

DEVELOPMENT APPLICATION REPORT

NEW RESIDENCE AT
9-10 SURFSIDE AVENUE, AVALON BEACH for
AMANDA STABBCK

JANUARY 2020



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A. INTRODUCTION

A 1 GENERAL

This report has been prepared as part of the Development Application to Northern Beaches Council for a new residence at 9-10 Surfside Avenue, Avalon Beach. The aim of this report is to assess and substantiate compliance of the proposal with the applicable planning provisions and to identify the environmental effects of the proposal on the locality.

This report forms the Statement of Effects required as part of the development application.

The owner of the site, Amanda Stabback, approached Richard Cole Architecture with a brief to create a new dwelling that responds sensitively to the natural environment and site.

The proposed development consists of the following:

- Demolition of the existing buildings, swimming pool and tennis court on the site.
- Construction of a new five-bedroom dwelling, driveway and spa.
- Landscaping works to complement the dwelling.

A 2 LOCATION

The site is known as 9-10 Surfside Avenue, Avalon Beach, NSW, 2107 being Lot 8 and Lot 9 in DP 28920. The site has a total area of 1951.3 sqm and is located on the western side of Surfside Avenue, sloping in a westerly direction towards the village of Avalon Beach. The site does not contain any significant trees. The existing dwellings have views to the north east to Avalon Beach, to Avalon Headland and the ocean to the east.



Aerial Context Photo



Precinct Map



Site Aerial Photo



No 9 and 10 Surfside Avenue

A 3 EXISTING STRUCTURES

The site contains two 2 storey dwellings. Number 10 is a brick and tiled roof dwelling with a swimming pool and half tennis court in the back yard. Number 9 is a rendered brick and steel roofed dwelling. The existing dwellings are of no heritage significance.

Both dwellings feature decks facing the north east aspect to take advantage of the views to Avalon Beach. Each dwelling has a driveway providing access to Surfside Avenue with ground floor double garages.



The existing dwellings from the rear



Existing view to the north east to Avalon Beach from No. 10 with No. 11 Surfside to the left

A 4 SURROUNDING LAND USE AND BUILDINGS

The site is zoned E4 Environmental Living and is surrounded by detached single dwellings which are generally two to three storeys in height. Building forms and materials vary greatly, with general orientation of the houses to the street and north, capturing views of Avalon Beach.



No. 11 Surfside Avenue viewed from No. 10 Surfside Avenue



No. 11 Surfside Avenue from the rear

To the north of the site is No.11 Surfside Avenue, a recently constructed 3 storey residence comprising an off form concrete structure with balcony facing the street and a roof terrace.



No. 8 Surfside Avenue from the front

To the south of the site is No.8 Surfside Avenue, a 2 storey masonry and weatherboard residence with balconies to the north and south.

To the west, four properties share a boundary with the site, 550, 552, 554 and 556 Barrenjoey Road. All of these properties are substantially lower than the subject site and front onto Barrenjoey Road to the west. All of the Barrenjoey Road properties have a substantial planted buffer between the properties. There is a single storey secondary dwelling adjacent to the rear of No 552 Barrenjoey Road.

The following properties were advised of the proposed development by a letter drop with the offer of a meeting to discuss the plans:

- 1 Surfside Avenue
- 2 Surfside Avenue
- 8 Surfside Avenue
- 11 Surfside Avenue
- 554 Barrenjoey Road
- 556 Barrenjoey Road

Meetings were held with the owners of 11 Surfside Avenue and 1 Surfside Avenue.

A 5 THE PROPOSAL

The proposal is for demolition of the two existing dwellings and construction of new dwelling.

The proposed dwelling has been designed to be sympathetic to the surrounding dwellings and landscape whilst providing improved amenity for the applicant. The design aims for architectural excellence with a form comprising of two pavilions running east west and linked by a semi-enclosed verandah on the first floor. This breaks down the bulk and scale of the form and maintains a transparency from the street through to the rear garden.

The first floor comprises a master suite, ensuite, kitchen and living areas and a central semi-enclosed verandah. The entry to the house is located on this level to the south of the site.

The ground floor comprises four bedrooms opening to the garden areas, three bathrooms, a rumpus room, study, laundry, double garage and store. A covered terrace area and spa are also located on this level.

The lower ground floor comprises a garden store and water tank.

A lift and stair links the first and ground floors.

The living areas and bedrooms are designed to maximize both views and privacy. Angled stone blades provide both privacy and sunshading from the summer south east and south west aspects while maximising views from within the building. Sandstone block walls, an off form concrete frame, timber windows and doors and a copper roof provide a palette that is both contemporary and drawn from the traditional dwellings of the peninsula.

The low profiled design ensures that there will be minimal impact on views from neighbouring dwellings., particularly No 8 Surfside Avenue.

The proposal is carefully considered to minimise overshadowing of neighbouring dwellings, provide a high quality of architectural design, incorporate passive solar design and utilise high quality materials which suit the coastal environment.

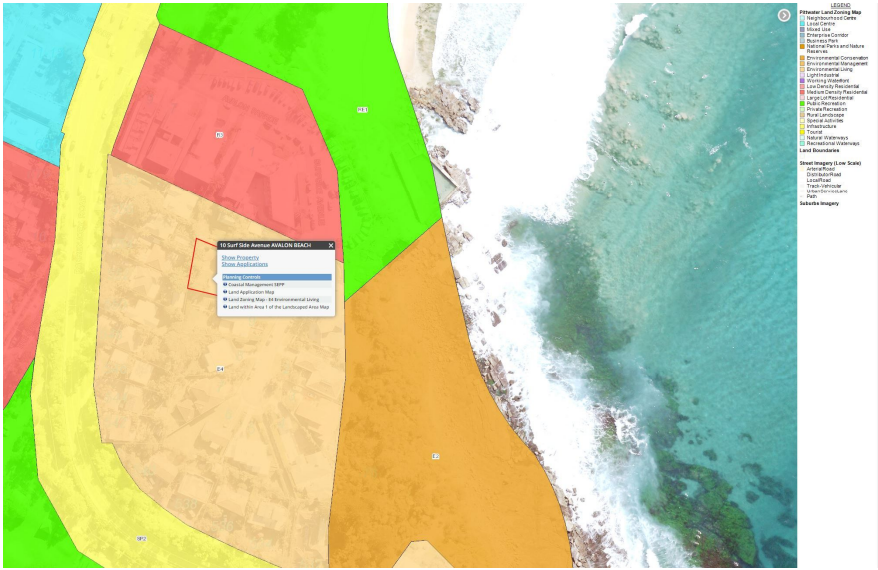
New native and indigenous landscaping and screen planting is proposed to complement the new building. The design incorporates larger landscaped areas and pervious areas than the existing two dwellings.

B. PITTWATER LEP 2014

The property is zoned “E4 Environmental Living”. The proposed new dwelling, driveway and spa are permissible under this zoning. The site is not a known archaeological site. It is not in the vicinity of a heritage item.

C. PRINCIPAL DEVELOPMENT STANDARDS

All relevant submission requirements for the Development Application have been met. The proposal is not a Designated or Integrated Development and is not within a Heritage Conservation Area. BASIX Certificate 1065918S has been submitted with the application.



C 1 HEIGHT OF BUILDINGS

The maximum height limit for the site shown on the Height of Buildings map is 8.5m above natural ground level. The proposal complies with this control.

C 2 EXCEPTIONS TO DEVELOPMENT STANDARDS

The proposal is compliant with the development standards of the LEP.

D. MISCELLANEOUS PROVISIONS

D 1 HERITAGE CONSERVATION

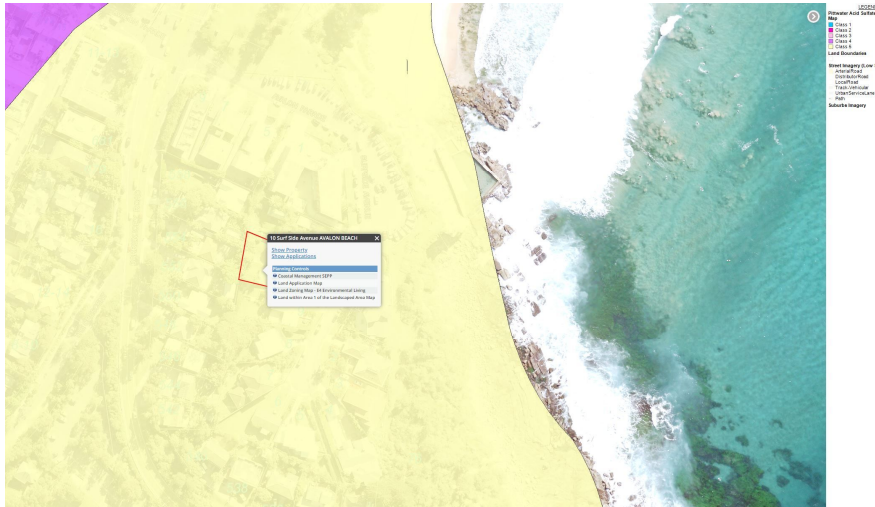
The site is not a heritage item or within proximity of a heritage item and is not within a heritage conservation area.



E. LOCAL PROVISIONS

E 1 ACID SULFATE SOILS

The site is identified as Class 5 on the Acid Sulphate Soils map, the lowest category of Acid Sulphate soils. As the proposal is not *within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land*, an Acid Sulphate Management plan is not required.



E 2 EARTHWORKS

The site is not identified as within a geotechnical hazard zone. Excavation up to 3 metres deep will be required for the new works, however the area of excavation is set back from neighbouring

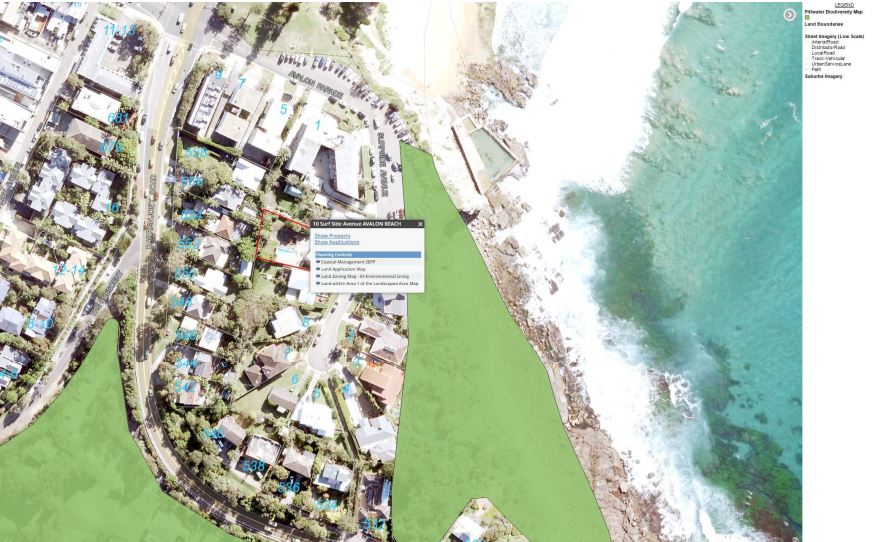
boundaries and adjacent structures. The effects of the excavation satisfy the both the objectives and the specific requirements of section 7.2 of the LEP.

E 3 BIODIVERSITY PROTECTION

The site is not identified as within an area of biodiversity.

Nevertheless, the proposal has been designed, sited and will be managed to mitigate any significant adverse environmental impact. The majority of trees, canopy cover and native vegetation will be retained on the site, wherever possible.

A Landscape Plan prepared by Volker Klemm has been submitted with this application.



E 4 GEOTECHNICAL HAZARDS

The site is not identified as within a geotechnical hazard zone.



E 5 ESSENTIAL SERVICES

All essential services; water, sewage, and electricity supply are existing and available for connection to the site. A stormwater management plan has been prepared by Barrenjoey Consulting Engineers and is submitted with this application.

F. PITTWATER 21 DCP 2014

The proposed development complies with both the general and specific controls of this policy. Refer to section G, H and I of this report for specific compliance assessment.

G. GENERAL CONTROLS

G 1 HERITAGE CONTROLS

G 1.01 Heritage Conservation – General

Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014

Not Applicable

G 1.02 Heritage Conservation – Development in the vicinity of a heritage item, heritage conservation areas, archaeological sites or potential archaeological sites

The proposal does not affect any listed heritage items in the vicinity.

G 1.03 Heritage Conservation –General

The property does not meet any of the criteria for heritage listing.

G 1.04 Aboriginal Heritage Significance

The property does not meet any of the criteria for being a potential Aboriginal place or containing an Aboriginal Object, and it is not in the vicinity of an Aboriginal place or Object.

G 2 HAZARD CONTROLS

G 2.01 Landslip Hazard

The Site is not identified within a landslip area on the Geotechnical Hazard Planning Map.

G 2.02 Bushfire Hazard

Not Applicable

G 2.03 Coastline (Beach) Hazard

Not Applicable

G 2.04 Coastline (Bluff) Hazard

Not Applicable

G 2.05 Contaminated Land

There is no evidence that the land is contaminated and there will be minimal disturbance of existing ground material in the proposal.

G 2.06 Estuarine Hazard – Low Density Residential

Not Applicable.

G 2.07 Estuarine Hazard – Medium Density Residential

Not Applicable

G 2.08 Estuarine Hazard – Business, Light Industrial and Other Development

Not Applicable

G 2.09 Estuarine Hazard – Subdivision
Not Applicable

G 2.10 Flood Hazard – Flood Category 1 – Low Hazard – Low Density Residential
Not Applicable

G 3 CONTROLS RELATING TO THE NATURAL ENVIRONMENT

G 3.01 Flora and Fauna Conservation Category 1 Land
Not Applicable

G 3.02 Flora and Fauna Habitat Enhancement Category 1 Land and Wildlife Corridor
Not Applicable

G 3.03 Flora and Fauna Conservation Category 2 Land
Not Applicable.

G 3.04 Flora and Fauna Habitat Enhancement Category 2 Land and Wildlife Corridor
Not Applicable.

G 3.05 Flora and Fauna Conservation Category 3 Land
Not Applicable.

G 3.06 Wildlife Corridors
Not Applicable.

G 3.07 Pittwater Spotted Gum Forest - Endangered Ecological Community
Not Applicable.

G 3.08 Sydney Freshwater Wetlands Endangered Ecological Community
Not Applicable

G 3.09 Duffys Forest Vegetation Community - Endangered Ecological Community
Not Applicable

G 3.10 Themeda Grasslands – Endangered Ecological Community
Not Applicable

G 3.11 Land Adjoining Bushland
Not Applicable

G 3.12 Mangrove Conservation
Not Applicable

G 3.13 Freshwater Wetlands (non Endangered Ecological Communities)
Not Applicable

G 3.14 Development in the Vicinity of Wetlands
Not Applicable

G 3.15 Saltmarsh Endangered Ecological Community
Not Applicable.

G 3.16 Seagrass Conservation
Not Applicable.

G 3.17 Littoral Rainforest Conservation
Not Applicable.

G 3.18 Heathland Vegetation Conservation
Not Applicable

G 3.19 Estuarine Habitat
Not Applicable.

G 3.20 Protection of Estuarine Water Quality
Not Applicable.

G 3.21 Bush-Stone Curlew Habitat
Not Applicable

G 3.22 Preservation of Trees or Bushland Vegetation
The siting and layout of the proposed dwelling have been thoughtfully considered so as to preserve adjacent trees and permit a landscaped buffer zone between properties.

G 4 WATER MANAGEMENT

G 4.01 Water Management Plan
A Water Management Plan has been prepared by Barrenjoey Consulting Engineers and has been submitted with this application.

G 4.02 Wastewater Disposal
The proposal will connect to the Sydney Water central reticulation system.

G 4.03 Greywater Reuse
The proposal does not include a greywater treatment or reuse system.

G 4.04 Stormwater Harvesting
The proposal does not propose to harvest stormwater.

G 4.05 Rainwater Tanks – Business, Light Industrial & Other Development
Not applicable.

G 4.06 Rainwater Tanks – Water Supply
A 10,000 litre rainwater tank is proposed as detailed in the Water Management Plan by Barrenjoey Consulting Engineers

G 4.07 Stormwater Management – On-Site Stormwater Detention
The development does not result in an additional hard (impervious) area of more than 50 square metres. The control is therefore not applicable. Barrenjoey consulting Engineers have provided a water management plan with a landscape detention basin connected to a dispersion system to replicate existing overland flows. The owners of the downslope properties No 554 and 556 Barrenjoey Road were contacted with a view to obtaining an easement to drain water across their land, however no response was received.

G 4.08 Stormwater Management – Water Quality – Low Density Residential
Not applicable.

G 4.09 Stormwater Management – Water Quality – Other than Dwelling House, Dual Occupancy and Secondary Dwelling
Not Applicable

G 4.10 Stormwater Drainage into Public Drainage System
Not Applicable.

G 4.11 Stormwater Discharge into Waterways and Coastal Areas
Not Applicable.

G 4.12 Stormwater Drainage Systems and Natural Watercourses
There is no known stormwater pipeline or proximity to a stormwater pipeline, stormwater easement, natural watercourse, open drainage channel, depression or significant overland flow path. A stormwater Management Plan by Barrenjoey Consulting Engineers has been included with the application.

G 4.13 Development on Waterfront Land
Not Applicable.

G 4.14 Stormwater Drainage Easements (Public Stormwater Drainage System)
Not Applicable

G 5 ACCESS AND PARKING

G 5.01 Access Driveways and Works on the Public Road Reserve
Two access driveways will be demolished and one new access driveway constructed as part of the proposal. The new driveway and crossover will comply with all Australian standards and the “low level” crossover profile.

G 5.02 Internal Driveways
A new internal driveway is proposed which complies with the slope requirements of this development control and permits vehicles to enter and leave the site in a forward direction. A cobblestone finish in dark and

earthy colours is proposed for the driveway. A reinforced turf turning bay is proposed adjacent to the driveway.

G 5.03 Off Street Vehicle Parking Requirements

This control specifies that a minimum of 2 car spaces are required for dwelling houses with 2 bedrooms or more. The proposal includes 2 car spaces and complies with this control and with the minimum dimensions of internal space required for on-site parking.

G 5.04 On Street Parking

Not Applicable.

G 5.05 Transport and Traffic Management

Not Applicable

G 6 SITE WORKS MANAGEMENT

G 6.01 Construction and Demolition - Excavation and Landfill

The development is designed to minimise the required excavation and site disturbances on the site and preserve the character of the landscape. Some excavation is required for the southern ground floor areas. All fill will be removed from site. Excavation undertaken will comply with the Geotechnical Risk Management Policy for Pittwater and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.

G 6.02 Construction and Demolition - Erosion and Sediment Management

Erosion and sediment control measures will be used to prevent the migration of sediments from the site during any earthworks. A sediment control plan is included with the submission.

G 6.03 Construction and Demolition - Waste Minimisation

Waste materials generated through demolition, excavation and construction works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

G 6.04 Construction and Demolition - Site Fencing and Security

The site will be protected by site fencing for the duration of the works.

G 6.05 Construction and Demolition - Works in the Public Domain

Any works in the public reserve will ensure public and vehicular safety and make good any damage to public infrastructure.

G 6.06 Construction and Demolition - Traffic Management Plan

Not Applicable

H. DEVELOPMENT TYPE CONTROLS

H 1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

H 1.01 Landscaping

A landscape plan prepared by Volker Klemm Landscape Design is

9-10 Surfside Avenue, Avalon Beach

submitted with the application. The landscape plans conform to the DCP requirements in terms of native species, canopy trees, screening, and clearance from canopy trees and noxious weeds.

H 1.02 Safety and Security

The proposed additions include adequate lighting and surveillance of visitors approaching the front of the property. The entrance to the development will be clearly indicated and obvious from the street.

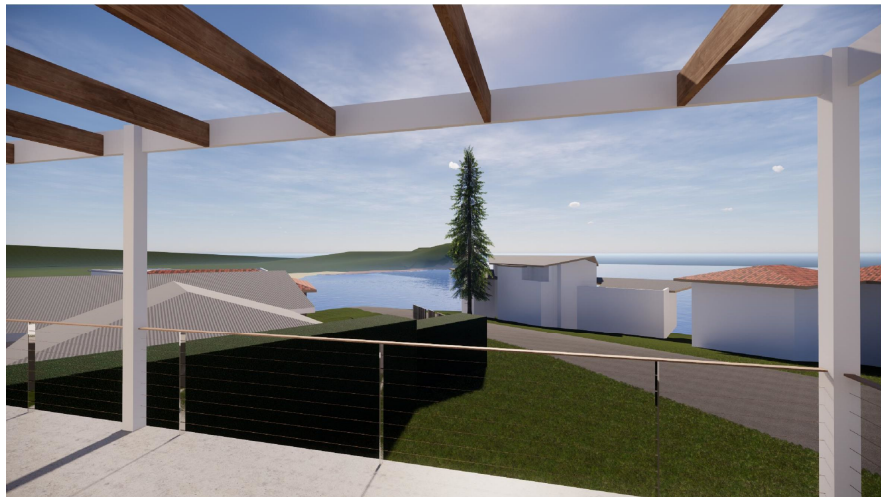
H 1.03 View Sharing

8 Surfside Avenue to the south of the subject site has primary views to the north east taking in parts of Avalon Beach, North Avalon headland, ocean views to the east and district views to the north. No other property's views are likely to be affected by the proposal. There is a substantial hedge up to first floor level between the two properties that provides privacy, prevents overlooking, and effectively visually separates one property from the other from the ground level. The proposal has been carefully designed to preserve the views from the first floor and balcony of 8 Surfside Ave. The height of the proposed dwelling has been limited to the approximate height of the existing dwellings and the front setbacks maintained.

No adjacent properties will have their views of the coastline obscured by the proposed development.



The view from No. 8 Surfside Avenue from the front first floor balcony



Computer generated view from 8 Surfside first floor balcony showing existing development



Computer generated view from 8 Surfside first floor balcony showing proposed development

H 1.04 Solar Access

The shadow diagrams indicate that overshadowing impacts caused by the proposal are minimal and the required solar access is maintained to the principal living areas and private open space of adjacent properties, in particular No 8 Surfside Avenue to the south.

The low pitch skillion roofs are angled to allow for excellent solar access and passive solar heating for the applicants.

H 1.05 Visual Privacy

The proposed new dwelling does not affect the privacy of neighbouring dwellings and aims to enhance the visual privacy of the occupants of the proposal while minimising impacts from the proposal on adjacent dwellings. The primary living areas and terrace on the first floor are directed to the north of the dwelling whilst not affecting the privacy of adjoining properties. The spa and ground floor outdoor entertainment areas are located in the centre of the site, well away from neighbouring properties. Angled sunshade louvre blades on the eastern and western façades provide directed views whilst preventing overlooking from the street into the proposed dwelling.

The balcony off the master bedroom is spatially separated from the eastern balcony of No 11 Surfside Avenue, which is off a first floor

bedroom. The separation exceeds 9m as required by the AMCORD principles relating to privacy and overlooking.

H 1.06 Acoustic Privacy
Acoustic privacy and separation issues have been taken into consideration throughout the design of this development.
Primary living areas and the location of the dwellings private open space has been located centrally on the site or spatially separated from neighbouring properties. Bedroom areas are separated from the living spaces. The construction will be insulated for acoustic privacy.

H 1.07 Private Open Space
The private open space of the dwelling is well situated centrally on the site and with a northern aspect. A semi-enclosed verandah is partially open and almost fully openable, but protected from the prevailing north easterly breezes which would make a fully open balcony largely unusable. Generous landscaped areas are proposed to provide improved amenity and enjoyment for the occupants. The size of the space exceeds 80m² and no dimension is less than 3m. A minimum principal area of 16m² with a minimum dimension of 4m and level grade is provided.

H 1.08 Dual Occupancy Specific Controls
Not Applicable

H 1.09 Adaptable Housing and Accessibility
Not Applicable

H 1.10 Building Facades
Not Applicable

H 1.11 Secondary Dwelling
Not Applicable

H 1.12 Waste and Recycling Facilities
The proposal allows for waste and recycling facilities adjacent to the northern boundary. The entry pathway provides easy access to a collection point.

H 1.13 Pollution Control
The development will be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise or land pollution.

H 1.14 Separately Accessible Structure
Not Applicable.

H 1.15 Storage Facilities
Not Applicable

H 1.16 Development ancillary to residential accommodation – Tennis Courts
Not Applicable

H 1.17 Swimming Pool Safety
The proposal includes a spa which will comply with the relevant Australian standards and regulations.

H 1.18 Car/Vehicle/Boat Wash Bay
Not Applicable

H 1.19 Incline Passenger Lifts & Stairways
Not Applicable

H 1.20 Undergrounding of Utility Services
Not Applicable

H 1.21 Seniors Housing
Not Applicable

H 1.22 Eaves
The design features roof forms which have appropriate eaves for their orientation. Eaves are greater than 450mm wide.

H 1.23 Public Road Reserve – Landscaping and Infrastructure
Apart from the new driveway and crossover, no work is proposed in the public road reserve.

H 1.24 Plant, Equipment Boxes and Lift Over-Run
An hydraulic plant-less lift is proposed. This does not require a plant room or over-run. There will be no equipment boxes or rooftop equipment apart from photovoltaic panels, evacuated tube panels for solar hot water heating, a domestic sized aerial and a domestic satellite dish.

H 2 DESIGN CRITERIA FOR OTHER DEVELOPMENT
Not Applicable

I. LOCALITY SPECIFIC DEVELOPMENT CONTROLS

I 1 AVALON BEACH LOCALITY

I 1.01 Character as viewed from a public place
The proposal achieves a high quality of design and is consistent with the desired future character of the locality. The proposal incorporates design elements such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, and landscaping that are compatible with the design themes for the locality. The proposed lightweight roof has been designed to reduce bulkiness through material and form articulation and be appropriate in scale to the adjacent properties. When viewed from the street the proposal maintains a low profile and will be visually separated from adjacent structures by bands of soft landscaping.

I 1.02 Character – Avalon Beach Village
Not Applicable

I 1.03 Scenic Protection - General
Not Applicable

I 1.04 Building Colours, Materials and Construction
Natural mid-grey colours are proposed for cladding and a natural copper colour for the roofing, which will weather green over time. Finishes are of low reflectivity. Materials include: sandstone, clear finished fibre cement cladding, off form concrete, natural stone, timber windows and doors, glazing and copper roofing, all of which are in keeping with the desired future character of the area.
A materials schedule is submitted with this application.

I 1.05 Front Building Line
The existing house at 10 Surfside Avenue has a setback from the street of 6.190m. The development control requires a front setback of 6.5m, or established building line, whichever is the greater. The proposal maintains a setback from the street front which is a minimum of 6.5m. A significant proportion of the building exceeds this control with a setback of 9.96m and greater.

I 1.06 Side and Rear Building Line
The proposal complies with the required side setback of 2.5m to one side and 1.0m for other side. The minimum side setbacks achieved are 1.3m to one side and 6.05m to the other side.
The required rear boundary setback is 6.5m. The proposal exceeds this control with a minimum rear setback of 10.195m.

I 1.07 Building Envelope
The building envelope control is calculated by projecting a plane at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries. The proposed building complies with this control.

I 1.08 Building Envelope – Avalon Beach Village
Not Applicable

I 1.09 Landscape Area - General
Not Applicable

I 1.10 Landscaped Area – Environmental Sensitive Land
The proposed development complies with the minimum landscaped required area of 60 percent of the total site area.
Additional planting consisting of locally endemic species will be provided. Screen planting will be provided to the front and sides of the dwelling to improve privacy between adjoining properties. A landscape plan has been provided by Volker Klemm Design and is included in the submission.
The minimum landscaped area is 60%.
Paths less than 1 metre in width, deck areas less than 1m above natural ground level and impervious landscape treatments within the landscaped area are permitted as a variation to this control up to a total of 6% of the site area.
The proposal complies with these controls.

Proposed Site Coverage

Site Area	1951.3sqm	
Minimum Permissible Landscaped Area	1170.78 sqm	60%
Proposed Soft Landscaped Area	1274.5 sqm	65.3%
Impervious Landscape treatments up to 6%	117.1 sqm	6%
Total Proposed Landscape Area	1391.6	71.3%

I 1.11 Fences - General

Existing lap and capped timber fences to the side and rear boundaries which require replacement due to dilapidation will be replaced with new fences of equivalent construction and a maximum height of 1.8m above existing ground levels. A new low sandstone fence is proposed to the street front. This fence will retain landscape levels and be set back 500mm from the front boundary to allow for planting.

I 1.12 Fences - Flora and Fauna Conservation Areas

Not Applicable.

I 1.13 Construction, Retaining walls, terracing and undercroft areas

Proposed visible retaining walls have been kept to a minimum and shall be sandstone construction. Undercroft areas have been minimised and will be screened by landscaped planting.

I 1.14 Development mix of shop-top housing – Avalon Beach Village

Not Applicable

I 1.15 Character of Public Domain – Avalon Commercial Centre

Not Applicable

I 1.16 Scenic Protection Category One Area

The proposed dwelling is designed to be compatible with the development pattern, bulk and scale of the locality. The development retains canopy trees and does not use reflective materials. Proposed finishes are of earthy and natural tones.

I 1.17 Masterplan – Careel Bay

Not Applicable

I 2 WATERWAYS LOCALITY

I 2.01 Character as viewed from a Public Place

Not Applicable

I 2.02 Scenic Protection - General

Not Applicable

I 2.03 Building Colours and materials

Not Applicable

I 2.04 Front Building Line

Not Applicable

I 2.05 Side and rear building Line

Not Applicable

I 2.06 Foreshore Building Line

Not Applicable

I 2.07 Public Foreshore Access

Not Applicable

I 2.08 Fences

A low sandstone block wall is proposed to the front boundary which is required to retain levels as the site slopes to the north. The front wall is set back from the front boundary by 500mm to allow for screen planting. It steps down with the slope and is up to 1.6m high above existing ground level at its highest point, but is generally much lower. The average height of the wall is less than 1m high. The applicant seeks that this fence be assessed on its merits, considering the primary views and outlook from the site are across the road, leading to privacy and overlooking issues.

On the side and rear boundaries, existing fences will be retained or replaced with a 1.8m high lap and capped timber paling fence.

I 2.09 D1.17 Construction, Retaining walls, terracing and undercroft areas

Retaining walls and terracing has been kept to a minimum, and where required, sandstone blocks are proposed.

I 2.10 D1.20 Scenic Protection Category One Areas

Existing native vegetation has been retained outside of the immediate area required to carry out the development. The development incorporates measures for planting and maintenance of native vegetation within those areas which are already cleared. The siting, building form, orientation and scale of the development does not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes. The development incorporates the use of unobtrusive and nonreflective materials and the colours of exterior surfaces helps blend structures into the natural environment. The proposed colours and materials are dark and earthy as shown on the materials schedule.

J. STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The proposal is compliant with the aims of this policy. It is appropriate to the location in terms of type, bulk, scale and size and will have no detrimental effects on the environment of the coastal area. The proposal does not increase the risk of coastal hazards.

K. SEPP BASIX (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

A compliant BASIX certificate1065918S is included with this application.

L. CONCLUSION

This report clearly and comprehensively addresses the statutory framework required for the approval of the proposed development, and demonstrates that in every respect the development meets the required minimum development controls.

The proposal is both compatible and complimentary to the desired future character of the Avalon Beach locality. It is permissible in terms of zoning and achieves the provisions of both the Pittwater Local Environment Plan 2014 and the Pittwater 21 DCP.

As demonstrated in this application to Council, the proposal makes a positive contribution to the locality of Avalon Beach. There are no matters which would prevent Council from granting consent to this development.

M. DRAWINGS
