

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR ALTERATIONS AND ADDITIONS TO EXISTING
RESIDENCE:

62 Riviera Avenue, Avalon

Prepared March 2020

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1.0 INTRODUCTION



1.1 APPLICATION AND PROPOSED DEVELOPMENT

This report has been prepared by Duktig Design Pty Ltd for the owner of the subject property, Mr David and Mrs Heather Chapman. It is submitted to the Pittwater Council for Development Application (DA) for alterations and additions to the existing dwelling at **62 Riviera Avenue, Avalon Beach**, being Lot 19 DP 209443.

The property is zoned E4 Environmental Living and is identified under the Pittwater LEP 2014 (PLEP2014) as being Bushfire Prone Land, as such a Bushfire Risk Assessment report has been prepared by Mr Wayne Tucker of Australian Bushfire Consulting Services dated 10th February 2020. These issues will be discussed further within this submission.

The site is not listed as a Heritage Item, nor is it within a Conservation Zone and is not identified as a Geotechnical Hazard in accordance with Pittwater Council LEP2014

The site is not a flood control lot but is noted as being within an Acid Sulfate Soils Area (Class 5).

The work involves alteration and additions to the existing residence including:

Basement

- Enclosure of existing carport as double garage
- Refurbish existing bathroom
- Construct and partially infill existing brick supporting walls to make a formalized entry foyer, laundry and storage.

Ground Floor

- Demolish internal dilapidated walls and structure as required by engineer.
- Modify internal layout to provide open plan living kitchen and dining accessing alfresco balcony to the front and terrace to the rear to maximise light and improve indoor -outdoor connection
- Provide new Guest bedroom and bathroom
- Construct new internal access stair from garage.

External Works:-

- Removal of existing trees as marked in poor condition and replace with planting as per landscape plan.
- Adjust existing driveway to increase width and provide improved turning and site lines
- Provide additional carstand for offstreet parking to the frontage

The SEE should be read in conjunction with Development Application prepared by Duktig Design A00-A23 (dated 25th March 2020).

1.2 CONSENT AUTHORITIES

The proposal responds to the existing site conditions, bulk, scale, setbacks and rhythms of the surrounding neighbourhood, while improving the amenity of the existing dwelling.

The purpose of this statement is to address the planning issues associated with the proposal and specifically to assess the likely impact of the proposal on the environment in accordance with the relevant provisions of Section 4.15 of the Environmental Planning and Assessment (EP&A) Act, 1979 and the relevant environmental planning instruments and development control plans including:

The Environmental Planning and Assessment Act, 1979 as amended.
The Environmental Planning and Assessment Regulation 2000.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Pittwater Local Environmental Plan 2014
Pittwater 21 Development Control Plan 2014

2.0 SITE DESCRIPTION

2.1 Size and Shape Allotment

The site is rectilinear in shape with a street frontage of 18.29 metres to Riviera Avenue. The western and eastern side boundaries measure 38.1 metres. The rear south-eastern boundary has a length of 18.29 metres. The total area of the site is 696.7m². The site is located on the northern side of Riviera Avenue

2.2 Property Description

The existing building is an example of one of the first architect designed project homes known as "The Beachcomber" designed by Nino Sydney for the builders Lend Lease in the 1960's. It is a minimalistic dwelling elevated above ground. It is generally a lightweight timber framed and timber clad construction with a flat metal roof sitting on a painted face brick plinth. It is accessed via external stairs and has exposed steel and timber structure.

This subject example is in a particularly poor state repair and in need of some immediate repair and remediation.

The existing ground floor layout consists of a living, dining, kitchen, bedrooms and study with laundry and storage located on the lower ground level.

The dwelling is located a minimum of 17.35 metres from the front boundary, 2.325 metres minimum from the north-eastern boundary, 3.69 metres minimum from the south-western boundary and 11.5 metres from the rear boundary. The lot has an total area of 696.7m²

2.3 Slope

The existing site is slightly raised land above road level with a slight cross falls to the north eastern corner. The overall site falls some 7m from the northern boundary to the street frontage. Stormwater has been directed to the street gutter in Riviera Avenue.

Further details are provided in the site survey prepared by TSS Total Surveying Solutions, Reference 192890 dated 22/01/20 which accompanies the DA submission.

2.4 Context

The surrounding residential neighborhood is characterized by low density residential development of typically two to three storeys. There is a combination of post-war single and two storey detached dwellings interspersed with contemporary development similar in size and scale to the subject site.

The property to the east (No. 60) consists of a two storey rendered residence with tiled roof.

The property to the west (No.64) consists of a similar two storey rendered contemporary residence with tiled roof.

The bulk and form of the dwellings reflects the influence of the sloping terrain and generous landscaped sites. There is a consistency of parking and ancillary structures located forward of the building line.

The site does not adjoin any reserves however has district views and views to Pittwater.



Figure 2. Aerial View of subject site.

2.5 Existing Development and Current Use

The existing site contains a an elevated single storey painted timber and clad residence with a flat metal roof. Refer to survey of site provided as part of this DA.

Present Use:

The site is currently used as a Residential Dwelling.

Previous Use:

It is to the best knowledge of the current owners that the present or previous use of the site has never had any potential contaminating activities.

2.6 Proposed Development

This development application seeks consent for the following:

The proposal involves modest alterations and additions to the existing elevated single storey brick residence on the subject site.

Specifically, the proposal includes the following:

Lower Ground/ Entry

The growing demand for on-street parking has found the current small carport inadequate to accommodate the larger residence's requirements. Hence, it is proposed to convert the existing carport into a double carport in the same location including entry link and minor adjustment to the driveway.

The existing residence also lacks a sense of arrival with no clear point of entry. The proposal aims to rectify this while also providing internal dry access from the garage to the living floor. The existing brick supporting walls will be infilled in part to also incorporate a laundry accessible to the ground floor and the existing bathroom will be renovated.

Ground Floor

Modest addition to the front of the property including extension of existing living kitchen and refitout of internal layout including guest bed, powder room bed and associated terrace the rear and balcony to the front with internal access from garage under.

The current proportions of the existing living spaces are inadequate to service the requirements of this growing family. The proposal provides the occupants with a modern well-designed home driven by the principles of passive solar design scooping additional light to produce an energy efficient residence which caters extremely well for the indoor-outdoor Sydney lifestyle.

The proposed ground floor extensions provide open living, dining, kitchen with direct access to extended screened alfresco terrace and BBQ area. An internal staircase connects the living to entry level and the alterations provide improved connection to the external landscape and greater utilisation of private open space.

The alfresco terrace enables a seamless physical and visual connection between indoor and outdoor spaces whilst minimising any excavation and fill.

The building's massing is consistent with the scale of neighbouring buildings and the use low pitched roofs curtails unnecessary overshadowing. The use of rebates, awnings, colour and varied surfaces and materials effectively modulates the façades, thereby creating a scale of building that relates to the existing streetscape and complements the existing topography.

Outdoor living areas are proposed to extend and connect to the indoor living areas, without impacting on the privacy of adjoining residents.

First Floor

Upper floor addition to provide for additional required bedrooms. This addition is set well back on the sides to ensure the existing building's legibility is preserved and the addition transitions with a small skillion pitched to the rear ensuring the development's overall bulk and scale is minimized from the streetscape.

External Works:-

The existing site is extremely overgrown and has many invasive species or in poor condition that are proposed to be removed as part of this application and replaced with more suitable species. Removal of existing trees as marked in poor condition and replace with planting as per landscape plan.

Further to this the existing driveway is difficult to utilise and hence it is proposed to Adjust existing driveway to increase width and provide improved turning space outside the garage and site lines. An additional tandem carstand is proposed forward of the building line to alleviate pressure for off street parking in the street.

The Design:-

A growing family currently owns and lives at the property. The proposed development is designed with intent to:

- Provide increased amenity to accommodate the changing demands of this growing family and better utilize the existing private open space.
- Improved visual and aural privacy to indoor - outdoor spaces by incorporating strategically positioned privacy screens and acoustic buffers.

The proposal is contemporary in design and will be well detailed. Careful consideration has been given to the integration of the proposed new alterations to provide a contextually sympathetic contribution. The design maintains the integrity of the original residence and is responsive to the existing amenity of neighboring properties in its bulk and scale. The design was revisited numerous times to develop the most sympathetic and sensitive addition.

Material, Finishes and Colour:-

All external finishes, colours and materials have been detailed to enable the development to blend in with the existing landscaping. The works are discreetly located to the rear of the property and hence have no impact to the existing streetscape.

The materials to be used are timber frame construction, mineral based painting brick to the base, hard wood timber cladding, standard seam matte finish metal wall and roof cladding.

Refer to external finishes sheet.

3.0 ZONING AND DEVELOPMENT CONTROLS

The subject land is 62 Riviera Avenue, being Lot 19 within Deposited Plan 209443

3.1 State and Environmental Planning Policy (Building Sustainability Index)

The proposal satisfies water, thermal and energy standards required by BASIX. A BASIX certificate has been submitted with the development application.

3.2 Pittwater Local Environment Plan 2014

3.2.1 Land Use Zoning

The site is zoned as E4 Environmental Living according to Pittwater Local Environmental Plan 2014 (WLEP 2014).

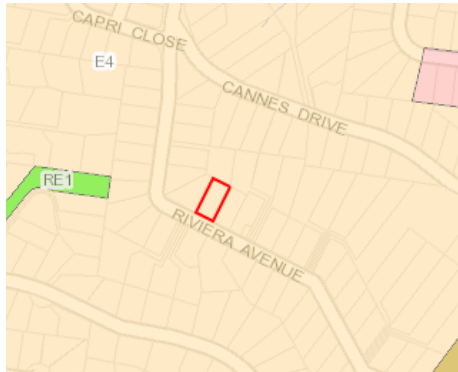


Figure 1. Zoning

The development of and use of the land for residential purposes within the E4 Environmental Living Zone is consistent with the zone objectives, which are noted as:

- 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
-

It is considered that the proposed additions to the existing dwelling will be consistent with the desired future character of the surrounding locality for the following reasons:

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development is contextually sympathetic to the the scale and form of other development in the area and therefore complements the locality.
- The proposed additions will not have any substantial impact to the neighbouring properties.
- The setbacks are consistent with the existing surrounding development.
- The proposal does not have any impact on long distance views.
-

3.2.2 Clause 4.3 Height of Buildings

The maximum building height in this portion of Avalon is 8.5m.

The existing and proposed works have been designed to minimize additional bulk and scale consistent with adjacent residences.

New works sit within the 8.5m height line..

3.2.3 Tree Preservation relates to the preservation of trees or vegetation. For the most the existing vegetation is retained and further enhanced by further planting and landscaping of local native species. Some invasive species are proposed to be removed as discussed with Council officer and as identified on the plans.

3.2.4 Acid sulfate soils. The proposal will not see any excavation of the site and as such, no acid sulfate spoils are disturbed.

3.2.5 Earthworks The proposal will not require any significant excavation of the site. All measures are technically advised by suitably qualified consultants to ensure no impact on drainage, neighbours, or environmentally sensitive areas.

3.2.6 Biodiversity protection

The land is noted within Council's Biodiversity mapped area.

- (1) The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by:
- (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.

The development will not see any disturbance to the existing flora, with no trees or natural vegetation to be removed.

As the works will not see any reduction in the landscaped area, the proposal will not have an adverse impact on the terrain of the site or introduce any new works to the seabed of Pittwater, the Objectives of Clause 7.6 will be achieved.

3.2.7 Geotechnical Hazards

The subject site is not identified as a property with Geotech Hazard.

The scope of proposed works is minor in nature and accordingly, there is no proposed excavation in excess of 1500mm or within 900mm of the boundary.

3.3 Pittwater Development Control Plan 2014

Council's Pittwater 21 DCP Part B (General Controls), Part C (Design Criteria) and Part D Avalon Beach Locality Statement provides a range of outcomes and controls which form the primary criteria for the control for development within the subject locality.

6.3.1 Shaping Development – Desired Character

The desired outcomes for the Avalon Beach Locality, in which this site falls, are as follows:

A4.1 Avalon Beach Locality

The most important desired future character is that Avalon Beach will continue to provide an informal relaxed casual seaside environment. The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity, fewer hazards and other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial, community and recreational facilities will serve the community.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Vehicular and pedestrian access into and through the locality is good. Pedestrian links, joining the major areas of open space (Angophora Reserve, Stapleton Park and Hitchcock Park) and along the foreshores, should be enhanced and upgraded. Similarly, cycle routes need to be provided through the locality. Carparking should be provided on site and where possible integrally designed into the building.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses.

Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

Most houses are set back from the street with low or no fencing and vegetation is used extensively to delineate boundary lines. Special front building line setbacks have been implemented along Avalon Parade to maintain the unique character of this street. This, coupled with the extensive street planting of canopy trees, gives the locality a leafy character that should be maintained and enhanced.

The design, scale and treatment of future development within the Avalon Beach Village will reflect the 'seaside-village' character of older buildings within the centre, and reflect principles of good urban design. External materials and finishes shall be natural with smooth shiny surfaces avoided. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors. The natural landscape of Careel Bay, including seagrasses and mangroves, will be conserved. Heritage items and conservation areas indicative of early settlement in the locality will be conserved, including the early subdivision pattern of Ruskin Rowe.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

It is considered that the proposal is consistent with the desired character of the locality by providing for additions and alterations to the dwelling, together with a new low pitched roof form, which are consistent with the scale and style of the newer development in the vicinity. The proposal will have little impact on the existing tree canopy and will provide an appropriate area of soft landscaping.

The proposal has been designed to reflect the existing setbacks provided to all boundaries existing in the immediate area.

The building materials and colours will harmonise with the natural environment and will not detract from the existing locality

3.3.1 Part B General Controls

This statement addresses the applicable general controls applicable to the proposed alterations and additions in this project, specifically

B 3.1 Landslip Hazard

The item is not considered a landslip hazard

B3.2 Bushfire Hazard

The controls seek to achieve three main objectives:

- Protection of people.
- Protection of the natural environment.
- Protection of private and public infrastructure and assets

A Bushfire Risk assessment has been prepared by Wayne Tucker of Australian Bushfire Consultant Services and dated 10th Feb 2020.

The works will be constructed utilizing the recommendations constructed in the Geotechnical report.

B4.6 Wildlife Corridors

The controls seek to achieve the sole main objective:

- Retention and enhancement of wildlife corridors ensuring/providing the connection of flora and fauna habitats.

Due to the fact that all works are above the existing floor levels and within the subject site, there will be no impact on the existing tree cover and landscaped area.

B5.8 Stormwater Management - Water Quality – Low Density Residential

The controls seek to achieve the sole main objective:

- No increase in pollutants discharged with stormwater into the environment. Development is compatible with Water Sensitive Urban Design principles.

As the retention of the existing arrangements is still feasible in this situation the roofwater from the new roof areas will be connected to the existing system.

B6.1 Access driveways and works on the Public Road Reserve – Low Density Residential

The controls seek to achieve the four main objectives:

- Safe and convenient access.
- Adverse visual impact of driveways is reduced.
- Pedestrian safety.
- An effective road drainage system.
- Maximize the retention of trees and native vegetation in the road reserve.

The proposal retains existing vehicular crossover to access the site.

B6.3 Internal Driveways – Low Density Residential

The controls seek to achieve the five main objectives:

- Safe and convenient access.
- Reduce visual impact of driveways.
- Pedestrian safety.
- An effective road drainage system.
- Maximise the retention of trees and native vegetation. Reduce contaminate run-off from driveways.

The existing driveway will be modified in width and alignment to provide a safer access to the proposed garage and carstand. New turning bay is proposed to ensure ease and sight lines are preserved for egress.

B6.5 Off-street Vehicle Requirements – Low Density Residential

The controls seek to achieve the sole main outcome:

- Safe and convenient parking (En,S)

With a minimum requirement of 2 parking spaces the site will retain the existing two off street parking spaces in order to satisfy these controls. It also proposed to provide an additional two spaces by incorporating a tandem carstand forward of the building line,

B8.1 Construction & demolition – excavation and landfill

The controls seek to achieve the three main outcomes:

- Site disturbance is minimized
- Excavation and construction not to have an adverse impact.
- Excavation operations not to cause damage on the development or adjoining property.

With no significant excavation of the site there will be no disturbance to the exterior ground levels. Furthermore, most of the existing framing or new framing in same location will bear the new works with no additional footings required.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the four main objectives:

- 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.

In order to prevent runoff of sediment across adjoining properties and Pittwater appropriate sedimentation controls will be implemented within the site during construction.

Part C Design Criteria

The Design Criteria applicable to the proposed development and are summarised as:

C1.1 Landscaping

The controls seek to achieve the outcome:

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.

The proposal maintains generous areas of soft landscaping and existing planting to compliment the proposal. New planting will further enhance this.

Refer Landscape Plan

Proposed Soft Landscaped Area=443m² 64%(refer landscaped area plan)

C1.2 Safety and Security

The controls seek to achieve the outcomes:

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicants of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements
Identify crime and safety priority areas in Pittwater LGA (S, Ec)
Improve community safety and reduce the fear of crime in the Pittwater LGA (S)
Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

The site will reinstate views to driveway and street area with casual surveillance of the immediate area available.

C1.3 View Sharing

The controls seek to achieve the 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.

The subject and adjoining properties currently enjoy a distant view glimpses to Pittwater to the south west. The neighbouring properties will retain their primary views with existing setbacks preserved.

C1.4 Solar Access

The controls seek to achieve the 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.

The proposed height and massing of the proposal has been designed to ensure that solar access to the principal living areas and outdoor recreation areas of the adjoining properties existing and proposed is preserved.

C1.5 Visual Privacy

The controls seek to achieve the 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

The required controls to achieve the outcomes are to ensure that the private open space, recreation areas and living rooms within 9m of a development are suitably protected to limit the effects of direct overlooking.

The proposal carefully considers potential privacy impacts to neighbours and provides for extensive integrated screening for any new works. The proposed works preserve generous setbacks and ensuring any new window openings to side boundaries are minimized.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation 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 recreation areas

The controls aim to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

The layout of the proposal as been designed so that there will be minimal impact on the surrounding locality in terms of acoustic privacy. The design preserves the generous separation to living areas of adjoining properties, thereby maintaining existing levels of acoustic privacy.

C1.7 Private Open Space

The controls seek to achieve the 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

The alterations were designed to improve the connection of ground floor level access to generous terraces and rear garden for improved solar access.

C 1.12 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste facilities are accessible and convenient and integrate with the development.

Waste facilities are sensitively located so as not to negatively impact upon the amenity of the land, adjoining residences or natural environment.

The required controls to achieve the outcomes are to ensure that adequate area remains for the storage of waste and recyclable materials. There is sufficient area surrounding the carstand for on-site storage of waste and recyclables, with the waste removed by Council contractors via the household garbage service. Refer waste management plan.

D1.1 Character As Viewed From A Public Place

The control seeks to achieve the 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.

The proposed alterations are primarily located to the rear of the property with the and have been minimized in terms of bulk and scale so as to ensure minimal impact to adjacent properties.

D1.4 Scenic Protection – General

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.

The proposed works respect the required setbacks including scenic protection zone while being consistent with those of adjacent properties existing and proposed.

The bulk and scale of addition is contextually sympathetic with other development in the area.

D1.5 Building Colours, Materials and Construction

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape. (S) 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 and its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

An informal beachside appearance of the Avalon Beach Village.

The required controls to achieve the outcomes are to ensure that the external colours and materials shall be dark and earthy tones as indicated within the DCP.

The design of proposed works is sympathetic to both the landscape and any characteristic buildings within the locality. Necessary measures were taken to ensure the additions complemented existing building forms in respect to massing, composition, materials, colours and maintaining the original subdivision pattern.

The proposed addition has been designed to integrate with the natural topography and key landforms, preserving these elements with minimal impact.

There is no significant vegetation to be proposed to be removed with the exception of invasive species and distressed trees as discussed with council officer at site meeting.

D1.8 Front Building Line

The controls seek to achieve the outcomes:

Achieve the desired future character of the Locality.

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 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

The control to achieve this outcome is to provide a setback of 6.5m, or the established building line to the street frontage.

The works are all well clear of Riviera Avenue and exceed the 6.5m setback.

D1.9 Side and rear building line

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality.
The bulk and scale of the built form is minimised.
Equitable preservation of views and vistas to and/or from public/private places. To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties
Substantial landscaping, a mature tree canopy and an attractive streetscape
Flexibility in the siting of buildings and access.
Vegetation is retained and enhanced to visually reduce the built form
To ensure a landscaped buffer between commercial and residential zones is established.*

The controls to achieve this outcome are to preserve a minimum side boundary setback of 2.5m for at least one side and min 1.0m setback for the other side.

The new works maintain the existing ground floor setback to the eastern and western side boundaries.

Front setback remains consistent with adjacent residences and will remain generously landscaped .

The new garage is located generally in the same location as existing carport.

The rear setback remains unaltered with the exception of the additional terrace.

D1.11 Building Envelope

The controls seek to achieve the 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. (S)
To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.)
Vegetation is retained and enhanced to visually reduce the built form.*

The required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45o.

The new works will comply with Council's control for the most with the exception of a few minor breaches from eaves overhangs that will have negligible impact to adjacent properties. The proposal will maintain appropriate access to the available views and levels of solar access to adjacent property in accordance with Council's policy for the primary living and outdoor recreation spaces for both the neighbouring and subject dwellings.

D1.14 Landscaped Area – Environmentally Sensitive Land

The controls seek to achieve the outcomes:

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.

The required controls to achieve the outcomes are to limit residential development in order to maintain a minimum landscaped area of 60% of the site area.

The proposal maintains generous areas of soft landscaping and existing planting to compliment the proposal. New planting will further enhance this.

D1.5 Fences – General

The controls seek to achieve the outcomes:

To achieve the desired future character of the Locality.

To ensure fences compliment and conserve the visual character of the street and neighbourhood

To define the boundaries and edges between public and private land and between areas of different function.

To contribute positively to the public domain.

An open streetscape that allows casual surveillance of the street.

Fences, where provided, are suitably screened from view from a public place.

Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians.

To ensure heritage significance is protected and enhanced.

To ensure an open view to and from the waterway is maintained.

The proposal will have no formal fencing but rather a planted hedge to define the front boundary in keeping with these objectives.

4.0 SITE PHOTOS



Figure 3. Street view of subject property viewed from 62 Riviera Avenue and adjacent property to the western boundary No 64.



Figure 4. View of the subject property No 62 front facade



Figure 5. Street view of adjoining property No.60 Riviera Avenue Avalon



Figure 6.View from subject property of adjacent property No.60 to the eastern boundary from roof line.



Figure 7. Street view of adjoining property No.64 Riviera Avenue Avalon showing offstreet carstand.



Figure 8. View from subject property to rear eastern corner boundary



Figure 9. View of rear of the subject property and property to the rear.



Figure 10. View of existing subject property driveway and carport.

1.0 CONCLUSION

The proposal is consistent and compliant with the aims and objectives of Pittwater Council's LEP-2014 as permitted within a residential zone under Council's LEP. The proposal is also considered to be consistent with the intent of the Pittwater Council DCP and mostly compliant.

The proposal takes into consideration the existing buildings and the design is sympathetic to the streetscape it is within. No additional scale is visible from the street so proposed alterations sit well within the streetscape.

The level of privacy enjoyed by adjacent properties will not be reduced. Views from adjacent properties will not be affected and daylight or ventilation to other properties will not be affected.

The proposed alterations are to enhance the character of the existing house and fulfill the necessary requirements of the growing family that currently resides. The proposal provides a more contemporary design and high-quality addition. Due to the careful considerations given to its immediate surrounds and the sympathetic approach to the planning controls, the proposal integrates seamlessly within the current streetscape and consequently, has minimal impact on surrounding neighbours. Accordingly, development consent is justified.