

STATEMENT OF
ENVIRONMENTAL
EFFECTS
FOR
CONSTRUCTION OF WORKSHOP
BELOW DISABLED ACCESS
PLATFORM
AT 159 RIVERVIEW ROAD
AVALON, 2107

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1.0 INTRODUCTION AND BACKGROUND

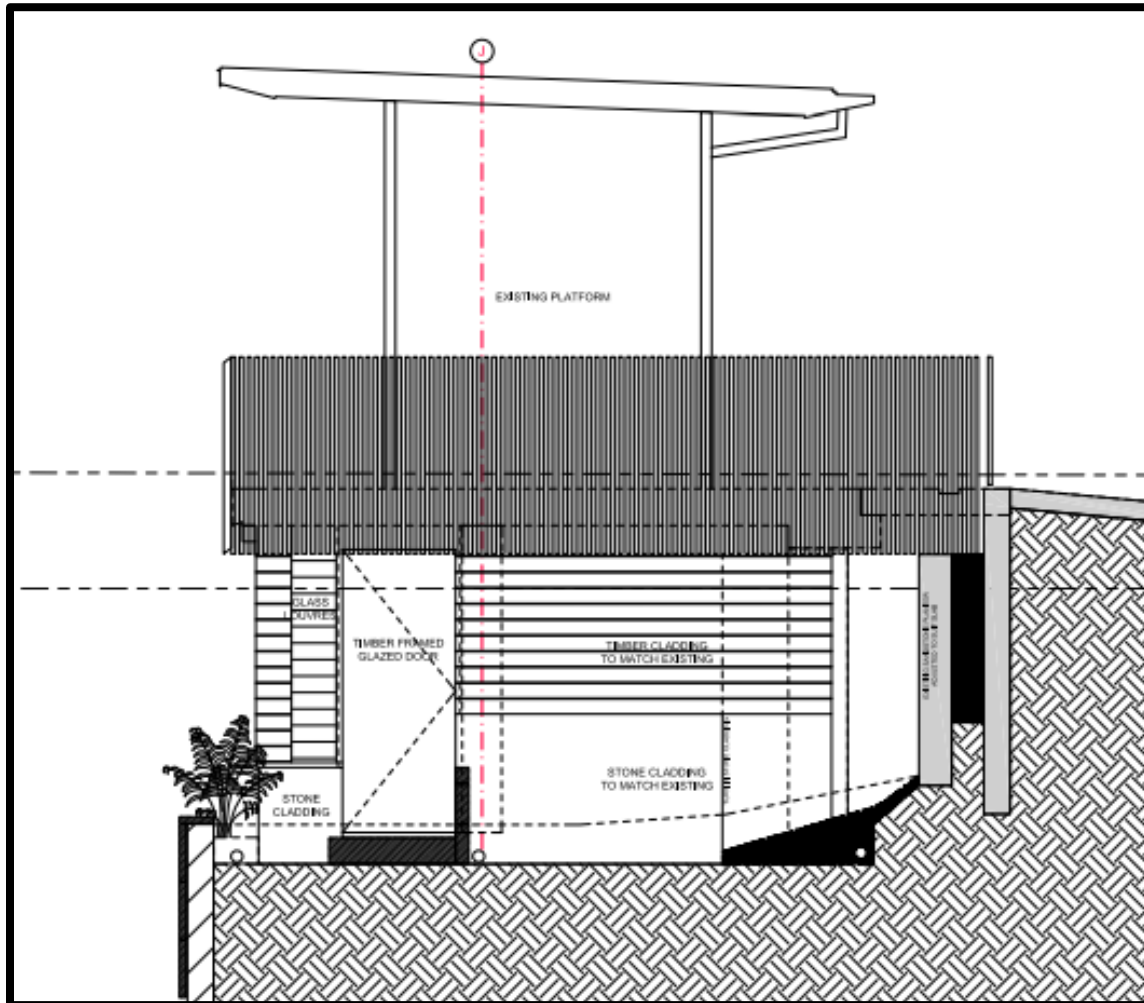
This Statement of Environmental Effects has been prepared in support of a Development Application for the construction of a workshop area within the footprint of the recently constructed disabled parking platform at 159 Riverview Road Avalon.

The below photograph shows the area below the existing disabled platform.



The purpose of this application is to seek consent for the use of the area below the recently constructed disabled platform to provide an area for the residents of the subject site to use this area as ancillary storage/office and workshop.

The below extract from the architectural plans illustrates the elevation (south) of the proposed workshop.



SOUTH ELEVATION OF PROPOSAL

The location has been chosen as the area has been previously disturbed whilst the proposal seeks to perform works above the ground surface only to ensure the ongoing preservation of the mature Spotted Gum adjacent to the proposed structure.

The proposal will not be visible from any public space, will not overlook or overshadow any areas of public or private open space, will not result in the removal or impact upon any native vegetation

In the preparation of this Statement of Environmental Effects, consideration has been given to the following documents:

- Plans of the proposal prepared by Nomad Architects.
- Pittwater Local Environmental Plan 2014;
- Pittwater 21 Development Control Plan.
- Planning Principles of the NSW Land and Environment Court.
- Final Arboricultural Certification Report by Chantelle Brackenridge, Arborist
- Survey Report
- Geotechnical Report by Ben White, Geotechnical Engineer

During the preparation of this Statement of Environmental Effects, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the immediate surrounding sites.

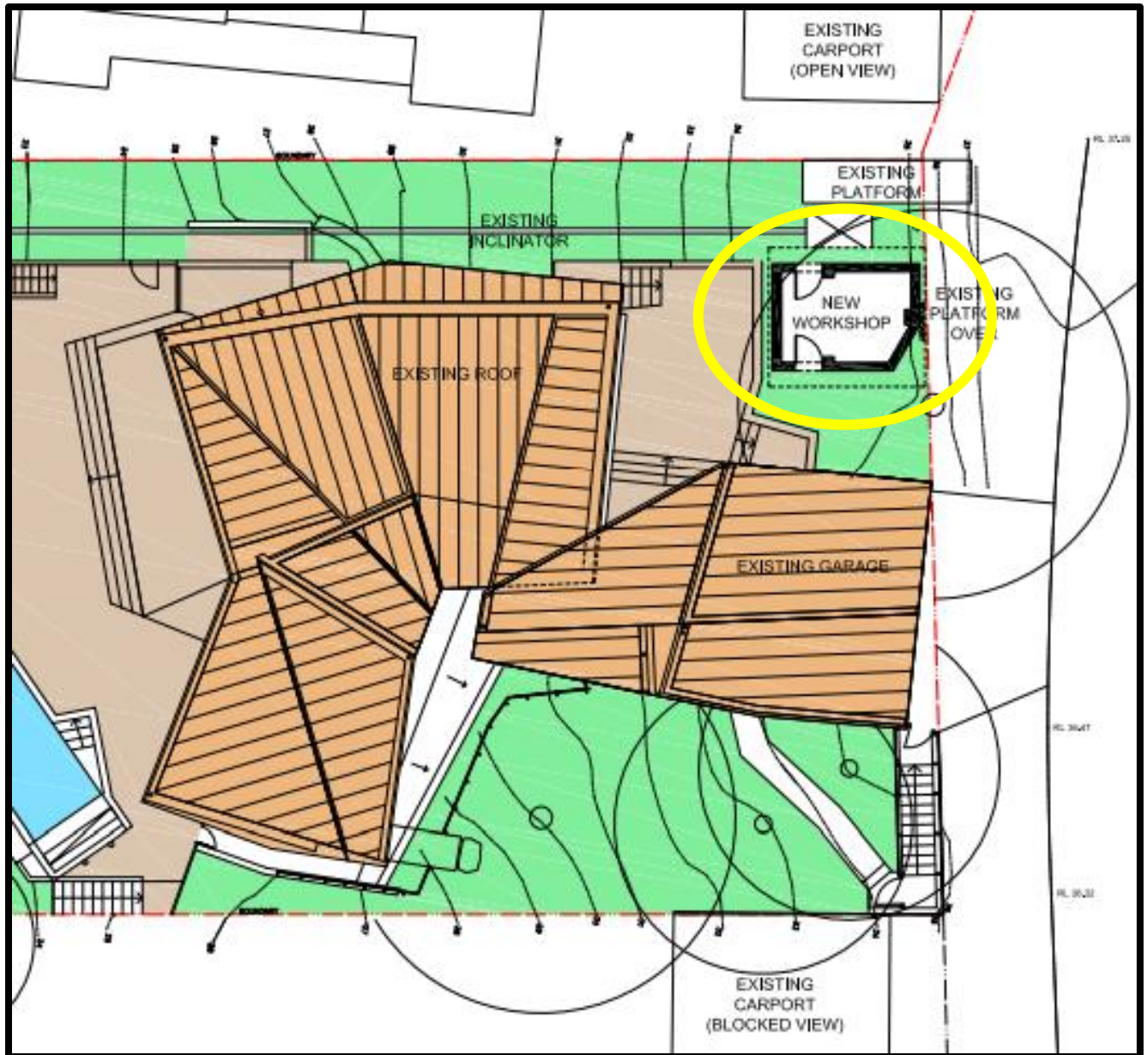
2.0 SITE AND LOCALITY



Subject Site highlighted (SIX Maps)

The subject site is known as No.159 Riverview Road Avalon (Lot 1 DP 1035682) and contains an existing dwelling located centrally on the steeply sloping lot with a garage and an adjacent disabled carparking platform located at the Riverview Road frontage along with an existing inclinator from the Riverview Road frontage to allow access to the existing dwelling.

The area below the recently completed disabled access platform is to be the location of the proposed workshop as illustrated in the site plan on the following page.

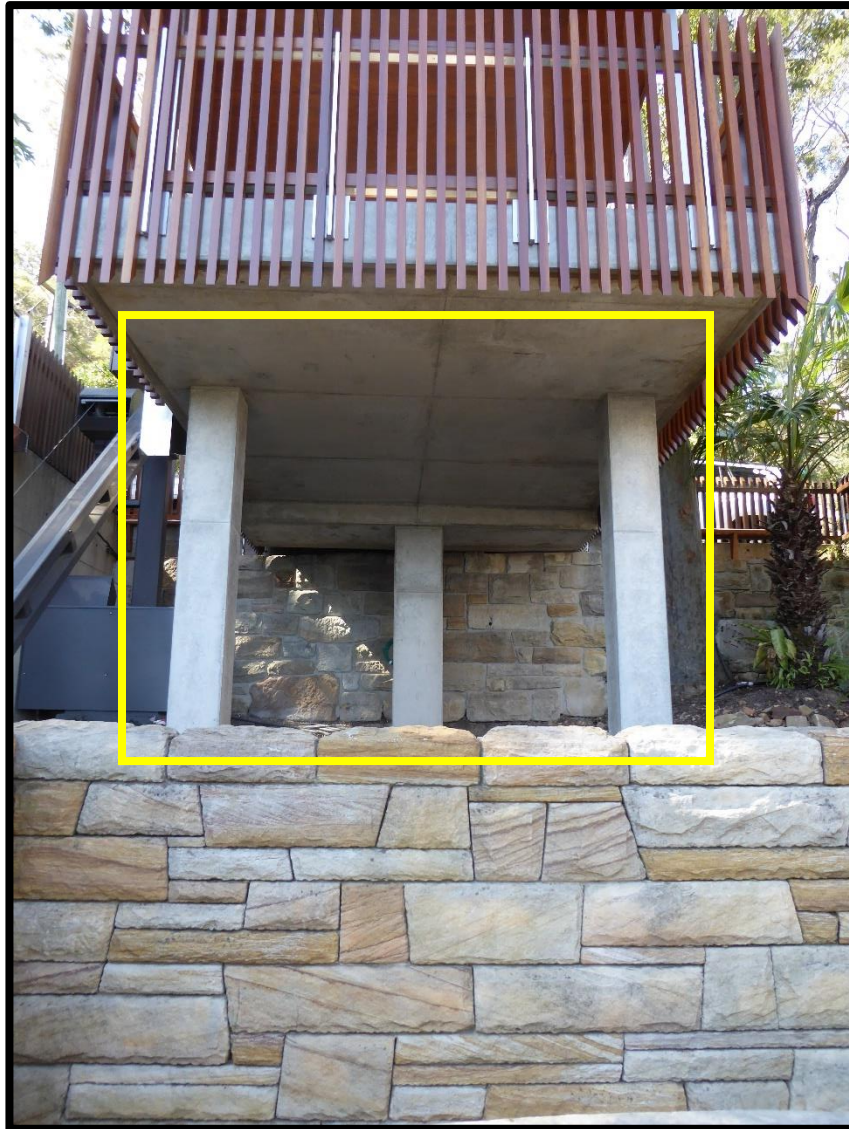


SITE PLAN SHOWING PROPOSED WORKSHOP LOCATION

3.0 THE PROPOSAL

The proposal seeks consent for the infilling of the undercroft illustrated in the following photograph for the purposes of a workshop.

The proposal will not require any additional excavation, height or works outside the existing footprint of the approved development.



**LOCATION OF PROPOSED WORKSHOP BELOW EXISTING DISABLED ACCESS
PLATFORM**

The proposal has been assessed by a qualified arborist and a copy of the arborist report accompanies this Statement.

4.0 PLANNING ASSESSMENT

4.1 Pittwater Local Environmental Plan 2014

Zoning

The subject site is zoned E4 Environmental Living under the PLEP and the proposal will satisfy the E4 Environmental Living zone Objectives by limiting the extent of works to the current cleared area of the subject site, will not hinder the proper and orderly development of the area and will retain the site landscaping and significant tree. Please refer to the Arborist Report which accompanies this DA for further confirmation regarding the retention of trees and significant vegetation.

4.3 Height of buildings

(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,*
- (c) 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.*

RESPONSE

No change is proposed to the height of the existing buildings on the subject site.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

RESPONSE

In order to ensure that the proposed workshop will not impact upon the adjacent Spotted Gum, the applicant has commissioned the services of qualified and experienced arborist.

Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

RESPONSE

No earthworks are proposed.

7.6 Geotechnical hazards

(1) The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:

(a) matches the underlying geotechnical conditions of the land, and

(b) is restricted on unsuitable land, and

(c) does not endanger life or property.

(2) This clause applies to land identified as “Geotechnical Hazard H1” and “Geotechnical Hazard H2” on the Geotechnical Hazard Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks:

(a) site layout, including access,

(b) the development’s design and construction methods,

(c) the amount of cut and fill that will be required for the development,

(d) waste water management, stormwater and drainage across the land,

(e) the geotechnical constraints of the site,

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

(4) Development consent must not be granted to development on land to which this clause applies unless:

(a) the consent authority is satisfied that the development will appropriately manage waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land, and

(b) the consent authority is satisfied that:

(i) the development is designed, sited and will be managed to avoid any geotechnical risk or significant adverse impact on the development and the land surrounding the development, or

(ii) if that risk or impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that risk or impact, or

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

RESPONSE

The subject proposal has been examined by White Geotechnical, the Applicants' geotechnical engineer who has provided a report accompanying this application to assist Council in its assessment of the proposal and to ensure that the ongoing stability of the site and surrounding locality is maintained.

4.2 Pittwater 21 Development Control Plan

B3.1 Landslip Hazard Outcomes

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

RESPONSE

The proposal has been examined by the Applicant's geotechnical engineer (White Geotechnical) who have concluded that the proposal will satisfy the above outcomes by

providing recommendations to be incorporated within any development consent for the ongoing stability of the site and its surrounds.

B3.6 Contaminated Land and Potentially Contaminated Land

Outcomes

Protection of public health.

Protection of the natural environment. Successful remediation of contaminated land.

RESPONSE

The subject site has historically been used for residential purposes and there is no evidence of the importation of any contaminated material.

B4.22 Preservation of Trees and Bushland Vegetation

Outcomes

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through professional management of trees.*
- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

RESPONSE

The proposal has been mindful of the environmental value of the existing mature tree specimen on the subject site primarily below the retaining wall fronting the subject site.

The proposal has been examined by Urban Forestry Australia to provide advice on tree protection methods to be employed to allow the ongoing preservation of the tree.

B5.4 Stormwater Harvesting

Outcomes

Minimise quantity of stormwater runoff.

Minimise surcharge from the existing drainage systems.

Reduce water consumption and waste in new development.

Implement the principles of Water Sensitive Urban Design

RESPONSE

There will be no increase to the impervious area on the subject site.

B8.1 Construction and Demolition - Excavation and Landfill

Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact. Excavation and landfill operations not to cause damage on the development or adjoining property.

RESPONSE

Construction works on the subject site are limited to the footprint of the existing disabled access platform with no excavation required for the proposed structure.

B8.2 Construction and Demolition - Erosion and Sediment Management

Outcomes

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites.

Reduction of waste throughout all phases of development. Public safety is ensured.

Protection of the public domain.

RESPONSE

The subject site will be provided with sediment and erosion control devices prior to the commencement of the subject works to prevent the migration of sediment off site.

B8.4 Construction and Demolition - Site Fencing and Security

Outcomes

Ensuring public safety.

Protection of public domain.

Prior to the commencement of any site works, the subject site will be fenced with a 1.8 metre fence and sediment and erosion control fencing to prevent unauthorized access and prevent sediment migrating off site.

RESPONSE

The subject site works will be contained within a fenced enclosure for the duration of the demolition and construction works.

C1 Design Criteria for Residential Development

C1.1 Landscaping

Outcomes

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

RESPONSE

There will be no change to the area of landscaping.

C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

RESPONSE

The proposal will be located below any sightlines from areas of public or private open space and as such will not impact upon views.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and/dependence for artificial lighting.

RESPONSE

The subject proposal will not reduce solar access to private open space and there will be no overshadowing across any boundaries.

C1.5 Visual Privacy

Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

RESPONSE

Visual privacy will not be impeded by the proposed use of the structure.

C1.6 Acoustic Privacy

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas.

RESPONSE

The layout and use of the proposal is such that acoustic disturbance is unlikely.

C1.7 Private Open Space

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

RESPONSE

The subject site will not reduce the quantum of private open space.

D1.1 Character as viewed from a public place

Outcomes

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote 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, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

RESPONSE

The proposal will not be visible from any areas of public viewing.

D1.5 Building colours and materials

Outcomes

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised. Damage to existing native vegetation and habitat is minimised.

RESPONSE

Colours and finishes will match/complement the existing platform.

D1.8 Front building line

Outcomes

Achieve the desired future character of the Locality.

Equitable preservation of views and vistas to and/or from public/private places.

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form. Vehicle manoeuvring in a forward direction is facilitated.

To preserve and enhance the rural and bushland character of the locality.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

RESPONSE

The proposal incorporates a nil setback to the Riverview Road frontage, consistent with Councils controls.

No works are proposed that are likely to encroach upon the front boundary two Riverview Road.

D1.11 Building envelope Outcomes

To achieve the desired future character of the Locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

The bulk and scale of the built form is minimised.

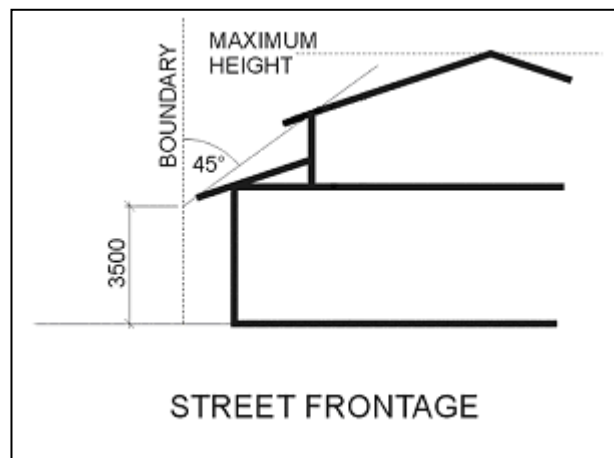
Equitable preservation of views and vistas to and/or from public/private places.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.

Vegetation is retained and enhanced to visually reduce the built form.

Controls

Buildings are to be sited within the following envelope:



RESPONSE

The proposal is fully compliant with the Building Envelope Control as illustrated above.

D1.14 Landscaped Area – Environmentally Sensitive Land

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management

RESPONSE

The proposal will be landscaped to its perimeter.

D1.17 Construction, Retaining walls, terracing and undercroft areas

Outcomes

To achieve the desired future character of the Locality. To protect and minimize disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography

RESPONSE

The proposal will not require any excavation.

D1.20 Scenic Protection Category One Areas

Outcomes

To achieve the desired future character of the Locality.

Achieve the desired future character of the Locality.

To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront.

Maintenance and enhancement of the tree canopy.

Colours and materials recede into a well vegetated natural environment.

To maintain and enhance the natural environment of Pittwater as the predominant

feature of the landscape with built form being a secondary component

To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment.

Development shall minimise visual impacts on the natural environment when viewed from any waterway, road or public reserve

RESPONSE

As the proposal is entirely removed from any view corridors in the locality, the proposal endorses the above objectives.

5.0 SECTION 4.15 Evaluation

7.7 Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

RESPONSE

The relevant provisions of the PLEP have been addressed in the body of this Statement.

(iii) any development control plan,

RESPONSE

The relevant provisions of the Pittwater 21 DCP have been addressed in the body of this Statement.

and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,

RESPONSE

No planning agreements apply to the proposal

and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

RESPONSE

The relevant regulations have been given due regard in the construction of this Statement.

and

(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,

RESPONSE

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts

(c) the suitability of the site for the development,

RESPONSE

The subject site, by virtue of its existing layout, topography and locality is suitable for the proposal

(d) any submissions made in accordance with this Act or the regulations,

RESPONSE

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

(e) the public interest.

RESPONSE

The proposal endorses the public interest by developing a part of the subject site which has been disturbed whilst allowing the majority of the remnant bushland to remain.

(2) Compliance with non-discretionary development standards—development other than complying development

If an environmental planning instrument or a regulation contains non-discretionary development standards and development, not being complying development, the

subject of a development application complies with those standards, the consent authority:

(a) is not entitled to take those standards into further consideration in determining the development application, and

(b) must not refuse the application on the ground that the development does not comply with those standards, and

© must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, and the discretion of the consent authority under this section and section 4.16 is limited accordingly.

(3) If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards:

(a) subsection (2) does not apply and the discretion of the consent authority under this section and section 4.16 is not limited as referred to in that subsection, and

(b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard. Note. The application of non-discretionary development standards to complying development is dealt with in section 4.28 (3) and (4).

(3A) Development control plans

If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:

(a) if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and

(b) if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with that aspect of the development, and

© may consider those provisions only in connection with the assessment of that development application. In this subsection, standards include performance criteria.

(4) Consent where an accreditation is in force

A consent authority must not refuse to grant consent to development on the ground that any building product or system relating to the development does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the regulations.

(5) A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4).

(6) Definitions

In this section: (a) reference to development extends to include a reference to the building, work, use or land proposed to be erected, carried out, undertaken or subdivided, respectively, pursuant to the grant of consent to a development application, and (b) non-discretionary development standards means development standards that are identified in an environmental planning instrument or a regulation as non-discretionary development standards.

Environmental Planning Instruments

The proposal is a permissible use in the R5 Large Lot Residential zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the sensitive location of the works which will ensure the retention of the remnant bushland on the subject site.

Impact on the Built Environment.

Scenic qualities – the proposal is consistent with the current and future character of

the locality as expressed within the provisions of the Pittwater Local Environmental Plan 2014 and the Avalon Beach Locality Desired Future Character as expressed within Pittwater 21 Development Control Plan.

Compatibility with adjacent land uses – The proposal is for a residential use, compatible with surrounding residential uses.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing development, topography and locality is suitable for the proposal.

6.0 CONCLUSION

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7.0 COMPLIANCE TABLE

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
PITTWATER LOCAL ENVIRONMENTAL PLAN 2014			
Zoning	E4 Environmental Living	Permissible	Yes
4.3 Height of Buildings	8.5m	Significantly below 8.5m.	Yes
7.1 Acid Sulfate Soils	Class 5	No disturbance	Yes
7.2 Earthworks	Ensure that earthworks do not have an adverse impact upon environmental processes and neighbouring uses	No earthworks	Yes
7.6 Biodiversity Protection	Protect native flora and fauna	Landscaping retained	Yes
7.7 Geotechnical Hazards	Geotechnical Report required	See report attached	Yes

**Statement of Environmental Effects for Workshop
159 RIVERVIEW ROAD AVALON BEACH**

CONTROL	STANDARD	PROPOSAL	COMPLIANCE
PITTWATER 21 DEVELOPMENT CONTROL PLAN			
Section B General Controls			
B1.3 Heritage Conservation – General	N/A		N/A
B1.4 Aboriginal Heritage Significance		Development limited to existing disturbed area	N/A
B3.1 Landslip Hazard	Geotech Report required	See attached report	Yes
B3.6 Contaminated Land & Potentially Contaminated Land	SEPP 55	Unlikely due to the historical residential uses of the site	Yes
4.22 Preservation of Trees and Bushland	To protect and enhance the urban forest of the Northern Beaches	See Arborist letter	Yes
B 5.1 Water Management Plan	Effective management of all water and wastewater	NStormwater connected to existing	Yes
B5.3 Greywater Reuse			N/A
B5.4 Stormwater Harvesting	Minimise quantity of stormwater runoff	No runoff, below existing structure	Yes
B6.1 Access Driveways and Works on the Public Road Reserve	Safe and convenient access.	N/A	Yes

**Statement of Environmental Effects for Workshop
159 RIVERVIEW ROAD AVALON BEACH**

B6.2 Internal Driveways	Safe and convenient access	N/A	Yes
B6.3 Off-Street Vehicle Parking Requirements	Two required	N/A	Yes
B8.1 Construction and Demolition- Excavation and Landfill	Site disturbance is minimised.	No excavation	Yes
B8.2 Construction and Demolition- Erosion and Sediment Management	Sediment and erosion control devices/fencing to be provided	No excavation however sediment control devices will be in place during all works	Yes
B8.3 Construction and Demolition- Waste Minimisation		Waste Management Plan, recycling where possible	Yes
B8.4 Construction and Demolition- Site Fencing and Security		Site to be fenced prior to any works commencing	Yes
B8.5 Construction and Demolition- Works in the Public Domain		N/A	
B8.6 Construction and Demolition- Traffic Management Plan	N/A	N/A	

Statement of Environmental Effects for Workshop
159 RIVERVIEW ROAD AVALON BEACH

Section C Development Type Controls			
C1.1 Landscaping	60%	60%	Yes
C1.2 Safety and Security	On-going safety and security of the Pittwater community	Safety incorporated into design	Yes
C1.3 View Sharing	A reasonable sharing of views amongst dwellings. Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. Canopy trees take priority over views	Public and private views protected by the proposal being well below the sightline from public areas.	Yes
C1.4 Solar Access	Residential development is sited and designed to maximise solar access during mid-winter.	3 hours of sunlight to private open space	Yes
C1.5 Visual Privacy	Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design	N/A	Yes

**Statement of Environmental Effects for Workshop
159 RIVERVIEW ROAD AVALON BEACH**

C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited	Acoustic privacy protected by design and spatial separation	Yes
C1.7 Private Open Space	Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants	Existing	Yes
C1.12 Waste and Recycling Facilities	Waste and recycling facilities are accessible and convenient, and integrate with the development	Domestic scale only	Yes
C1.13 Pollution Control	Development that does not adversely impact on public health, the environment or other lands		Yes
C1.14 Separately Accessible Structures	N/A		
C1.24 Public Road Reserve – Landscaping and Infrastructure	Vehicular accessway	N/A	Yes
C1.25 Plant, Equipment Boxes and Lift Over-Run	To achieve the desired future character of the Locality		N/A

**Statement of Environmental Effects for Workshop
159 RIVERVIEW ROAD AVALON BEACH**

Section D Locality Specific Development Controls			
D 5.1 Character as viewed from a public place	To achieve the desired future character of the Locality	Not visible from public areas.	Yes
D 5.2 Scenic Protection -	To achieve the desired future character of the Locality	Not visible from public areas.	Yes
D 5.5 Front building line	Nil for parking structures	Nil	Yes
D 5.6 Side and rear building line	Nil	N/A	Yes
D 5.7 Building Envelope	45degree angle at boundary	Well within the Building Envelope	Yes
D 5.10 Landscaped area	60% landscaped area	Existing	Yes
D.12 Fences- General		Match existing	Yes