

untapped **PLANNING**

Statement of Environmental Effects

“Alterations and Additions to existing Dwelling”

14B Crane Lodge Place, Palm Beach

Lot 13 DP 543630

Prepared for: Arclab
Date: November 2020

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1. Executive Summary

1.1 Introduction

Untapped Planning has been commissioned by Arclab to prepare a Statement of Environmental Effects for the alterations and additions to an existing dwelling on Lot 13 DP 543630 at 14B Crane Lodge Place, Palm Beach.

1.2 Site Details

The subject site comprises Lot 13 DP 543630 with a street address of 14B Crane Lodge Place, Palm Beach

The site has a total combined area of 695.55m², with a street frontage of approximately 6m to Crane Lodge Place.

The site is zoned E4 – Environmental Living under the Pittwater Local Environmental Plan (LEP) 2014.

Development for the purposes of a Dwelling is permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.



Figure 1: Locality of the subject site.

1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

2. Proposed Development

2.1 Proposal Objectives

The objective of the proposed development is to seek approval for the alterations and additions to the existing dwelling on the subject allotment.

2.2 Summary of Development

The proposed development involves the addition to the first floor to accommodate a new bedroom.

Other minor internal changes are proposed including;

- Removal of a dividing wall within the master bedroom
- Addition of new skylights above the stairs and upper landing
- New internal divider wall and barn door opening to the exiting media room.

3. Characteristics of the Site and Locality

3.1 The Site

The subject site comprises Lot 13 DP 543630, and is known as 14B Crane Lodge Place, Palm Beach.

The site has a combined total area of 695.55m², with a street frontage of approximately 6m to Crane Lodge Place.

The site is within the Palm Beach locality, sited on the eastern side of the end of Crane Lodge Place.

The site falls towards the rear boundary, having a fall of approximately 8.5m from the street frontage to rear boundary.

The site contains minimal vegetation, being contained within the front and rear setbacks. Standing on the site is a two and three storey residence.



Figure 2: Crane Lodge Place Frontage

3.2 The Locality

The subject site is located on the eastern side of Crane Lodge Place.

The immediate locality is characterised by a mix of new and older single dwellings. The area is moderately vegetated.

The following figure shows the location of the subject site within its immediate local context.



Figure 3: Aerial View of Subject Site.

3.3 Land Uses

The subject site currently contains a two and tree storey residence.

The site contains minimal vegetation and existing vegetation will be retained through the development.

3.4 Topography

The site can generally be considered to be having a gentle slope from the street frontage falling to the sites rear. In total there is approximately a 8.5m elevation change along this plane.

The fall along the site is generally uniform and consistent.

3.5 Contamination and Geotechnical Considerations

3.5.1 Contamination

The site is not known to have any past contaminating uses.

3.5.2 Acid Sulfate Soils

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

3.5.3 Land Slip

The development site is identified on identified in the Geotechnical Hazard Map – Sheet GTH_015 as being within either the H1 Geotechnical Hazard Zone.

Given that the additions and alterations are internal to the existing footprint and are in the form of a first floor addition, no works or excavations are proposed that warrant a geotechnical assessment of the site. No soil will be disturbed or excavated to facilitate the proposal.

It is requested that no further analysis of Geotechnical Risk is required by this development.

3.6 Vegetation

The site is heavily vegetated within the front and rear building setbacks. Vegetation consists of a mix of large mature native vegetation and gardens.

The proposed dwelling additions will not require the removal of any vegetation.

3.7 Bushfire

The development site is not noted as being bushfire prone.

No further Bushfire Assessment is required.

3.8 European and Aboriginal Archaeological Heritage

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

The site is not known to contain any items of Aboriginal archaeological significance. Though again, given that the proposal is for the purpose of a boundary adjustment it is considered that any possible Aboriginal relics located on the site will not be affected.

3.9 Traffic, Access and Road Network

The site is located with a frontage and vehicular access off Crane Lodge Place.

No change to the existing vehicular and pedestrian access is proposed and the site density will remain unchanged.

Given the minor scale of the development and the fact that no modification to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

3.10 Coastal Zone

The development site is not subject to the provisions of the NSW Coastal Policy.

3.11 Services and Utilities

The site is currently serviced with both reticulated water and sewer.

3.12 Flooding

The site is not noted as being flood prone.

4. Planning Controls

4.1 State Planning Controls

Environmental Planning and Assessment Act 1979

Section 91

The development is not considered to constitute integrated development under the provisions of Section 91 of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policies

The development is not reliant upon any State Environmental Planning Policy.

4.2 Local Planning Controls

The development site is currently controlled by the provisions of the Pittwater Local Environmental Plan 2014.

Pittwater Local Environmental Plan 2014

Under the Pittwater Local Environmental Plan 2014, the site is zoned E4 – Environmental Living. An excerpt of the Pittwater Local Environmental Plan 2014 zoning map is shown in Figure 5.

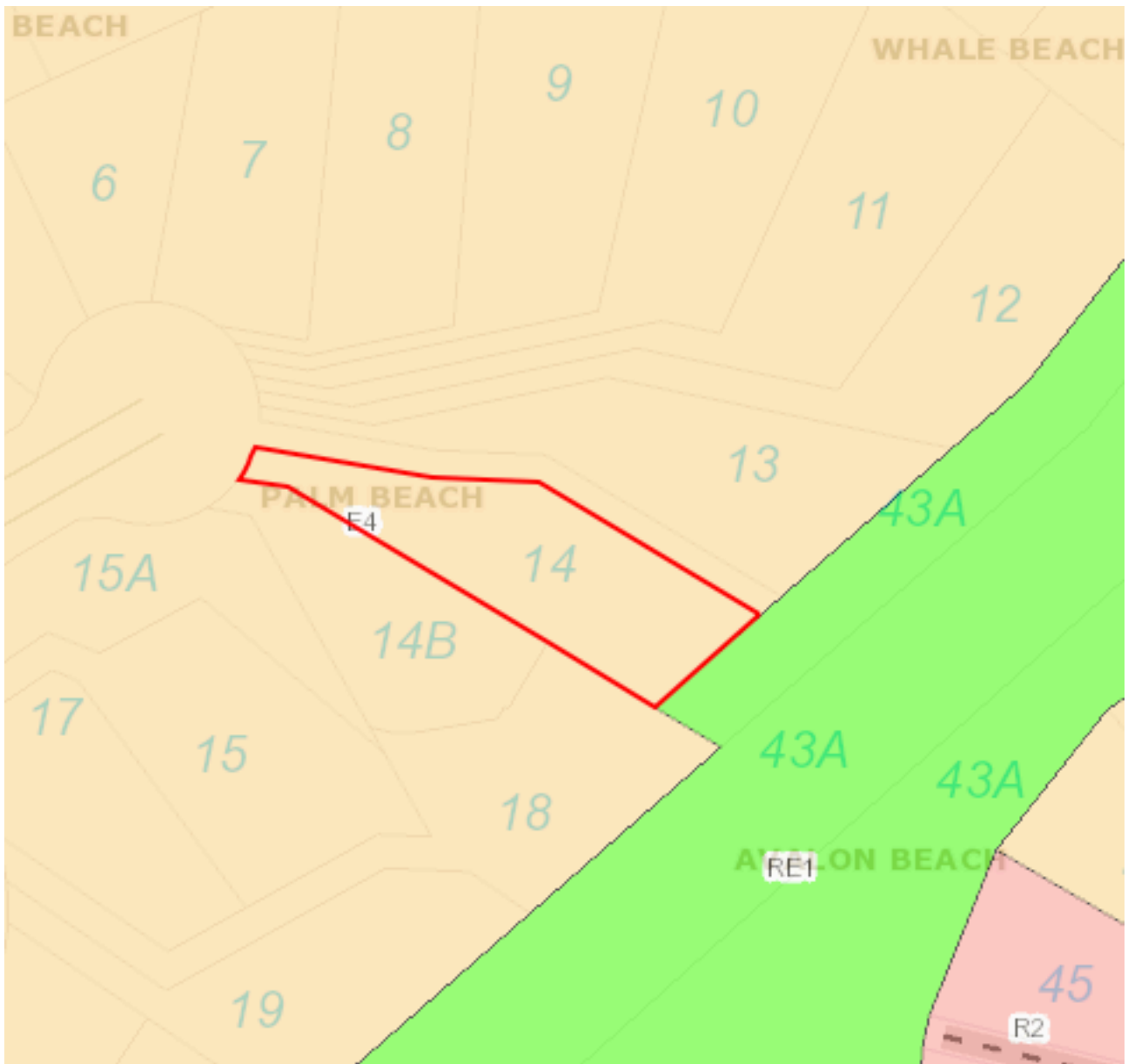


Figure 5: Site Zoning under Pittwater Local Environmental Plan 2014

The provisions for the E4 zone state;

1 Objectives of zone

- *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.*

Comment: The alterations are considered to be consistent with the objectives of the E4 - Environmental Living Zone.

The alterations of an existing dwelling will not result in an intensification of the site use. The proposal is consistent with development in the general locality.

The scale of the development and its siting, with unaltered façade, is integrated with the landform which enables the existing character and landscape to be maintained.

The development is consistent with and will not impact upon the ecological, scientific and aesthetic values of the locality.

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; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Comment: Under subclause 3, Dwellings and ancillary development such as pools are permissible with Consent.

Part 4 - Principal Development Standards

Clause 4.3 Height of Buildings.

The subject site is mapped as having a maximum building height of 8.5m. The existing building has a height of 10m. The proposed structure will not exceed the existing ridge height, nor will any increase in height be made.

On the buildings north east elevation the addition has a maximum height of 7.4m.

Due to the site topography and existing structure floor plate, the as the site falls away the ridge will have a maximum height of 9.8m.

A clause 4.6 variation is included in this report.

Clause 4.4 Floor Space Ratio

While the Floor Space Ratio Maps do not identify a Floor Space Ratio for the subject site, the development is consistent with the objectives of this clause. The objectives of clause 4.4 state;

- (1) *The objectives of this clause are as follows:*
 - (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 neighboring 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.*

The minor scale and footprint of the additions will ensure that the character of the locality is not compromised. The siting of the proposal also ensures that no vegetation is removed.

The development as viewed from the street does not detract from the existing streetscape and character.

Given the addition is located to the rear of the dwelling, it is considered that it will not overshadow adjoining properties, nor will it adversely impact upon existing view corridors.

Clause 4.6 Exceptions to Development Standards

Clause 4.6 of the Pittwater Local Environmental Plan 2014 allows for variations to development standards contained within the plan.

Clause 4.6 states;

(1) The objectives of this clause are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

(4) Development consent must not be granted for development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:*
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives*

- for development within the zone in which the development is proposed to be carried out, and*
- (b) the concurrence of the Secretary has been obtained.*

(5) In deciding whether to grant concurrence, the Secretary must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

Note. When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition or Zone R5 Large Lot Residential.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

- (a) a development standard for complying development,*
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
- (c) clause 5.4,*
- (ca) clause 8.1 or 8.2.*

In addressing a variation to a development control in the standard instrument the following questions are to be addressed

1. What is the name of the Environmental Planning Instrument that applies to the land?

The Environmental Planning Instrument relevant to this development is the Pittwater Local Environmental Plan 2014.

2. What is the zoning of the land?

The site is zoned E4 – Environmental Living under the provisions of the Pittwater Local Environmental Plan 2014.

3. What are the objectives of the zone?

The E4 – Environmental Living Zone objectives are;

1 Objectives of zone

- *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.*

The proposed development is considered to be consistent with the zone objectives in that it will provide for low impact housing that is consistent with the ecological, scientific and aesthetic values of the area. The proposed additions do not include additional building footprint and will not result in an increase in height.

No vegetation is proposed for removal and the and no modification of the existing landform will be required.

4. What is the development standard being varied?

It is proposed to vary the development standard pertaining to maximum Height on the site.

5. Under what clause is the development standard listed in the environmental planning instrument?

The development standard relating to height is Clause 4.3 of the Pittwater Local Environmental Plan 2014.

6. What are the objectives of the development standard?

The objectives of clause 4.3 are;

(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.*

The development as proposed is considered to not contravene the objectives of the height control. The proposed dwelling addition is comparable in bulk and scale to other such developments in the immediate area and will no impact on the streetscape.

The variation to the Height control is minor in nature and the works are sited such that they will not be viewed from the street or have any impact on adjoining properties. The overall height of the addition sits under the existing maximum height of the existing dwelling and the proposed roof line is dictated by the existing roof and first floor floor plate levels.

7. What is the numeric value of the development standard in the Environmental Planning Instrument?

The development standard as indicated in the Pittwater Local Environmental Plan Height Maps sheet HOB_015 is 8.5m.

8. What is the proposed numerical value of the development standard in your development application?

The development as proposed has a maximum height of 9.8m.

9. What is the percentage variation (between your proposal and the environmental planning instrument)?

The variation of 1.3m² represents a 15% variation.

10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

As outlined above in the development standard objectives, strict adherence to the development standard in this instance is unreasonable and unnecessary in that the proposed additions are minor in scale, located within the existing building footprint.

Due to the siting and topography of the existing building, the position of the new room is dictated by the existing floorplate on the first floor.

While part of the proposed ridgeline exceeds the height limit, the roof is under the height of the existing roof structure and quickly complies with the height limit as the site slopes upwards.

The development in its current form, with the requested height variation, is consistent with surrounding dwellings in terms of build form, bulk and scale and will not have any adverse impacts on surrounding development in terms of;

- Overshadowing
- Privacy
- Visual Dominance
- Streetscape and Character
- Views

The development is generally compliant with all other controls contained in the LEP and DCP and in this instance, due to the existing character of the site topography, the existing first floor levels and roof ridgeline, and the fact that the development will not adversely impact upon adjoining development, it is considered appropriate to allow a variation to the Height control.

11. How would strict compliance hinder the attainment of the objectives specified in Section 5(a)(i) and (ii) of the Act.

The objectives contained within Section 5(a)(i) and (ii) of the Act state;

The objects of this Act are:

(a) to encourage:

- (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
- (ii) the promotion and co-ordination of the orderly and economic use and development of land,*

As has been noted earlier in the report, the general character of the area is residential in nature with many new dwellings either approved or recently constructed. The proposal is consistent in scale, height and bulk to these dwellings.

Strict compliance with the development standard would not increase the social or economic welfare of the community or have any impact on the orderly development of land.

The proposal in its current form does not overshadow or visually dominate adjoining dwellings, so strict adherence to height control in this instance will not result in any net public benefit.

Approval of the development in its current form will not hinder the attainment of the objectives contained within Section 5(a)(i) and (ii) of the Act.

12. Is the development standard a performance-based control? Give details.

No, the development standard in this instance is a numerical standard.

13. Would strict compliance with the standard, in your particular case be unreasonable or unnecessary? Why?

Strict compliance would be unreasonable and unnecessary given the existing character of the locality and the similar scale of the development to adjacent dwellings.

The variation will result in no direct adverse impacts to adjoining properties and the proposed height of the addition is under the height of the existing dwelling on site.

There does not appear to be any clear benefit from modifying or prohibiting the addition to rectify the minor departure and strict compliance in this instance is both unreasonable and unnecessary.

14. Are there sufficient environmental planning grounds to justify contravening the development standard? Give Details.

As has been demonstrated above, the development is consistent in terms of bulk, scale and siting to other residential developments in the immediate area. The variation is minor in departure and only covers a small portion of the roof structure area. The development will have no adverse impacts to surrounding allotments in terms of;

- Overshadowing
- Privacy
- Visual Dominance
- Streetscape and Character
- View Loss

It is further recognised that the development is consistent with the character and bulk and scale of other development in the street and will not have an adverse streetscape impacts.

The development is generally compliant with the remainder of the LEP and DCP requirements. Given this compliance with other planning controls and the lack of physical and environmental impacts from the development, it is considered that there is grounds to justify contravening the development standard.

Requiring the development to be modified to comply with the Height standards, will not lesson impacts or improve the amenity of adjoining neighbors, nor will it make a perceivable positive impact to the streetscape. Requiring compliance will prohibit any first floor addition to the dwelling.

For these reasons it is considered that there is sufficient merit in granting a variation to the Height standard.

Part 7 - Additional Local Provisions

Clause 7.1 Acid Sulfate Soils

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

Clause 7.7 Geotechnical Hazards

The development site is identified on identified in the Geotechnical Hazard Map – Sheet GTH_015 as being within the H1 Geotechnical Hazard Zone.

Given that the additions and alterations are internal to the existing footprint and are in the form of a first floor addition, no works or excavations are proposed that warrant a geotechnical assessment of the site. No soil will be disturbed or excavated to facilitate the proposal.

It is requested that no further analysis of Geotechnical Risk is required by this development.

Clause 7.10 Essential Services

The subject site is serviced by reticulated water and sewer.

Pittwater Development Control Plan 21

The following relevant controls have been considered in the preparation of the subject application.

The development is considered to be generally compliant with the DCP controls with the exception of D1.9 – Side and Rear Building Setbacks. Relevant discussion with relation to this variation request is within the table.

B3 - Hazard Controls

Controls	Response
<p>B3.1 Landslip Hazard</p> <p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</p>	<p>The development site is identified on Geotechnical Hazard Map – Sheet GTH_015 as being within the H1 Geotechnical Hazard Zones.</p> <p>Given that the additions and alterations are internal to the existing footprint and are in the form of a first floor addition, no works or excavations are proposed that warrant a geotechnical assessment of the site. No soil will be disturbed or excavated to facilitate the proposal.</p> <p>It is requested that no further analysis of Geotechnical Risk is required by this development.</p>
<p>B3.2 Bushfire Hazard</p> <p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <ul style="list-style-type: none">- Planning for Bushfire Protection (2006)- AS 3959 - Construction of a Building in a Bushfire Prone Area	<p>The development site is not noted as being bushfire prone.</p> <p>No further Bushfire Assessment is required.</p>

B3.5 Acid Sulfate Soils

Works involving the disturbance of soil or the change of groundwater levels, as described in the following table, shall not be carried out on land of the class specified for those works, unless it has been determined whether acid sulphate soils are present and whether the proposed works are likely to disturb these soils.

If it is determined that acid sulphate soils are present or are likely to be present on the land, consideration must be given to:

- the likelihood of the proposed development resulting in the discharge of acid water; and
- any comments from the Department of Planning.

Consent for development to be carried out by Councils or drainage utilities is required despite:

- clause 35, and items 2 and 11 of Schedule 1, to the Environmental Planning and Assessment Model Provisions 1980, as adopted by Pittwater LEP 1993; and
- clause 10 of SEPP No 4 Development Without Consent and Miscellaneous Complying Development.

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

B3.11 Flood Prone Land

The purpose of this Part is to guide development in accordance with the objectives and processes set out in the NSW Government's Flood Prone Land Policy as outlined in the NSW Government, Floodplain Development Manual, 2005.

Development to which this Part applies must comply with the performance criteria set out in clause 1.1.

Form A and A1 (Attachment A of Northern Beaches Council's Guidelines for preparing a Flood Management Report) is to be completed and submitted to Council

Development that satisfies the prescriptive controls in clause 1.2 is deemed to have satisfied clause 1.1

1.1 Performance Criteria

- a) **SITE LAYOUT AND BUILT FORM:** The site layout and ultimate built form of the proposed development should be compatible with the flood risk. Site analysis and layout should incorporate flood risk as a critical element in site planning.
- b) **PUBLIC INTEREST:** The proposed development should not result in increased risk—to human life or damage to property or infrastructure—beyond acceptable limits.
- c) **PRIVATE AND PUBLIC COSTS:** The economic and social costs, which may arise from damage to property from flooding, should not be exacerbated by proposed development.
- d) **FLOOD EFFECTS CAUSED BY DEVELOPMENT ACTIVITY:** Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.
- e) **DRAINAGE INFRASTRUCTURE AND CREEK WORKS:** Any proposed works on drainage infrastructure or natural creeks,

The site is not identified as being a Flood Prone parcel of land.

whether or not carried out as flood modification measures, shall:

- a. Not cause adverse flooding impacts;
- b. Not result in a loss of flood storage;
- c. Increase protection of existing and proposed development; and
- d. Not have a detrimental impact on the environment.

f) **BUILDING COMPONENTS:** Building

components and materials likely to be affected by flood waters should be designed, built and installed so as not to be damaged by those floodwaters.

g) **STRUCTURAL SOUNDNESS:** The proposed development shall be designed and constructed so that it remains structurally sound for its intended life taking into account all the likely flood events during that lifetime.

h) **STORAGE OF GOODS:** Goods that are likely to amplify the damages arising from flood events—including but not limited to pollutants and toxic chemicals—shall be stored so as not to find their way into floodwaters

i) **FLOOD EMERGENCY**

RESPONSE: Proposed developments should only be permitted where effective warning time and reliable access is available for evacuation from an area potentially affected by floods to an area free of risk from flooding. Such an area may be within the same building where a shelter-in-place option is appropriate and achievable. The emergency response should be consistent with the Flood Emergency Response Planning for Development in Pittwater Policy where it applies to the land. The proposed development should have procedures in place (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate goods and motor vehicles during a flood and are capable of identifying an appropriate evacuation route.

j) **FLOOR LEVELS:** All floor levels within a proposed development shall be set at the required prescriptive level with additional consideration for the following:

- a. The passage of flood waters;

- b. The purpose for which that floor area is to used;
- c. The relationship with the surrounding roadways;
- d. The relationship with the existing building if the proposal is an extension; and
- e. Surrounding built form and streetscape.

k) **FENCING:** Fencing shall be designed and constructed so that it does not impede and/or direct the flow of floodwaters, add debris to floodwaters or increase flood affectation on surrounding land.

1.2 Prescriptive Controls

- a) Determine the Flood Risk Precinct i.e. High Flood Risk Precinct, Medium Flood Risk Precinct and Low Flood Risk Precinct within which the site is situated;
- b) The various land use or development types have been grouped into seven (7) Land Use Categories (refer table 1). Determine the Land Use Category relevant to the proposal.
- c) Check if the proposal will satisfy the prescriptive controls for the relevant land use category in the applicable Flood Risk Precinct (FRP).
- d) If the proposal does not satisfy any one of the applicable prescriptive controls, or where those controls require the preparation of a Flood Management Report, then such a report shall be prepared. The Flood Management Report shall be prepared by a suitably qualified professional and shall outline the identified flood risks relevant to the proposal, indicate the extent of compliance with prescriptive controls and provide a thorough assessment of the appropriateness of the development by reference to each of the performance criteria.

B5 Water Management

Controls	Response
<p>B5.2 Wastewater Disposal</p> <p>All premises must be connected to the Sydney Water centralised sewerage waste disposal system where available.</p>	<p>The subject site is connected to the Sydney Water reticulated sewer and water system and connections will be made to the proposed secondary dwelling.</p>
<p>B5.3 Greywater Reuse</p> <p>Blackwater reuse and on-site disposal is not permitted on sewered lands.</p> <p>Council will only consider approval of on-site treatment, disposal and/or reuse of greywater subject to demonstration of scheme feasibility and compliance with all relevant State and Federal regulatory requirements and the referenced guidelines.</p> <p>The greywater treatment and reuse system shall have a current NSW Health Accreditation (where accreditation is necessary).</p> <p>All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.</p>	<p>As the site is fully serviced there will be no requirement to dispose of grey water.</p>

B5.7 Stormwater Management - On-Site Stormwater Detention

An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m² (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.

OSD facilities are to be designed and installed to temporarily detain stormwater on a site to limit the discharge leaving the property to ensure that the development does not increase stormwater discharge downstream of the land over and above that of the existing stormwater discharge conditions up to the 1% AEP storm event.

All additional roof surface area of the development is to be drained initially to the rainwater tank which is to be fitted with an overflow pipework system connected to the OSD facility.

All additional ground surface hard stand (impervious) areas are to be drained via a stormwater tank/pit to the OSD facility.

Surface stormwater runoff from properties upstream of the land is to be independently managed to that of the additional ground surface stormwater collection and OSD system and is required to bypass the OSD system.

Rainwater tanks and OSD facilities may also be combined in an integrated system and may be either above or below ground. Should an oversized rainwater tank be used, then 25% of the excess storage volume can be credited towards the OSD tank capacity.

The development will not result in an impervious area greater than 50m² being created.

No augmentation of the existing stormwater system is required.

B5.8 Stormwater Management - Water Quality - Dwelling House, Dual Occupancy and Secondary Dwellings

The control is applicable when the development results in an additional hard (impervious) area of more than 50 square metres.

Development shall incorporate the installation of the following stormwater quality improvement measures:

- Pre-screening of organic matter (eg leaf litter) prior to the collection of rainwater in the rainwater tank
- A water quality filtration basket or equivalent primary treatment Stormwater Quality Improvement Device (SQID) to collect leaf litter and coarse sediments is to be installed prior to the discharge of stormwater from the land.

All Stormwater Quality Improvement Devices (SQIDs) must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Applicants are also encouraged to apply advanced water quality techniques through primary and secondary treatment techniques to reach and/or exceed the following objectives:

- Primary treatment (eg. physical screening, rapid sedimentation techniques) of stormwater to collect and retain gross pollutants (i.e. litter and organic matter) and coarse sediments (with associated entrained pollutants) prior to the discharge of stormwater from the land.
- Secondary treatment (eg. fine particle sedimentation and filtration techniques) of stormwater to collect and retain medium to fine sediments (with associated entrained pollutants) prior to the discharge of stormwater from the land.

The development will not result in an impervious area greater than 50m² being created.

B6 Access and Parking

Controls	Response
B6.1 Access Driveways and Works on the Public Road Reserve - Dwelling House and Dual Occupancy	No modification is proposed to the existing site access and no works are proposed within the public road reserve. Existing site access from Crane Lodge Place is utilised.
B6.3 Internal Driveways - Dwelling Houses and Dual Occupancy	No modification of the existing driveway access is proposed.
B6.5 Off-Street Vehicle Parking Requirements - Dwelling Houses, Secondary Dwellings and Dual Occupancy On-Site Car Parking Requirements The minimum number of vehicle parking spaces to be provided for off-street parking is as follows: Small dwelling (1 bedroom) - 1 space Large dwelling (2 bedrooms or more) 2 spaces For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling.	The existing dwelling contains off-street parking in compliance with this requirement.

B8 Site Works Management

Control	Response
<p>B8.1 Construction and Demolition - Excavation and Landfill</p> <p>Excavated and landfill areas must be constructed to have no adverse impact on any structures, bushland or significant trees to be retained on the site.</p> <p>Excavation and landfill must be constructed to have no adverse impact on any adjoining public or private lands due to settlement or structural instability.</p> <p>Excavation and landfill areas must be constructed so as not to redirect or concentrate stormwater or surface water runoff onto adjoining properties so as to cause a nuisance.</p> <p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> - Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation, and/or; - Any excavation greater than 1.5 metres deep below the existing surface, and/or; - Any excavation that has the potential to destabilise a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property, and/or; - Any landfill greater than 1.0 metres in height, and/or; - Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council.</p>	<p>No earthworks are proposed by the development.</p>

<p>B8.2 Construction and Demolition - Erosion and Sediment Management</p> <p>Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.</p>	<p>Erosion and Sediment fencing will be implemented during the construction of the swimming pool.</p> <p>It is not anticipated that this component of the development will result in any adverse impacts on surrounding properties.</p>
<p>B8.3 Construction and Demolition - Waste Minimisation</p> <p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</p>	<p>Noted.</p>
<p>B8.4 Construction and Demolition - Site Fencing and Security</p> <p>All sites are to be protected by site fencing for the duration of the works.</p> <p>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act.</p>	<p>The site will be appropriately secured during construction. Works will be undertaken to the rear of the existing dwelling minimising impacts on the public domain.</p>

B8.6 Construction and Demolition - Traffic Management Plan

All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times.

All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance.

All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.

No works are proposed to be undertaken within the public road reserve.

Sufficient off street manoeuvring space exists to ensure that no public nuisance is caused during the construction period.

C1 Design Criteria for Residential Development

Control	Response
Section C1.1 – Landscaping	
<p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community.</p> <p>Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p>	<p>All existing vegetation and canopy trees will be retained. It is considered that augmentation of the existing landscaping will not be required.</p>
<p>In all development a range of low lying shrubs, medium high shrubs and canopy trees shall be retained or provided to soften the built form.</p>	<p>The development will retain low lying and medium shrubs and proposes additional plantings.</p>
<p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the longterm.</p> <p>Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p>	<p>The site contains canopy trees within the front and rear building setback, these are proposed for retention.</p> <p>It is not considered that any supplemental plantings will be required by the development due to its minimal impact on the existing vegetated state and appearance.</p>
<p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.</p>	<p>N/A</p>
<p>The following soil depths are required in order to be counted as landscaping:</p> <ul style="list-style-type: none"> • 300mm for lawn • 600mm for shrubs • 1metre for trees 	<p>The site provides for the required soil depths.</p>
<p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <ul style="list-style-type: none"> • A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, • 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and • 50% for all other forms of residential development. 	<p>Existing vegetation in the front building setback has been retained.</p>

Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.	No screening is required or proposed.
In bushfire prone areas, species shall be appropriate to the bushfire hazard.	The site is not constrained by bushfire.
Landscaping shall not unreasonably obstruct driver and pedestrian visibility.	No landscaping will obstruct driver or pedestrian visibility.
Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	All vegetation on site has been retained.
Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.	No new canopy trees are proposed to be introduced to supplement the existing vegetation and canopy trees.
Noxious and undesirable plants must be removed from the site	No noxious plants have been identified on site.
Section C1.2 – Safety and Security	
<p>1. Surveillance</p> <p>Building design should allow visitors who approach the front door to be seen without the need to open the door.</p> <p>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.</p> <p>Development design and design of the public domain (including landscaping) is to minimize opportunities for concealment and avoid blind corners.</p> <p>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 42821997: Control of the obtrusive effects of outdoor lighting.</p> <p>Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbors.</p> <p>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>	<p>As the alterations and additions are to the rear of the dwelling, no change to the existing passive security of the street frontage is envisaged.</p> <p>No changes are proposed to the street façade.</p>

<p>2. Access Control</p> <p>Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.</p> <p>Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.</p> <p>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.</p> <p>The street number of the property is to be clearly identifiable.</p> <p>Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.</p>	<p>No change to the existing site entry is proposed.</p>
<p>3. Territorial reinforcement</p> <p>Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.</p> <p>Blank walls along all public places (streets, open space etc) shall be minimised.</p>	<p>Walkways with in the site clearly delineate the entries to the dwelling and direct people to the correct entrance.</p> <p>No blank walls facing public places are proposed. The façade and site entry will remain unchanged.</p>
<p>C1.3 – View Sharing</p>	
<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p>	<p>The nature of the site ensures that no view corridors or views will be obscured.</p>
<p>The proposal must demonstrate that view sharing is achieved though the application of the Land and Environment Court's planning principles for view sharing.</p>	<p>As no obstruction of views is envisage, and assessment against the Land and Environment Courts planning principles for view sharing is not required.</p>
<p>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.</p>	<p>N/A</p>
<p>Views are not to be obtained at the expense of native vegetation.</p>	<p>N/A</p>

C1.4 Solar Access	
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.	The development will not impact upon the solar access of adjoining properties.
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).	The development will not impact upon windows of adjoining residences.
The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.	The planning principles resulting from <i>Parsonage v Ku-ring-gai Council</i> [2004] NSWLEC 347 have been taken into account and it is considered that the development is not contrary to any of these planning principles.
C1.5 – Visual Privacy	
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).	No private open space or living area has direct views into adjoining properties.
Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The development does not contain any elevated decks, pools, verandahs or balconies.
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.	The development has sufficient setbacks to not have direct overlooking views of adjacent properties and open space.
C1.6 – Acoustic Privacy	
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.	The development is compliant with this control and noise impacts to and from the proposed secondary dwelling as envisaged to be negligible.

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 Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia).	The development will be compliant with the Building Code of Australia.
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.	The only potential noise generating element of the development is the plant associated with the swimming pool. This plant will comply with all required noise requirements.
Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	The development does not proposed any elements that would breach the Protection of the Environment Operations Act 1997
C1.7 – Private Open Space	
<p>a) Dwelling Houses:</p> <ul style="list-style-type: none"> • Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. • Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%). • Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas. • Private open space areas are to have good solar orientation (i.e. orientated to the northeast or northwest where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access). • Private open space should be located to the rear of the dwelling to maximise privacy for occupants. • Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private. 	<p>No modification is proposed to the sites existing private open space.</p> <p>The rear yard is expansive and will remain unaltered.</p>

- A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.
- Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.
- An accessible and usable area for composting facilities within the ground level private open space is required.

Section D12 – Palm Beach Locality

Control	Comment
D12.1 – Character as viewed from a public place	
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.	N/A
Walls without articulation shall not have a length greater than 8 metres to any street frontage.	No walls exceeding 8m in length fronting the street are to be introduced.
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. 	N/A
The bulk and scale of buildings must be minimised.	The proposed addition is under the existing dwelling ridge height and will not contribute to any unacceptable levels of bulk.
Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when 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.	No change is proposed to the existing access and parking arrangements.
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.	Existing site landscaping and vegetation is proposed to be retained.
Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.	Television antennas can be sited in accordance with this clause.

General service facilities must be located underground.	General Service facilities will be in accordance with existing service provisions.
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.	No modification to existing plumbing or electrical cabling is proposed by the development.
D12.2 –Scenic Protection	
Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	It is not considered that when viewed from any waterway, road or public reserve that the development will have any adverse visual impacts.
D12.3 – Building Colours and materials	
External colours and materials shall be dark and earthy tones as shown below Finishes are to be of a low reflectivity.	External colours will match the existing dwelling.
D12.5 – Front Building Line	
The minimum front building line shall be in accordance with the following table (refer to DCP). The DCP allows for a merit assessment. Built structures other than driveways, fences and retaining walls are not permitted within the front building setback.	The existing front building line will be retained.
D12.6 – Side and Rear Building Line	
Outcomes To achieve the desired future character of the Locality. (S) The bulk and scale of the built form is minimised. (En, S) Equitable preservation of views and vistas to and/or from public/private places. (S) 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. (En, S) Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S) Flexibility in the siting of buildings and access. (En,	No modification is proposed to the existing side and rear building setbacks.

<p>S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p> <p>To ensure a landscaped buffer between commercial and residential zones is established.</p> <p>Controls 2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</p>	
D12.8 – Building Envelope	
Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).	The existing setbacks are large enough that the development complies with the building envelope.
D12.10 – Landscaped Area General – Environmentally Sensitive Land	
The total landscape area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.	The existing landscaped area is consistent with this requirement.
The use of porous materials and finishes is encouraged where appropriate.	N/A
Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped Area.	No change to the existing landscape is proposed.
D12.12 – Fences – Flora and Fauna Conservation Areas.	
	No change is proposed to the existing fencing on site so the provisions of this section do not apply.
D12.13 – Construction, Retaining Walls, Terracing and Undercroft Areas.	
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.	N/A
Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.	The development does not propose new retaining walls or terracing.
In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	No retaining or terracing is proposed. A timber deck will adjoin the living area of the dwelling.

Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.	No undercroft is proposed.
Where retaining walls (for vehicular access) have been erected on the eastern side of Barrenjoey Road, a consistent treatment needs to be adopted (e.g., cement blocks or sandstone walling), to help lessen the impact of these walls. The area between the wall and the road shall be suitably landscaped to help screen it from view without limiting site lines to the street.	No retaining walls are proposed.
Where guardrails have been erected around carparking or roof top structures on the western side of Barrenjoey Road, these should be painted green or brown, with reflector strips used to delineate the edges at night.	N/A
D12.14 – Scenic Protection of Category One Areas	
Screen planting shall be located between structures and boundaries facing waterways.	No screen planting is proposed as a part of this development.
Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves.	No change to the existing vegetation and canopy trees on site are proposed.
Development is to minimise the impact on existing significant vegetation.	The development does not propose to remove any 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.	No vegetation is proposed to be removed by this development. All vegetation outside of the immediate area of the alterations will be retained.
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 development site currently has areas of planting and there is considered to be no need to supplement these further.
The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees	The general siting and bulk of the structure will remain unaltered by this proposal. When viewed

along ridges and upper slopes.	from the waterway, the proposed additions will not block the view of vegetation or ridges behind.
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.	The development will not incorporate the use of reflective or obtrusive materials, colours or surfaces.
Applicants are to demonstrate that proposed colours and materials will be dark and earthy.	Materials utilised on the extension will match the existing dwelling and will not provide adverse visual impacts.

5. Conclusion

This proposal is for the alterations and additions to an existing Dwelling on an E4 – Environmental Living zoned parcel of land.

The proposal is considered to be consistent with the provisions of the Pittwater Local Environmental Plan 2014 and Development Control Plan 21.

Furthermore, the proposal is considered to have no adverse impacts upon the environment or the general locality or surrounding properties.

Councils support to the proposal is therefore requested.