avalon Beach, is situated within the Northern Beaches region of Sydney, known for its coastal charm and residential appeal. Avalon Beach is a suburb celebrated for its beachside lifestyle, scenic views, and a strong sense of community.

Zoning: The property is currently zoned as R2 Low Density Residential, which is intended to encourage residential development that fits within a low-density context, accommodating mostly detached houses and promoting a suburban lifestyle.

Physical Characteristics: The site exhibits typical characteristics of a coastal suburban lot, with a relatively flat topography that slightly slopes towards the east, providing potential views of the ocean. The block is moderately vegetated, featuring native flora that is common in the area.

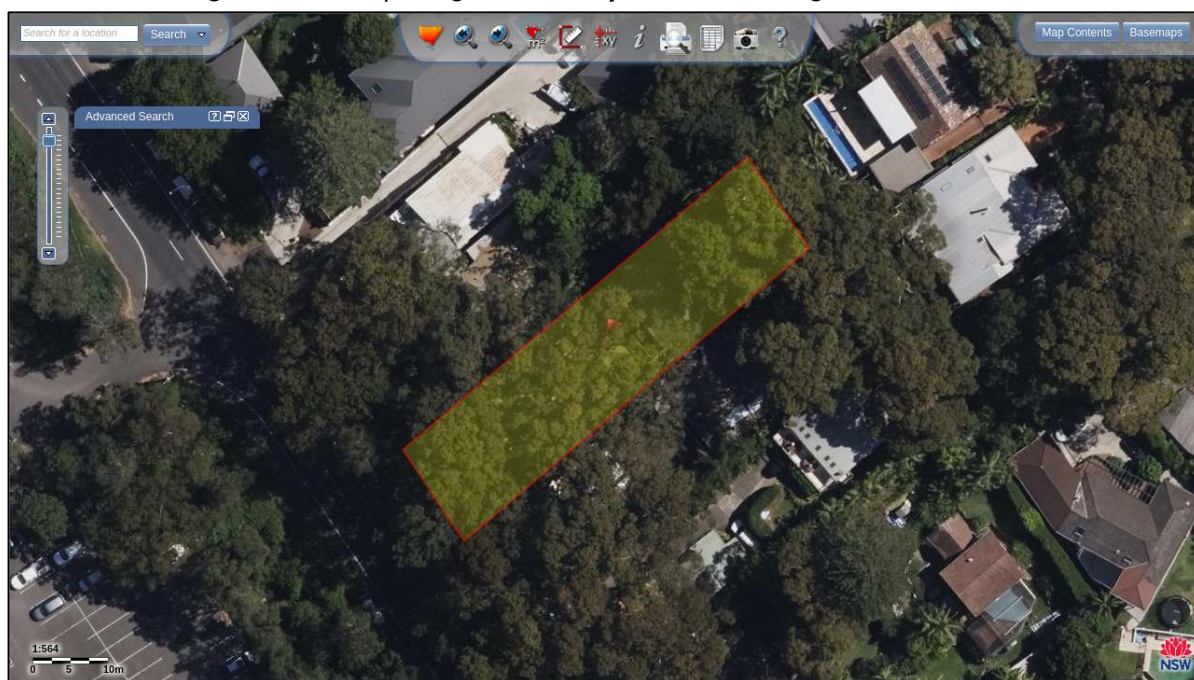
Environmental Considerations: Given the proximity to the beach and local bushland, environmental considerations include managing stormwater runoff, preserving the native vegetation where feasible, and ensuring that any development minimises its impact on the local ecology and visual amenity of the neighbourhood.

Existing Structures: The property currently hosts a detached single-storey dwelling typical of those found in the Avalon Beach area, featuring established landscaping and a design that reflects the architectural trends of the mid-to-late 20th century.

Overall, the site presents a suitable opportunity for residential development in line with the proposed alterations and additions, including a new second storey, while respecting the environmental and residential character of Avalon Beach.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

The property at 728 Barrenjoey Road, Avalon Beach, is situated within a picturesque and sought-after suburb on Sydney's Northern Beaches, known for its relaxed coastal vibe and strong community spirit.

Surrounding Environment: Surrounded by a mix of residential properties, native bushland, and stunning beaches, the area exudes a laid-back atmosphere. The proximity to Avalon Beach itself, merely a short walk away, enhances the appeal for those seeking a seaside living experience.

Accessibility: Accessibility to and from Avalon Beach is primarily via Barrenjoey Road, the main thoroughfare which connects to the rest of the Northern Beaches and towards the Sydney CBD. Public transport options include regular bus services, providing a viable option for commuting.

Amenities: Avalon Beach is well-equipped with amenities including a local shopping village, supermarkets, cafes, and a library. Educational facilities such as Avalon Public School and Barrenjoey High School are within easy reach. Recreational opportunities abound with the Avalon surf beach, parks, and sporting facilities nearby.

Community Features: The suburb boasts a vibrant community life, with local events, markets, and community groups contributing to a strong sense of belonging among residents. The area's demographic mix includes a significant number of long-term residents and families drawn to the area's conveniences and lifestyle offerings.

Future Development Potential: The suburb has the potential for further development while maintaining its residential and environmental character. The focus is likely to be on maintaining low-density residential development, with careful management of growth to preserve the area's unique atmosphere and natural beauty.

Overall, Avalon Beach offers a desirable living environment benefiting from its coastal location, strong sense of community, and ample amenities, making it an attractive proposition for residents and investors alike.

DEVELOPMENT PROPOSAL

This development proposal outlines the plans for alterations and additions to the existing dwelling located at 728 Barrenjoey Road, Avalon Beach. The project aims to enhance the residential property while maintaining alignment with local planning controls and preserving the character of the neighbourhood.

Site Description: Situated in the coastal suburb of Avalon Beach within the Northern Beaches Council jurisdiction, the site benefits from its proximity to the seaside and its low-density residential setting. The property is characterised by a single-storey dwelling with moderate vegetation and is not classified as bushfire-prone.

Proposed Alterations and Additions: The proposal includes the addition of a second storey to the existing residential building, designed to enhance living space while maintaining the overall aesthetic harmony with surrounding properties. The design considers the need for structural integrity and modern architectural appeal.

Compliance with Planning Controls: The development complies with local planning controls, particularly in relation to height and floor space ratio. The proposed building height of 8.5 metres aligns with the maximum limit set by the Pittwater Local Environmental Plan 2014, ensuring consistency with the locality's desired character. The floor space ratio also adheres to the guidelines, supporting a development that respects the surrounding environment.

Impact on Streetscape and Neighbourhood Character: The proposed development is designed to blend seamlessly with the existing streetscape and maintain the neighbourhood's residential character. By aligning with the existing heights and scale of nearby properties, the project minimises visual impact and contributes positively to the suburban aesthetic.

Environment and Heritage Considerations: The project considers environmental and heritage factors, ensuring minimal disruption to the local ecology and preserving any adjacent heritage items. The design takes into account the preservation of existing native vegetation where possible and the careful management of site topography.

Overall, the proposed alterations and additions to the dwelling at 728 Barrenjoey Road represent a thoughtful development that complies with all necessary planning controls, respects the environment and heritage factors, and integrates harmoniously with the surrounding neighbourhood character.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS

1. Environmental Planning & Assessment Act (1979)
2. Environmental Planning & Assessment Regulations (2021)
3. Pittwater Local Environmental Plan 2014

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS

4. Pittwater 21 Development Control Plan (Pittwater 21 DCP)

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed alterations and additions to the existing dwelling at 728 Barrenjoey Road, Avalon Beach NSW 2107, Australia, aside from the standard local council approval.

Section 27 - BASIX

YES - Is a BASIX Certificate Required

In accordance with Section 27 of the Regulation, the proposed development does qualify as BASIX Development. Consequently, a BASIX Certificate is required to be provided with this application.

SUITABILITY OF THE SITE

Pittwater Local Environmental Plan 2014

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone C4: Environmental Living	
1 Objectives of Zone	<ul style="list-style-type: none">• To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.• To ensure that residential development does not have an adverse effect on those values.• To provide for residential development of a low density and scale integrated with the landform and landscape.• To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.
2 Permitted Without Consent	Home businesses; Home occupations
3 Permitted With Consent	Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures
4 Prohibited	Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

In accordance with the Pittwater Local Environmental Plan 2014, the subject site at 728 Barrenjoey Road, Avalon Beach NSW 2107, Australia, is **zoned C4 Environmental Living**. This zoning designation aims to facilitate residential development that harmonises with the surrounding natural environment and preserves the ecological features of the area.

The proposed alterations and additions to the existing dwelling fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the C4 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3

Height of Building

(1)

The objectives of this clause are as follows —

(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,

(b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

(c) to minimise any overshadowing of neighbouring properties,

(d) to allow for the reasonable sharing of views,

(e) to encourage buildings that are designed to respond sensitively to the natural topography,

(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

(2)

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

(2A) Despite subclause (2), development on land —

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map,may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.

(2B) Despite subclause (2), development on land —

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map,may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.

(2C) Despite subclause (2), development on an area of land shown in Column 1 of the table to this subclause and identified as such on the Height of Buildings Map, may exceed the maximum building height shown on the Height of Buildings Map for that land, if the height of the development is not greater than the height shown opposite that area in Column 2.

Column 1	Column 2
Area	Maximum height above the flood planning level
Area 1	11.5 metres
Area 2	8.5 metres on the street frontage and 10.5 metres at the rear
Area 3	8.5 metres
Area 4	7.0 metres

(2D) Despite subclause (2), development on land that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map

	<p>may exceed a height of 8.5 metres, but not be more than 10.0 metres if—</p> <ul style="list-style-type: none"> (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and (b) the objectives of this clause are achieved, and (c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and (d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope. <p>(2E) Despite subclause (2), development for the purposes of shop top housing on land identified as “Area 5” on the Height of Buildings Map may have a height of up to 10 metres if the top floor of the building is setback a minimum of 6 metres from the boundary to the primary street frontage.</p> <p>(2F) Despite subclause (2), development on land identified as “Area 6” on the Height of Buildings Map must not exceed 8.5 metres within the area that is 12.5 metres measured from the boundary of any property fronting Orchard Street, Macpherson Street, Warriewood Road or Garden Street.</p> <p>(2FA) Despite subclause (2), the maximum height for a secondary dwelling or a rural worker’s dwelling in Zone C4 Environmental Living or Zone RU2 Rural Landscape is 5.5 metres if the secondary dwelling or rural worker’s dwelling is separate from the principal dwelling.</p> <p>(2FB) Despite subclause (2), in the case of a dual occupancy (detached), the maximum height for the dwelling that is furthest back from the primary street frontage of the lot is 5.5 metres.</p> <p>(2G) In this clause—</p> <p>flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted FRM plan, within the meaning of the Flood Risk Management Manual.</p> <p>Flood Risk Management Manual—see clause 5.21(5).</p>
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The proposed alterations and additions to the dwelling at 728 Barrenjoey Road, Avalon Beach, comply with the height objectives outlined in Clause 4.3 of the Pittwater Local Environmental Plan 2014. The proposed building height is 8.5 metres, which matches the maximum height stipulated for the property in the Height of Buildings Map.

This compliance ensures that the development aligns with the desired character of the locality by maintaining a height and scale consistent with surrounding properties. The design minimizes overshadowing of adjoining properties, preserves the reasonable sharing of views, and respects the amenity of neighboring properties.

The proposal also responds sensitively to the natural topography of the site by maintaining a design that integrates with the slight slope of the land and avoids significant cut-and-fill activities. By adhering to the stipulated height, the visual impact of the development on the natural environment and surrounding streetscape is minimized, aligning with the low-density residential character of Avalon Beach.

Floor Space Ratio (FSR)		
4.4	(1)	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain, (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development, (d) to maximise solar access and amenity for public places, (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items, (f) to manage the visual impact of development when viewed from public places, including waterways, (g) to allow for the reasonable sharing of views.
	(2)	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The site at 728 Barrenjoey Road, Avalon Beach, is not subject to a specified Floor Space Ratio (FSR) under the **Pittwater Local Environmental Plan 2014**. As such, the proposed alterations and additions are not required to comply with an FSR control.

While FSR is not applicable, the design has been assessed against the objectives of this clause to ensure that the bulk and scale of the development are consistent with the desired character of the locality. The proposal avoids adverse environmental impacts, maintains privacy for adjoining properties, preserves solar access, and minimizes visual impacts when viewed from public places.

The development respects the low-density character of the Avalon Beach area and aligns with the broader planning objectives of the Pittwater Local Environmental Plan.

Pittwater 21 Development Control Plan (Pittwater 21 DCP)

This plan is known as Pittwater 21 Development Control Plan (Pittwater 21 DCP). This plan applies to all land within the Northern Beaches Council (LGA). This DCP is to be read in conjunction with the Pittwater Local Environmental Plan 2014. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Pittwater 21 DCP that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by the council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through the use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

SECTION C1: DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

	Safety and Security	
C1.2	Controls	<p>There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:</p> <p><u>1. Surveillance</u></p> <ul style="list-style-type: none"> • Building design should allow visitors who approach the front door to be seen without the need to open the door. • Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance. • Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners. • Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: <i>Control of the obtrusive effects of outdoor lighting</i>. • Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours. • Where provided, public facilities (toilets, telephone, ATMs, etc) are to be located so as to have direct access and to be clearly visible from well-trafficked public spaces. • Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas. <p><u>2. Access Control</u></p> <ul style="list-style-type: none"> • Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.

		<ul style="list-style-type: none"> • Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit. • Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night. • The street number of the property is to be clearly identifiable. • Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions. <p><u>3. Territorial reinforcement</u></p> <ul style="list-style-type: none"> • Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas. • Where a retail/commercial use and residential dwellings are provided in the same development, separate entries for the different uses are to be provided. • Blank walls along all public places (streets, open space etc) shall be minimised. <p><u>4. Space management</u></p> <ul style="list-style-type: none"> • Popular public space is often attractive, well maintained and a well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. • Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements. • A crime risk assessment is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions (crime amount and type)
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		will determine the choice and approximate mix of Crime Prevention through Environmental Design (CPTED) strategies.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the addition of a second storey, comply with the relevant principles of Section C1.2 of the Pittwater 21 DCP as follows:</p> <p>1. Surveillance:</p> <ul style="list-style-type: none"> The addition of a second storey includes appropriately positioned windows to enhance natural surveillance of the surrounding property and street, minimizing opportunities for concealment. <p>2. Access Control:</p> <ul style="list-style-type: none"> The building's existing entrances remain clearly visible, identifiable, and accessible from the street, ensuring the design supports secure and easy access. <p>3. Territorial Reinforcement:</p> <ul style="list-style-type: none"> Landscaping and pathways maintain clear delineation between private and public spaces, ensuring no disruption to the current territorial boundaries of the site. <p>4. Space Management:</p> <ul style="list-style-type: none"> The addition does not introduce or alter shared or public spaces, making further space management strategies unnecessary for this proposal. <p>Summary of Compliance: The proposed second-storey addition complies with the relevant safety and security principles necessary for the development. The alterations maintain the property's existing safety features and improve surveillance without requiring significant modifications to access or space management.</p>

C1.3	View Sharing	
	Controls	<ul style="list-style-type: none"> All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.

		<ul style="list-style-type: none"> • The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing. • Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials. • Views are not to be obtained at the expense of native vegetation.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the addition of a second storey, comply with the relevant view-sharing principles of Section C1.3 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Reasonable View Sharing: The design of the second-storey addition has been carefully considered to minimize obstruction of existing views from surrounding and nearby properties. The placement of the addition maintains a balance between optimizing views for the property itself and preserving reasonable view access for neighbors. • Land and Environment Court Principles: The proposal adheres to the Land and Environment Court's planning principles for view sharing, ensuring that any potential impact on neighboring views is reasonable and fair. • Setback Areas and Built Structures: The second storey is designed within compliant setback areas, and its built form does not block significant views unnecessarily. Open structures and the orientation of materials maximize visual access through the property, where feasible. • Native Vegetation: The design ensures that no native vegetation is removed or impacted to enhance views. The existing natural elements are preserved as part of the site's character. <p>Summary of Compliance: The proposed second-storey addition achieves reasonable view sharing by aligning with the Land and Environment Court's</p>

		planning principles, preserving surrounding property views, and maintaining the character of the area. The design balances the need for enhanced views from the proposed addition with a respect for neighboring properties' amenity and environmental considerations.
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C1.4	Solar Access	
	Controls	<ul style="list-style-type: none"> 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. Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows). Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter. Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings. The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant solar access controls outlined in Section C1.4 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> Private Open Space: The proposed second-storey addition is designed to ensure that the main private open space of the subject dwelling and adjoining properties receives a minimum of 3 hours of sunlight between 9:00 am and 3:00 pm on June 21st. Shadow diagrams demonstrate compliance with this requirement.

		<ul style="list-style-type: none"> • Windows to Principal Living Areas: The design ensures that windows to the principal living areas of both the proposal and adjoining properties receive adequate sunlight, meeting the requirement for at least 3 hours of sunlight to 50% of the glazed area on June 21st. • Solar Collectors: The property does not include new solar collectors as part of the proposed additions. However, existing or potential installations will continue to meet the requirement for at least 6 hours of sunlight during winter. • Clothes Drying Areas: Sunshine to clothes drying areas on the property and adjoining dwellings is maximized and remains compliant with solar access controls. • Land and Environment Court Principles: The proposal applies the Land and Environment Court's planning principles for solar access, ensuring equitable and reasonable sunlight distribution for the dwelling and its neighbors. <p>Summary of Compliance: The proposed second-storey addition achieves compliance with solar access controls, ensuring adequate sunlight for private open spaces, living areas, and potential solar collectors. The design respects neighboring properties' access to sunlight and aligns with relevant planning principles, maintaining residential amenity.</p>
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C1.5	Visual Privacy	
	Controls	<ul style="list-style-type: none"> • 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.

		<ul style="list-style-type: none"> Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant visual privacy controls outlined in Section C1.5 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> Private Open Space Protection: The second-storey addition has been designed to ensure that private open space areas of adjoining dwellings are protected from direct overlooking within 9 metres. The building layout, setbacks, and landscaping provide appropriate separation to maintain privacy. Balconies and Privacy Screens: Any proposed balconies associated with the second-storey addition are located at the rear of the dwelling and include privacy screens where necessary to minimize overlooking into neighboring properties. Upper-Level Overlooking: Windows and openings on the upper level are strategically positioned to prevent direct views into more than 50% of the private open space of any lower-level dwellings directly below, ensuring compliance with privacy standards. <p>Summary of Compliance: The proposed second-storey addition meets visual privacy requirements by incorporating appropriate setbacks, privacy screens, and strategic window placements. These measures protect the privacy of adjoining properties and maintain residential amenity, consistent with the objectives of Section C1.5.</p>

C1.6	Acoustic Privacy	
	Controls	<ul style="list-style-type: none"> Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.

		<ul style="list-style-type: none"> Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>). Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary. Developments must comply in all respects with the <i>Protection of the Environment Operations Act 1997</i>, and other relevant legislation.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant acoustic privacy controls outlined in Section C1.6 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> Location of Noise-Sensitive Rooms: The second-storey addition includes bedrooms and other noise-sensitive spaces that are located away from external noise sources, such as Barrenjoey Road and nearby communal spaces, ensuring an acoustically favorable internal environment. Building Materials and Noise Transmission: Although the dwelling is not attached to other dwellings, the design incorporates high-quality construction materials to mitigate noise transmission. Compliance with the Building Code of Australia (BCA) for noise and fire rating standards is ensured. Noise-Generating Equipment: Any air conditioning units or other noise-generating equipment will be installed to ensure that noise levels do not exceed 5 dBA above the background noise at the nearest property boundary, in compliance with the Protection of the Environment Operations Act 1997.

		<ul style="list-style-type: none"> • Legislative Compliance: The development fully complies with all relevant provisions of the Protection of the Environment Operations Act 1997 and related acoustic privacy regulations. <p>Summary of Compliance: The proposed second-storey addition satisfies acoustic privacy controls by appropriately locating noise-sensitive rooms, ensuring compliance with noise transmission standards, and addressing potential noise impacts from equipment. These measures uphold the acoustic amenity of both the subject dwelling and neighboring properties.</p>
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SECTION D1: AVALON BEACH LOCALITY

D1.1	Character as Viewed from a Public Place	
	Controls	<ul style="list-style-type: none"> • Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. • Walls without articulation shall not have a length greater than 8 metres to any street frontage. • Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> ○ 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

		<p>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.</p> <ul style="list-style-type: none"> • Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation. • Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view. • General service facilities must be located underground. • Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant controls outlined in Section D1.1 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Street Presence and Design Compatibility: The second-storey addition maintains the character of the locality by incorporating roof forms, window arrangements, and materials that are consistent with the design themes of Avalon Beach. The front facade integrates articulation and avoids blank facades. • Wall Articulation: All walls facing the street include articulation, with no uninterrupted wall length exceeding 8 metres, ensuring visual interest. • Facade Design Features: The design incorporates at least two of the required elements: <ul style="list-style-type: none"> ○ Verandah or balcony treatment on the second-storey level. ○ Recessing and projecting architectural elements to provide depth and reduce bulk.

		<ul style="list-style-type: none"> • Bulk and Scale Minimisation: The proposed second-storey addition has been designed with careful consideration of height, setbacks, and articulation to minimize its bulk and scale, ensuring compatibility with the surrounding streetscape. • Parking Structures: There are no alterations to garages or carports in the proposal. Existing parking structures remain behind the front building line and comply with width requirements. • Landscaping Integration: Landscaping will be maintained and enhanced to screen the built form and ensure the building appears secondary to vegetation, as per the character of the locality. • Utility Concealment: No additional antennas, satellite dishes, or visible telecommunications equipment are proposed. Existing utilities, electrical cabling, and plumbing are concealed to maintain visual amenity. <p>Summary of Compliance: The proposed second-storey addition complies with the character and design requirements for Avalon Beach as outlined in Section D1.1. The design integrates seamlessly with the existing streetscape, enhances the appearance of the dwelling, and maintains the area's established residential character while respecting bulk, scale, and landscaping principles.</p>
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D1.4	Scenic Protection - General	
	Controls	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant controls outlined in Section D1.4 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Minimisation of Visual Impact: The design of the second-storey addition minimizes its visual impact on the natural environment when viewed from nearby waterways, roads, and public reserves.

		<ul style="list-style-type: none"> • Integration with Surroundings: The proposed design integrates with the natural topography and surrounding built forms, maintaining harmony with the area's coastal and residential character. • Materials and Colors: The use of non-reflective, natural-toned materials ensures that the development blends seamlessly with the natural environment, reducing any potential visual intrusion. • Landscaping: Existing vegetation will be retained, and additional landscaping will be incorporated where feasible to further soften the visual impact of the development from public vantage points. <p>Summary of Compliance: The proposed second-storey addition adheres to scenic protection requirements by minimizing visual impacts on the natural environment and blending with the surrounding landscape. The design ensures that the development is sympathetic to the scenic qualities of Avalon Beach and does not detract from the area's natural beauty.</p>
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Building Colours and Materials		
D1.5		
	Controls	<ul style="list-style-type: none"> • External colours and materials shall be dark and earthy tones as shown below: <div data-bbox="619 1447 1177 1682"> </div> <ul style="list-style-type: none"> • White, light coloured, red or orange roofs and walls are not permitted: <div data-bbox="619 1809 1177 1995"> </div>

		<ul style="list-style-type: none"> • Finishes are to be of a low reflectivity. • Applications in commercial areas, as identified in the diagram below, shall use the three elements of stone, timber and landscaping as feature elements to any facade presenting to the street.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant controls outlined in Section D1.5 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Colours and Materials: The proposed second-storey addition will use external colours and materials in dark and earthy tones, ensuring consistency with the character of the Avalon Beach area. • Roof and Wall Colours: The design avoids the use of white, light-colored, red, or orange roofs and walls, complying with the prohibition on these tones. • Reflectivity: All finishes are of low reflectivity to minimize glare and visual impact on the surrounding natural environment and public views. • Design Features: While not located in a commercial area, the proposal incorporates natural materials that complement the surrounding landscape, aligning with the broader intent of integrating stone, timber, and landscaping as design elements. <p>Summary of Compliance: The proposed second-storey addition meets the building colour and material requirements of Section D1.5 by incorporating dark, earthy tones and low-reflectivity finishes. These elements ensure the development aligns with the coastal character of Avalon Beach and minimizes its visual impact on the environment.</p>

	Building envelope - Avalon Beach Village
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D1.12	Controls	<p>Buildings are to be sited within the following projected building envelope planes:</p> <ul style="list-style-type: none"> a. 45 degrees on south and west side of street, b. 36 degrees on east and north side of street, and c. 60 degrees on side boundaries <p>The planes are measured from a height of 4.2 metres above ground level (existing) at the boundary line to the maximum building height (refer to <i>Pittwater Local Environmental Plan 2014</i>).</p>
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the building envelope controls outlined in Section D1.12 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Building Siting Within Envelope Planes: <ul style="list-style-type: none"> ○ The second-storey addition is designed to be sited within the specified building envelope planes: <ul style="list-style-type: none"> ▪ 45 degrees on the south and west sides of the street. ▪ 36 degrees on the east and north sides of the street. ▪ 60 degrees for the side boundaries. • Measurement Reference: The design adheres to the measurement from 4.2 metres above the existing ground level at the boundary to the maximum building height permitted under the Pittwater Local Environmental Plan 2014. • Compliance Verification: Shadow and elevation diagrams provided as part of the development application confirm that the proposed structure complies with the specified building envelope planes, minimizing bulk and visual impact on adjoining properties and public spaces. <p>Summary of Compliance: The second-storey addition complies with the building envelope controls for Avalon Beach Village, ensuring the development is appropriately scaled and positioned to maintain the area's visual and residential character. The design respects all relevant angles and height measurements, aligning with the requirements of Section D1.12.</p>

D1.20	Scenic Protection Category One Areas	
	Controls	<ul style="list-style-type: none"> • Screen planting shall be located between structures and boundaries facing waterways. • Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves. Development is to minimise the impact on existing significant vegetation. • The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development. • The development is to incorporate measures for planting and maintenance of native vegetation within those areas which are already cleared, and which are not required to be cleared to allow for the development. • The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes. • The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment. • Applicants are to demonstrate that proposed colours and materials will be dark and earthy.
	Compliance	<p>The proposed alterations and additions at 728 Barrenjoey Road, Avalon Beach, specifically the second-storey addition, comply with the relevant controls outlined in Section D1.20 of the Pittwater 21 DCP as follows:</p> <p>Compliance with Controls:</p> <ul style="list-style-type: none"> • Screen Planting and Canopy Trees: <ul style="list-style-type: none"> ○ The site is not located adjacent to waterways or waterfront reserves, so specific requirements for screen planting and canopy trees do not apply.

		<ul style="list-style-type: none"> ○ The development ensures minimal impact on existing significant vegetation within the property. • Retention and Regeneration of Vegetation: <ul style="list-style-type: none"> ○ The proposal incorporates the retention of native vegetation outside the immediate development area. Regeneration will occur in cleared areas not required for construction, supporting ecological preservation. • Planting and Maintenance of Native Vegetation: <ul style="list-style-type: none"> ○ Measures are included for planting and maintaining native vegetation in areas cleared for previous uses but not essential for the new development. • Building Siting, Form, and Scale: <ul style="list-style-type: none"> ○ The design respects the natural topography and avoids the removal of canopy trees along ridges and upper slopes, ensuring the visual integrity of the site is preserved. ○ The second-storey addition is scaled and oriented to harmonize with the surrounding environment and existing structures. • Materials and Colours: <ul style="list-style-type: none"> ○ The exterior finishes use unobtrusive, non-reflective materials and dark, earthy tones, blending seamlessly into the natural environment. ○ The submitted material and color schedule confirms compliance with these requirements. <p>Summary of Compliance: The proposed second-storey addition aligns with the controls for Scenic Protection Category One Areas by preserving vegetation, enhancing native planting, and utilizing appropriate materials and colors. The design ensures minimal visual and environmental impact, maintaining the scenic and ecological values of the site.</p>
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CONCLUSION

The proposed development at 728 Barrenjoey Road, Avalon Beach, has been designed to thoughtfully integrate with the local environment and comply with all applicable planning controls. This report demonstrates that the alterations and additions, particularly the second-storey addition, align with the requirements of the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan (DCP).

The design addresses key considerations such as:

- **Environmental Impact:** Retaining existing vegetation and minimizing disruption to the natural environment while incorporating additional native plantings.
- **Compliance with Standards:** Adhering to controls on height, building envelopes, solar access, visual privacy, acoustic privacy, and scenic protection.
- **Neighbourhood Integration:** Ensuring the building form, scale, and materials are compatible with the coastal character of Avalon Beach, preserving the visual and residential integrity of the area.
- **Residential Amenity:** Balancing the needs of the proposal with considerations for view sharing, overshadowing, and privacy to respect the amenity of neighboring properties.

The proposed development incorporates non-reflective, dark, and earthy materials to blend with the natural surroundings, maintaining the aesthetic values of the locality. It further ensures that the structure minimizes visual impact when viewed from public spaces and surrounding properties.

By addressing the relevant environmental, planning, and design principles, this proposal represents a well-considered enhancement to the property while preserving Avalon Beach's unique characteristics. It is therefore recommended that the Northern Beaches Council support this application for development consent.