

INTERLOCK DESIGN + CONSTRUCTION

# Statement of Environmental Effects

122 Riverview Road, Avalon Beach  
Proposed Lot 81 on DP24563

22 December 2021

# Table of Contents

Table of Contents.....	2
1. Introduction .....	3
2. Site description.....	4
3. Previous development applications .....	5
3.1. Development approval .....	5
3.2. Pre-lodgement meeting .....	5
4. Proposed development .....	7
5. Pittwater Local Environmental Plan 2014 .....	10
5.1. Zone objectives and permissibility.....	10
5.2. Principal development standards and local provisions .....	11
6. Pittwater 21 Development Control Plan .....	15
6.1. Section A – Shaping development in Pittwater .....	15
6.2. Section B – General controls.....	16
6.3. Section C – Development type controls .....	20
6.4. Section D – Locality specific development controls .....	24
7. Matters for consideration .....	31
7.1. State Environmental Planning Policies.....	31
7.2. Local Environmental Plan and Development Control Plan .....	33
7.3. Likely impacts of the development .....	33
7.4. Suitability of the site.....	34
7.5. Submissions .....	34
7.6. The public interest .....	34
8. Conclusion .....	35

# 1. Introduction

This Statement of Environmental Effects (SoEE) report has been prepared by Interlock Design & Construction to support the development of a proposed dwelling house at 122 Riverview Road, Avalon Beach (the 'site').

An existing development application applies to the site granted in 2019 (Ref: DA2017/1369) for the subdivision of one (1) lot into two (2), demolition of existing garages and construction of a new dwelling. This proposal seeks to modify the design of the proposed dwelling house via the submission of a new development application.

The proposed development has been designed to achieve the relevant provisions of the Pittwater Local Environmental Plan 2014 and Section 4.15 of the Environmental Planning & Assessment Act 1979 (as amended).

This proposal seeks to modify the design of the existing approved dwelling house at 122 Riverview Road, Avalon Beach through the submission of a new development application. The proposed development generally complies with all relevant development standards of the Northern Beaches Council. Development of the site in the manner proposed is considered acceptable

This SoEE has been prepared in accordance with the following documentation:

- Environmental Planning and Assessment Act 1979 (as amended)
- Environmental Planning and Assessment Regulation 2000
- Pittwater Local Environmental Plan 2014 (LEP)
- Pittwater 21 Development Control Plan (DCP)

Other supporting documentation includes:

- Survey Plan prepared by Byrne & Associates Pty Ltd
- Architectural Plans prepared by Interlock Constructions Pty Ltd
- Geotechnical Investigation Report prepared by White Geotechnical Group Pty Ltd
- Arboricultural Impact Report prepared by Landscape Matrix Pty Ltd
- Biodiversity Development Assessment Letter report prepared by Ecological Consultants Australia Pty Ltd
- Landscape Plan prepared by Volker Klemm Landscape Design
- Stormwater Management Plan prepared by Northern Beaches Consulting Engineers
- Waste Management Plan.

## 2. Site description

The site is located at 122 Riverview Road, Avalon Beach, described as proposed Lot 81 on DP24563. The site is zoned E4 Environmental Living.

The site has an area of approximately 964.2m<sup>2</sup>, is located on the eastern side of Riverview Road and is irregular in shape. A common access road known as Trappers Way (private road) traverses the site and comprises 106m<sup>2</sup> of the total site area. The site has a road frontage of 34.44m to Riverview Road and a maximum overall depth of 44.62m. The site has been used exclusively for residential purposes since the development of the Trappers Way community in the 1960s.

Topographically, the site rises from the road frontage of Riverview Road to the downhill side of Trappers Way and continues above Trappers Way to the upper common boundary. Both vehicular and pedestrian access to the site is maintained from Riverview Road and Trappers Way.

As a result of historical vegetation clearing, the site is largely developed and is made up of a mix of remnant native species and overgrown exotic species.

The Avalon Beach locality is characterised by a variety of styles and scales of development. Single residential dwellings of one (1) to three (3) storeys are evident on the upper side of Riverview Road, while single residential dwellings of two (2) to four (4) storeys are evident on the lower side of Riverview Road adjacent to the Pittwater. Several properties support secondary dwellings.

The details of the existing site levels are included in the Survey Plan prepared by Byrne & Associates Pty Ltd for further information.

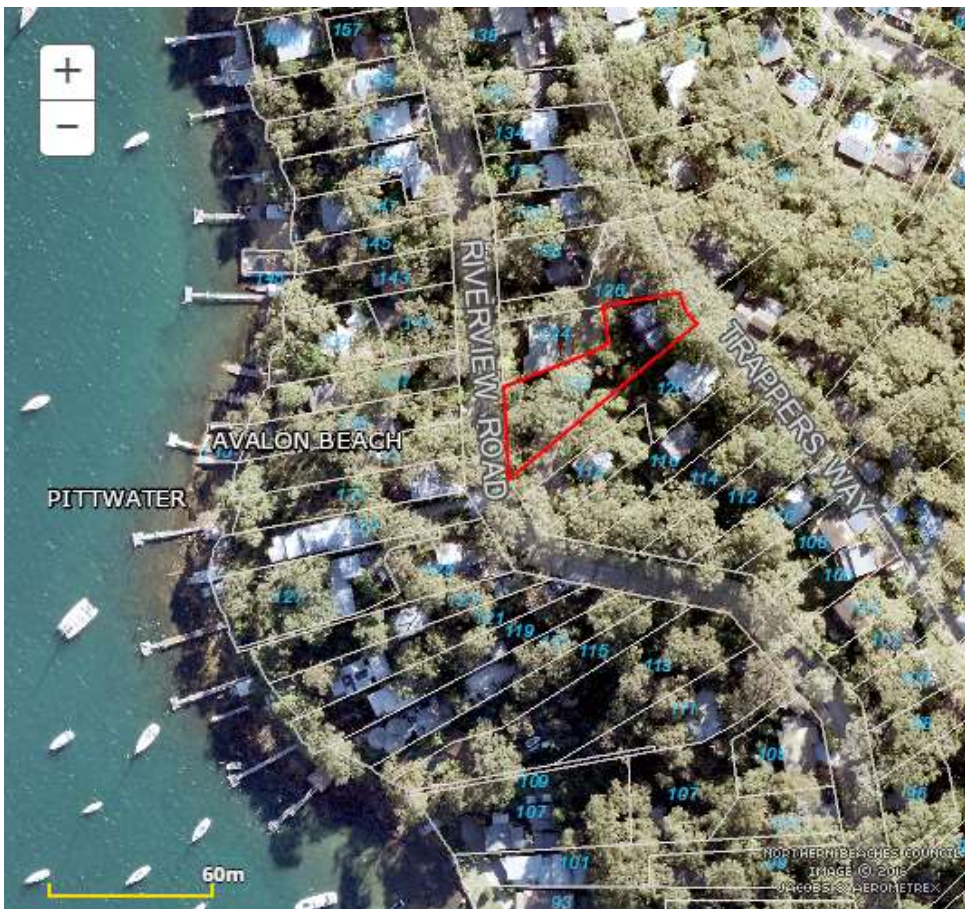


Figure 1: Site location (122 Riverview Road, Avalon Beach)

### 3. Previous development applications

#### 3.1. Development approval

An application for the consent of the subdivision of one (1) lot into two (2), demolition of existing garages and construction of a new dwelling was approved by Council by Notice of Determination on 10 January 2019 (Ref: DA2017/1369). The development facilitated the creation of the current site (proposed Lot 81), subject of this development application.

A Section 4.55 (1a) Modification of Development Consent was subsequently submitted to Council to include an additional condition within the Notice of Determination to allow the proposed development to be carried out over stages (Ref: Mod2019/0206). This application was approved by Council on 24 July 2019.

The demolition of the existing garages is now complete, with the subdivision of the land currently underway. The construction of the new dwelling has not commenced.

#### 3.2. Pre-lodgement meeting

A pre-lodgement meeting was held with Council on 7 September 2021. The purchasers of the site (proposed Lot 81) discussed the proposed modifications of the existing approved dwelling house with Council Officers. Pre-lodgement advice recommended the submission of a new development application. Please see pre-lodgement minutes of meeting for further information.

Following the advice of Council Officers, the applicant has:

- Amended the proposed building height to comply with the prescribed 8.5m building height
- Re-designed the dwelling to comply with the 6.5m front setback. To note, the proposed dwelling now complies with all prescribed setback requirements in accordance with the DCP
- Removed the proposed swimming pool from within the front setback, which has resulted in an increase of landscape area on site
- Reduced the bulk and scale of the proposed dwelling through a thoughtful redesign
- Included a Biodiversity Assessment Development Report Letter completed by an accredited assessor in accordance with newly introduced biodiversity requirements
- Addressed other general matters raised within the pre-lodgement meeting minutes.

*Table 1: Previous development applications and approvals*

<b>Previous Development Applications</b>	DA2017/1369 Subdivision of one (1) lot into two (2), demolition of existing garages and construction of a new dwelling and carport Approved : 10 January 2019
	Mod2019/0206 Section 4.55 (1a) Minor Environmental Impact – Modification of Development Consent (DA2017/1369) granted for subdivision of one (1) lot into two (2), demolition of existing garages and construction of a new dwelling and carport Approved : 24 July 2019

<b>Pre-lodgement Meeting</b>	PLM2021/0212 Construction of a new dwelling house within Lot 81 of an approved subdivision Meeting date : 7 September 2021
------------------------------	--



## 4. Proposed development

This proposal seeks to modify the design of the existing approved dwelling house at 122 Riverview Road, Avalon Beach through the submission of a new development application.

The proposed development is summarised as follows:

- The construction of a two (2) storey dwelling house for residential purposes. The proposed development is in the general location as the current approved dwelling and is located wholly on the lower side of Trappers Way.
- No development is proposed on the remaining portion of the site that falls west of Trappers Way.
- Vehicular access will be maintained off Trappers Way as previously approved under development consent (DA2017/1369), however a new location for the driveway crossover is proposed to ensure improved vehicular access, visibility and safety. Further, the applicant has sought to retain the existing raised gutter on Trappers Way that is currently used to channel stormwater runoff, given this is an important asset to the local community. The proposed relocation of the garage and driveway will see this raised gutter retained.
- Five (5) trees were approved for removal under the previous development consent. One (1) of these trees has since been removed as a result of poor health and instability. As a result of the relocation of the driveway crossover and establishment of the garage, an additional four (4) trees are proposed to be removed. The proposed development has sought to retain and protect existing trees where reasonably practical.
- The site will be improved by removing the existing exotic trees and weeds that make up a significant amount of the site in its current state, and the implementation of new landscape features and planting. The applicant has prioritised the planting of locally native species at the site, including native Pittwater Spotted Gum species in place of the trees proposed to be removed.
- The applicant proposes revitalised landscaping at the southern portion of the site that is prominently visible from Riverview Road and upon entry to Trappers Way. The improvement of landscaping in this location, along with routine maintenance, will ensure that the entry to the Trappers Way community is improved both ecologically and visually, that will be of benefit to the local community.
- Through the thoughtful redesign of the proposed development, the applicant has minimised the extent of excavation and ground works required to establish a dwelling on the current site. The previous development approved required extensive and costly groundworks and excavation. The new development proposes a design that thoughtfully considers and works around existing ground levels, proposing minimal excavation works and retaining wall structures, to create a development that is sensitive to and in keeping with, the Avalon Beach local area.

The proposed dwelling house will comprise the following:

### External

- Enclosed double garage with suspended driveway off Trappers Way. New driveway crossover location proposed to ensure improved vehicular swept path, visibility and safety (for both vehicles and pedestrians on Trappers Way)
- External entry and breezeway adjacent to the garage that encourages activation and passive surveillance of Trappers Way

- New soft landscaping to external grounds and private open space at the front and rear of the dwelling.

### Ground floor (access via Trappers Way)

- Open plan living, dining and kitchen
- External deck to front façade, within prescribed setbacks
- Rear courtyard off living area, fronting Trappers Way
- Proposed study/bedroom #4
- Laundry with external access to rear courtyard
- Bathroom
- Internal staircase to lower ground floor

### Lower ground floor

- Master bedroom, including ensuite and walk-in robe
- Bedrooms #2 and #3
- Balconies within prescribed setbacks
- Main bathroom
- External access to front garden space and Riverview Road.

The proposed dwelling has been designed in consideration of the sloping topography of the site. The applicant has sought to minimise the groundworks and retaining wall structures required to support the proposed development, as much as reasonably practical.

The design of the dwelling provides an entry that will present to Trappers Way and has been designed in keeping with, and to achieve, the desired character of the Avalon Beach local area. The built form will not result in a building that dominates the natural landscape, the site or surrounding local area and rather, results in a built form that has been thoughtfully considered and tastefully designed to complement the mid-century modern architecture of the Avalon Beach locality.

### Trees

To facilitate the previous dwelling house, development consent (Ref: DA2017/1369) granted the removal of five (5) trees. These trees are summarised below:

Tree No.	Scientific and common name	Significance
T4	<i>Tristanopsis laurina</i> (Water Gum)	Low landscape significance <i>Already removed due to poor condition</i>
T5	<i>Angophora costata</i> (Smooth Barked Apple, Sydney Red Gum)	Moderate to high landscape significance
T6	<i>Corymbia maculata</i> (Spotted Gum)	Moderate landscape significance
T7	<i>Corymbia maculata</i> (Spotted Gum)	High landscape significance
T13	<i>Corymbia maculata</i> (Spotted Gum)	Low to moderate landscape significance
<b>Remaining trees approved for removal – 4</b>		

The current proposal seeks to remove an additional four (4) trees to facilitate the relocation of the garage and driveway crossover, to a location that maximises both vehicular and pedestrian safety on Trappers Way. The trees proposed for removal include:



Tree No.	Scientific and common name	Significance	Reason
T9	<i>Allocasuarina torulosa</i> (Forest Oak)	Moderate landscape significance	Removed to facilitate the proposed new garage and driveway location. New design and relocation of garage and driveway allows increased green space on site, improved vehicular ingress and egress from the site (improved visibility and safety), retention of existing raised gutter on Trappers Way currently used to channel rainwater and minimises obtrusive excavation and ground support abutting Trappers Way. <b>Note: compensatory species to be planted on site.</b>
T10	Unidentified tree (possibly <i>Angophora floribunda</i> - Rough Barked Apple)	Moderate landscape significance	
T11	<i>Corymbia maculata</i> (Spotted Gum)	Low to moderate landscape significance	
T12	<i>Corymbia maculata</i> (Spotted Gum)	Moderate to high landscape significance	
	<b>Total trees proposed for removal – 4</b>		

The proposed development is supported by an Arboricultural Impact Report prepared by Landscape Matrix Pty Ltd and dated 13 October 2021, a Biodiversity Development Assessment Letter Report prepared by Ecological Consultants Australia Pty Ltd and dated 11 November 2021. Refer to the Site / Demolition Plan A050 prepared by Interlock Design + Construction for further detail.

#### Development **compliances**:

	Control	Proposed	Compliance
<b>Site area</b>	964.2m <sup>2</sup> (Trappers Way – 106m <sup>2</sup> traversing the site)		
<b>Building height</b>	8.5m	8.5m (2 storeys)	Yes
<b>Front building line</b>	6.5m	6.5m	Yes
<b>Side building lines</b>	Min 2.5m one side 1.0m other side	2.5m setback to southern boundary 1.0m setback to northern boundary	Yes
<b>Building envelope</b>	3.5m at boundary in 45 degrees	3.5m at boundary in 45 degrees	Yes (Merit Basis)
<b>Landscaped area</b>	60%	60% (579m <sup>2</sup> )	Yes
<b>Private open space</b>	Min 80m <sup>2</sup>	356m <sup>2</sup>	Yes
<b>Car parking</b>	2 spaces	Double garage proposed	Yes

## 5. Pittwater Local Environmental Plan 2014

### 5.1. Zone objectives and permissibility

Zoning and permissibility	
Definition of proposed development (ref. PLEP 2014 Dictionary)	<b>Dwelling house</b> means a building containing one dwelling
Zone	E4 Environmental Living
Permitted with Consent or Prohibited	Permitted with Consent

The site is located within the **E4 Environmental Living** zone of the Pittwater Local Environmental Plan (LEP) 2014.



Figure 2: Land zoning map – E4 Environmental Living

The **objectives** of the E4 Environmental Living zone are:

- 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 impact 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.*

### Comments:

The proposed development of a dwelling house is a **permitted land use** within the E4 Environmental Living zone, subject to the consent of Council. The proposed development is considered to be consistent with the relevant objectives of the E4 Environmental Living zone due to its low-impact residential use.

The development proposed is of a low-impact density, scale and footprint consistent with the applicable planning controls that apply to the site and surrounding local area, as well as the previously approved development at the site. The scale of the proposed development is consistent and compatible with the surrounding residential land uses on upper Riverview Road and Trappers Way that are predominantly one (1) to three (3) storey single dwelling houses, many of which include secondary dwellings.

Avalon Beach is best known for its homes of mid-century design built in the 1950s and 1960s that contribute to the character, charm and history of the local area. The applicant has sought to embrace the key principles of mid-century modern architecture through the design of the proposed dwelling. The proposed dwelling features a clean, minimalist aesthetic that emphasises flat and angular roof lines typical of the mid-century era and prioritises the use of raw materials such as brickwork, timber beams, timber window frames and horizontal cladding. High ceilings and large windows will maximise natural light and seek to bring the outdoors in, with landscape features visible from most parts of the open plan layout.

The applicant has re-designed the proposed development to limit the extent of excavation works and retaining walls on the site and as such proposes a design that is complementary to, and integrated with, the existing topography and landform of the site. Minimal excavation works are proposed.

The applicant seeks to enhance the landscape and aesthetic value of the site through an extensive planting schedule that prioritises the use of locally native species and the prioritised retention of existing established species. One hundred percent (100%) of all species proposed are Australian natives, with eighty percent (80%) of all species of the local Pittwater Spotted Gum ecological community. Landscaping will ensure that the development is well-screened and dominated by vegetation over-time, consistent with the landscape and vegetation character of the Avalon Beach local area.

## 5.2. Principal development standards and local provisions

Principal development standard		
Standard	Permitted	Proposed
<b>Clause 4.3 Height of buildings</b>	8.5m	Compliant
<b>Comments:</b> The maximum building height prescribed under the LEP is 8.5 metres. The height of the proposed development is 8.5 metres and therefore complies with the building height control.		

Refer to attached 3D plans demonstrating the proposed height plane, noting the topography of the site varies greatly. Refer to Architectural Plans prepared by Interlock Design + Construction, Ref: PL01 and dated 3 December 2021.

The proposal therefore meets the requirements of Clause 4.3 of the Pittwater LEP 2014.

#### Principal development standard

Standard	Classification	Proposal
<b>Clause 7.1 Acid Sulfate Soils</b>	Class 5	Compliant

#### Comments:

The site is identified on the Acid Sulfate Soil Map as being Class 5. The proposed development does not involve any substantial excavation of the site. It is therefore not anticipated that any acid sulfate soils will be encountered.

The proposal therefore meets the requirements of Clause 7.1 of the Pittwater LEP 2014.

#### Principal development standard

Standard	Classification	Proposal
<b>Clause 7.2 Earthworks</b>	H1 Zone	Compliant

#### Comments:

The site is identified on the Geotechnical Hazard Map as being within a H1 zone.

A Geotechnical Investigation Report has been prepared by White Geotechnical Group, Ref: J1441A and dated 19 November 2021. The proposed development does not involve any substantial excavation of the site.

While the proposed works are considered technically complex, specialist and well experienced contractors and builders will be employed to carry out the works. A pre-construction meeting between the structural engineer, builder and geotechnical consultant to discuss and confirm the excavation plant will be undertaken prior to works commencing, to ensure suitable excavation equipment and approach on site.

All excavation spoil will be removed from the site following current Environmental Protection Agency (EPA) waste classification guidelines. The proposed works will not result in any adverse geotechnical impacts at the site, adjoining lands and/or roadways including Riverview Road and Trappers Way.

The proposal therefore meets the requirements of Clause 7.2 of the Pittwater LEP 2014

Principal development standard		
Standard	Classification	Proposal
<b>Clause 7.6 Biodiversity</b>	Biodiversity	Compliant
<p><b>Comments:</b></p> <p>The site is identified on the Biodiversity Map. The site has been significantly modified over time as a result of historical residential development at the site and local area and as such, the site's environmental value is dominated predominantly by exotic species and is not considered representative of a near-natural state. The site is made up of a mix of remnant native species and overgrown exotic species.</p> <p>A total of twenty-two (22) trees on and adjoining the site have been assessed by a qualified Arborist, with a summary of these trees, their dimensions, condition, landscape significance and Useful Life Expectancy (ULE) contained in the Arboricultural Impact Report. None of the trees assessed are listed individually as threatened species under the NSW <i>Biodiversity Conservation Act 2016</i> or the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>. A total of two (2) trees have been identified of high landscape value and medium to long ULE and both of these trees will be retained and protected.</p> <p>The proposed development requires the removal of four (4) trees of low to moderate significance. This is supplementary to the five (5) trees approved for removal under the existing development consent, one (1) of which has been removed as a result of poor health and instability.</p> <p>Extensive weed removal and management will be undertaken as a result of the proposed development, with the planting of locally native species and landscaping proposed. One hundred percent (100%) of all species proposed are Australian natives, with eighty percent (80%) of the local Pittwater Spotted Gum ecological community.</p> <p>The proposed development is supported by an Arboricultural Impact Report prepared by Landscape Matrix Pty Ltd and dated 13 October 2021, a Biodiversity Development Assessment Letter Report prepared by Ecological Consultants Australia Pty Ltd dated 11 November 2021, and a Landscape Plan prepared by Volker Klemm Landscape Design, dated 1 December 2021.</p> <p>The proposal therefore meets the requirements of Clause 7.6 of the Pittwater LEP 2014.</p>		

Principal development standard		
Standard	Classification	Proposal
<b>Clause 7.7 Geotechnical hazards</b>	H1 Zone	Compliant
<p><b>Comments:</b></p> <p>The site is identified on the Geotechnical Hazard Map as being within a H1 zone.</p> <p>A Geotechnical Investigation Report has been prepared by White Geotechnical Group, Ref: J1441A and dated 19 November 2021.</p> <p>The report identifies that no geotechnical hazards have been observed above or beside the site. The report further indicates that the proposed development is suitable for the site and that no geotechnical hazards will be created by the completion of the proposed development, provided the development is carried out in accordance with the requirements of the report, as well as good engineering and building practice.</p> <p>The proposal therefore meets the requirements of Clause 7.7 of the Pittwater LEP 2014.</p>		

Principal development standard		
Standard	Classification	Proposed
Clause 7.10 Essential services	N/A	Compliant
<p><b>Comments:</b>  As a result of the approved subdivision to create the subject allotment (DA2017/1369), the site is supported by essential services.</p> <p>The site is serviced by underground water and sewage services. Electricity and telecommunications services will be provided from an overhead supply from Riverview Road. Suitable and safe vehicular access to and from the dwelling is proposed from Trappers Way.</p> <p>The proposed development is supported by a Stormwater and Drainage Plan prepared by Northern Beaches Consulting Engineers, Ref: 210394 and dated December 2021.</p> <p>The proposal meets the requirements of Clause 7.10 of the Pittwater LEP 2014.</p>		



## 6. Pittwater 21 Development Control Plan

### 6.1. Section A – Shaping development in Pittwater

The proposed development is located in the Avalon Beach Locality of the *Pittwater 21 Development Control Plan* (P21DCP).

The proposed development has been designed to achieve the desired character of the Avalon Beach Locality through the following attributes:

- The proposed development maintains the desired building height of 8.5 metres comprising two (2) storeys that sits below the tree canopy and has been designed to minimise bulk and scale. The proposed building height complies with the prescribed controls of the DCP.
- The proposed development is contained within the prescribed setbacks that include 6.5m to front boundary, 1m to north boundary and 2.5m to southern boundary.
- The proposed development has been designed to be sympathetic to the irregular and constrained shape of the site. Well designed private open space at the front and rear of the dwelling will ensure passive surveillance of both roadways is achieved, while maintaining appropriate levels of residential privacy.
- No fencing is proposed to delineate the site boundaries. Rather, native vegetation will be used to screen the dwelling and delineate property boundaries where required.
- The proposed development prioritises the use of raw and natural materials as external fixtures including reclaimed bricks, horizontal cladding in an earthy tone and spotted gum timbers. The use of materials that reinforce and sensitively relate to the natural characteristics of the Avalon Beach local area, has been a priority throughout the design.
- The proposed development has been designed to remain sympathetic to the topography of the site and has been re-designed in such a way as to prioritise minimal excavation works and minimal disruption to existing ground levels.
- The proposed development seeks to enhance the treed, leafy environment of the Avalon Beach local area through the removal of extensive weeds, and the extensive and well-thought-through planting of locally native trees. The dwelling has been designed in such a way as to appear to be positioned *amongst the trees*.
- The proposed development will not disrupt or impact the existing views of surrounding residential dwellings.
- The proposed development does not present any significant noise, traffic or hazardous issues associated with normal traffic movements to and from the site. The revised driveway design and location seeks to maximise both vehicular and pedestrian safety on Trappers Way through improved swept path provision and visibility/sight of vehicles and pedestrians.

## 6.2. Section B – General controls

The **General Controls** applicable to the proposed development are summarised below:

Section B – General controls			
Control	Outcomes / Objectives	Comments	Complies
<b>B3 Hazard Controls</b>			
B3.1 Landslip Hazard	Protection of people. (S) Protection of the natural environment. (En) Protection of private and public infrastructure and assets. (S)	A Geotechnical Investigation Report has been prepared by White Geotechnical Group, Ref: J1441A and dated 19 November 2021.  The report identifies that no geotechnical hazards have been observed above or beside the property. The report further indicates that the proposed development is suitable for the site and that no geotechnical hazards will be created by the completion of the proposed development, provided the development is carried out in accordance with the requirements of the report, as well as good engineering and building practice.	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	Protection of public health. (S) Protection of the natural environment. (En) Successful remediation of contaminated land. (En, S)	The site has a history of residential use and no evidence of a past use that may have caused contamination of the land.  Please refer to the Geotechnical Investigation Report for results of the subsurface investigation.	Not Applicable
<b>B4 Natural Environment</b>			
B4.7 Pittwater Spotted Gum Forest – Endangered Ecological Community	Conservation of intact Pittwater Spotted Gum Forest EEC. (En) Regeneration and/or restoration of fragmented and / or degraded Pittwater Spotted Gum Forest EEC. (En) Reinstatement of Pittwater Spotted Gum Forest to link remnants. (En) Long-term viability of locally native flora and fauna and their habitats through conservation, enhancement and/or creation of habitats and wildlife corridors. (En)	The site is identified within the Pittwater and Wagstaffe Spotted Gum Forest of the Sydney Basin Bioregion. The site  As a result of historical vegetation clearing, the site is largely developed and is made up of a mix of remnant native species and overgrown exotic species. While native canopy trees are present on site, the understorey and mid-storey comprises 99% exotic environmental weeds as confirmed by a qualified Ecological Consultation (see Biodiversity Development Assessment letter report).  A total of five (5) trees have been approved for removal under the previous development consent. A total of four (4) additional trees are proposed to be removed as part of the development, to facilitate the proposed relocation of the garage and driveway to a safer location on the site.	Yes

Section B – General controls			
Control	Outcomes / Objectives	Comments	Complies
		<p>In response to tree removal, the applicant proposes to restore and regenerate the site with 100% Australian native species, 80% of which will be of the Pittwater Spotted Gum ecological community. This will ensure the subject site contributes to re-enhancing this important endangered ecological community for the Avalon Beach local area.</p> <p>Two boxes for micro-bats and birdlife are proposed to be installed in the trees being retained, to provide hollow bearing habitat for locally native species. No fencing is proposed at the site.</p>	Yes
<b>B5 Water Management</b>			
B5.5 Rainwater Tanks – Business, Light Industrial and Other Development	Water conservation and reduction in mains water demand. (En, Ec) Development is compatible with Water Sensitive Urban Design principles. (En)	Refer to Northern Beaches Consulting Stormwater Drainage Plan for location of rainwater and onsite detention tanks.	Yes
B5.15 Stormwater	<p>Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland.</p> <p>Minimise the risk to public health and safety.</p> <p>Reduce the risk to life and property from any flooding and groundwater damage.</p> <p>Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.</p> <p>Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures</p>	<p>As a result of the approved subdivision to create the subject allotment (DA2017/1369), the site is supported by essential services.</p> <p>The proposed development will accommodate a rainwater tank with a storage capacity as required by the DCP, for non-potable water use. Specific details will be provided at Construction Certification stage.</p> <p>All works associated with the proposed development have been developed in accordance with Council's Water Management for Development Policy.</p> <p>Please refer to the Stormwater and Drainage Plan and BASIX Certificate for further information.</p>	Yes

Section B – General controls			
Control	Outcomes / Objectives	Comments	Complies
	that replicate the natural water cycle. Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources. Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.		
<b>B6 Access and Parking</b>			
B6.1 Access driveways and Works on the Public Road Reserve	Safe and convenient access. Adverse visual impact of driveways is reduced. Pedestrian safety. An effective road drainage system. Maximise the retention of trees and native vegetation in the road reserve.	The development proposes a double garage to accommodate two (2) private vehicles on site, supported by a suspended concrete driveway that connects the garage to Trappers Way (private road). Car parking is provided for two (2) vehicles on site in accordance with the requirements of part B6.3 (dwelling house, 2 bedrooms or more = 2 spaces).  The revised driveway design and location seeks to maximise both vehicular and pedestrian safety on Trappers Way through adequate sight lines and swept path provision. The driveway will be constructed in accordance with Council requirements and relevant Australian Standards.  No existing trees or native vegetation is proposed to be removed from the public road reserve.  Refer to A100 – Proposed Ground Floor and A105 – Proposed Parking as part of the Architectural Plans for further information.	Yes
B6.2 Internal Driveways	Safe and convenient access. Reduce visual impact of driveways. Pedestrian safety. An effective road drainage system. Maximise the retention of trees and native vegetation. Reduce contaminate run-off from driveways.	As per B6.1 above.	Yes

Section B – General controls			
Control	Outcomes / Objectives	Comments	Complies
B6.3 Off-street Vehicle Parking Requirements	An adequate number of parking and service spaces that meets the demands generated by the development. Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety. Safe and convenient parking.	Car parking is provided for two (2) vehicles on site in accordance with the requirements of part B6.3 (dwelling house, 2 bedrooms or more = 2 spaces).	Yes
<b>B8 Site Works Management</b>			
B8.1 Construction and Demolition – Excavation and Landfill	Site disturbance is minimised. (En) Excavation, landfill and construction not to have an adverse impact. (En) Excavation and landfill operations not to cause damage on the development or adjoining property. (S)	The site is identified on the Geotechnical Hazard Map as being within a H1 zone. The proposed development has been designed to remain sympathetic to the topography of the site and prioritises minimal excavation works and minimal disruption to existing ground levels. Please refer to the Geotechnical Investigation Report for further information.	Yes
B8.3 Construction and Demolition – Waste Minimisation	Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)	A Waste Management Plan has been prepared to support the proposed development. Appropriate waste management controls will be implemented throughout construction. Please refer to the Waste Management Plan for further information.	Yes

### 6.3. Section C – Development type controls

The **Development type** controls applicable to the proposed development are summarised below:

Section C – Development type controls			
Control	Outcomes	Comments	Complies
<b>Design Criteria for Residential Development</b>			
C1.1 Landscaping	<p>A built form softened and complemented by landscaping. (En)</p> <p>Landscaping reflects the scale and form of development. (En)</p> <p>Retention of canopy trees by encouraging the use of pier and beam footings. (En)</p> <p>Development results in retention of existing native vegetation. (En)</p> <p>Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)</p> <p>Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)</p> <p>Landscaping enhances habitat and amenity value. (En, S)</p> <p>Landscaping results in reduced risk of landslip. (En, Ec)</p> <p>Landscaping results in low watering requirement. (En)</p>	<p>The proposed development seeks to enhance the treed, leafy environment of the Avalon Beach local area.</p> <p>The applicant seeks to enhance the landscape and aesthetic value of the site through an extensive planting schedule that prioritises the use of locally native species and the retention of existing established species where practical.</p> <p>One hundred percent (100%) of all species proposed are Australian natives, with eighty percent (80%) of all species of the Pittwater Spotted Gum ecological community.</p> <p>Landscaping will ensure that the development is well-screened and dominated by vegetation over-time, consistent with the landscape and vegetation character of the Avalon Beach local area.</p> <p>A limited amount of tree removal is required to facilitate the proposed development.</p>	Yes
C1.2 Safety and Security	<p>On-going safety and security of the Pittwater community. (S)</p> <p>Opportunities for vandalism are minimised. (S, Ec)</p> <p>Inform applicant's of Council's requirements for crime and safety management for new development.(S)</p> <p>Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative</p>	<p>The four Crime Prevention Through Environmental Design (CPTED) principles of surveillance, access and control, territorial reinforcement and space management have each been considered as part of the design of the proposed development.</p> <p><b>Surveillance</b></p> <p>Private open space areas have been included on either side of the dwelling to encourage occupants to overlook public places (Riverview Road and Trappers Way), encouraging passive surveillance. Soft lighting will be utilised so as to appropriately light the dwelling to minimise concealment, vandalism and damage, and to reduce impacts on adjoining neighbours. A perforated brick breezeway at the</p>	Yes



Section C – Development type controls			
Control	Outcomes	Comments	Complies
	<p>requirements (S)</p> <p>Identify crime and safety priority areas in Pittwater LGA (S, Ec)</p> <p>Improve community safety and reduce the fear of crime in the Pittwater LGA (S)</p> <p>Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)</p>	<p>front entry to Trappers Way will allow visitors and arrivals to be seen without the need to open the front door.</p> <p><b>Access and control</b></p> <p>The entry way to the dwelling will be clearly visible from Trappers Way and softly light will ensure the dwelling is easily identifiable. While there are no fences proposed as part of the development, natural access control will be maintained through the thoughtful use of landscaping features and built form/configuration.</p> <p><b>Territorial reinforcement</b></p> <p>While there are no fences proposed as part of the development, landscape features and planting will be used to delineate site boundaries and direct visitors to the entry way of the proposed development. No blank walls are proposed directly fronting public places (Riverview Road and Trappers Way).</p> <p><b>Space management</b></p> <p>While this control relates predominantly to the design of public spaces, the proposed development will ensure adequate space management strategies such as site cleanliness, rapid repair of damages/vandalism and the removal/refurbishment of decayed physical elements are rectified if relevant.</p>	
C1.3 View Sharing	<p>A reasonable sharing of views amongst dwellings. (S)</p> <p>Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)</p> <p>Canopy trees take priority over views. (En, S)</p>	<p>The proposed development provides for the construction of a new dwelling with a low-pitched skillion roof form that follows the sloping topography of the site.</p> <p>The primary outlook of the uphill dwellings is to the west towards Pittwater, and as a result of the uphill properties being sited well above the subject dwelling, the neighbouring properties are considered to maintain their primary views.</p> <p>Existing dwellings that immediately surround the proposed development, including to the north, east and south-east of the site will not have any of their existing view obstructed.</p> <p>Further to the advice of Council, the proposed development has been setback from Riverview Road to maintain consistency with building frontages along Riverview Road.</p>	Yes
C1.4 Solar Access	<p>Residential development is sited and designed to maximise solar access during mid-winter. (En)</p> <p>A reasonable level of solar access is maintained to existing residential</p>	<p>The proposed development includes multiple skillion pitched roofs, with large format glazing and clearstory windows that maximise natural light and ventilation throughout the dwelling.</p>	Yes

Section C – Development type controls			
Control	Outcomes	Comments	Complies
	properties, unhindered by adjoining development. (En) Reduce usage and/dependence for artificial lighting. (En)	No dwellings are located south of the proposed development due to the irregular shape of the site. No overshadowing is proposed to any neighbouring properties. Refer to shadow diagrams included in the Architectural Plans for further information.	
C1.5 Visual Privacy	Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S) A sense of territory and safety is provided for residents. (S)	The proposed development has been designed to maximise visual privacy through good design. The proposed internal living areas at ground level propose a generous setback from the north-western site boundary, with proposed windows at the north-west limited to minimise overlooking/disruption to the neighbouring property to the north of the site.  Soft landscaping will buffer the dwelling from the northern site boundary and Trappers Way.	Yes
C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S) Noise is not to be offensive as defined by the <i>Protection of the Environment Operations Act 1997</i> , including noise from plant, equipment and communal or private open space areas (S)	The proposed development separates living areas from key noise-sensitive rooms (bedrooms) by locating living areas and the study/bedroom 4 on the ground floor and the main bedrooms on the lower ground floor.  Given the residential nature of the dwelling, there will not be any significant impact on the surrounding locality in terms of acoustic privacy. The design maintains the ample separation between living areas of adjoining properties, thereby maintaining existing levels of acoustic privacy.	Yes
C1.7 Private Open Space	Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S) Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S) Private open space receives sufficient solar access and privacy. (En, S)	The required controls ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation.  The proposed development includes a total of 356m <sup>2</sup> of private open space.  The proposed development creates several areas of private open space at the front and rear of the dwelling, which adjoin the proposed living areas and enjoy natural light and sufficient solar access throughout the year.  An internal courtyard/deck fronting Trappers Way and a generous lawn area fronting Riverview Road provide ample external private open space to support the dwelling. The rear private open space area (adjacent to Trappers Way) will be well screened with landscaping.	Yes

Section C – Development type controls			
Control	Outcomes	Comments	Complies
C1.12 Waste and Recycling Facilities	<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development.</p> <p>To encourage the ongoing minimisation and management of waste handling in the future use of premises.</p> <p>To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.</p> <p>To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.</p> <p>To minimise any adverse environmental impacts associated with the storage and collection of waste.</p> <p>To discourage illegal dumping.</p>	<p>The required controls ensure that adequate areas exist for the storage of waste and recyclable materials.</p> <p>There is sufficient area surrounding the carport for on-site storage of waste and recyclables, with the waste removed by Council contractors via the existing household garbage collection service.</p>	Yes
C1.13 Pollution Control	Development that does not adversely impact on public health, the environment or other lands. (S, E)	The proposed development will be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	Yes
C1.15 Storage Facilities	Provision of convenient storage with the development. (S)	A lockable storage area of 8 cubic metres per dwelling has been included in the development provided.	Yes
C1.23 Eaves	<p>Housing that reflects the coastal heritage and character of Pittwater. (S)</p> <p>Optimise roof forms. (S)</p> <p>Appropriate solar access and shading is achieved. (En)</p>	<p>Generous eaves overhang the dwellings northern windows to maximise solar access and shading, and provide architectural definition to the roof design.</p> <p>Clerestory glazing at high level will optimise natural lighting. Proposed roof forms reflect the coastal heritage and character of the Avalon Beach local area.</p>	Yes

## 6.4. Section D – Locality specific development controls

The **D1 Avalon Beach Locality** outlines a number of outcomes for development. A summary of the DCP controls for the D1 Avalon Beach Locality relevant to the proposed development are included below:

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
<b>Locality Specific Development Controls</b>			
D1.1 Character as viewed from a public place	<p>To achieve the desired future character of the Locality.</p> <p>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)</p> <p>To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.</p> <p>The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)</p> <p>High quality buildings designed and built for the natural context and any natural hazards. (En, S)</p> <p>Buildings do not dominate the streetscape and are at 'human scale'.</p> <p>To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.</p>	<p>The development proposed is of a low-impact density, scale and footprint that is consistent with, and compatible to, the existing residential land uses on Riverview Road and Trappers Way, as well as the broader Avalon Beach local area.</p> <p>The proposed dwelling design embraces the key principles of mid-century modern architecture by presenting a clean, minimalist aesthetic that emphasises flat and angular roof lines and prioritises the use of raw/natural materials as external fixtures including reclaimed bricks, cladding and spotted gum timbers. The use of materials that reinforce and sensitively relate to the natural characteristics of the Avalon Beach local area, has been a priority during the design phase.</p> <p>The development presents as a modest two-storey dwelling from Riverview Road and a single-storey dwelling from Trappers Way and has been re-designed in a way as to present as being a house located amongst the trees.</p> <p>The garage has been purposely designed in a way as to present a natural extension to the built form, when visible from Riverview Road. The garage is not clearly identifiable from Riverview Road and blends in seamlessly with the dwelling design.</p> <p>The proposed dwelling design is low-set as viewed from Trappers Way and opens up to capture the views of the Pittwater. From Riverview Road, the dwelling presents as a light-weight floating structure.</p> <p>The building façade fronting Riverview Road incorporates well designed recessing and projecting architectural elements that fall within the setback area including roof planes, awnings and clerestory windows, as well as several open, deep verandahs on both ground level and lower ground level.</p> <p>Landscape will be enhanced along the sites' Riverview Road frontage, with the turfed area featured at neighbouring properties along Riverview Road, continued through the front of the site. The south-west corner of the site will be densely planted with native species to screen the front of the development, including the undercroft area of the garage. Landscape features have been designed to ensure the dwelling presents as a house located amongst the trees.</p>	Yes

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
D1.4 Scenic protection – general	Achieve the desired future character of the Locality. Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)	The proposal has minimal visual impact viewed from any waterway, road or public reserve.  The siting of the proposed building envelope responds to the site constraints and limits the overall height of the dwelling. Existing topography minimises the impact of the dwelling as viewed from Riverview Road. Glimpses from the dwelling through to Pittwater are maintained.	Yes
D1.5 Building colours and materials	The development enhances the visual quality and identity of the streetscape. (S) To provide attractive building facades which establish identity and contribute to the streetscape. To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S) The visual prominence of the development is minimised. (S) Damage to existing native vegetation and habitat is minimised. (En) An informal beachside appearance of the Avalon Beach Village. (S, Ec)	The proposed development prioritises the use of raw/natural materials as external fixtures that seek to reinforce and sensitively relate to the natural characteristics of the Avalon Beach local area.  The proposed building materiality is a refined palette of timbers, reclaimed bricks and dark horizontal cladding that ensures the visual prominence of the development is minimised.  A schedule of colours and finishes is provided with the Architectural Plans that demonstrates consideration has been given to a building design that harmonises with the natural and built environment of the Avalon Beach local area.	Yes
D1.8 Front building line	To achieve the desired future character of the Locality. (S) The amenity of residential development adjoining a main road is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To encourage attractive street frontages and improve pedestrian amenity.	The DCP requires a front building line of 6.5 metres.  As the proposed dwelling is located 6.5m from Riverview Road, the development is compliant with this control.  The tapered angle of the boundary line has been embraced through the overall architectural design. External balconies extend to meet the angular arrangement of the front setback, creating architectural articulation.	Yes

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
	To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.		
D1.9 Side and rear building line	<p>To achieve the desired future character of the Locality. (S)</p> <p>The bulk and scale of the built form is minimised. (En, S)</p> <p>Equitable preservation of views and vistas to and/or from public/private places. (S)</p> <p>To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.</p> <p>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</p> <p>Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)</p> <p>Flexibility in the siting of buildings and access. (En, S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p> <p>A landscaped buffer between commercial and residential zones is achieved. (En, S)</p>	<p>For land zoned E4 Environmental Living, the minimum side and rear building line shall be in accordance with:</p> <ul style="list-style-type: none"> <li>- 2.5m at least to one side; 1.0m for other side</li> <li>- 6.5m rear</li> </ul> <p>The development has been designed to achieve the following:</p> <ul style="list-style-type: none"> <li>- 1m setback to the northern property boundary</li> <li>- 2.5m setback to the southern property boundary</li> <li>- 6.5m setback to the western (Riverview Road) property boundary</li> <li>- 17.5m to rear (eastern) property boundary</li> </ul> <p>The proposed development therefore complies with the desired setback requirements of the DCP.</p>	Yes
D1.11 Building envelope	<p>To achieve the desired future character of the Locality. (S)</p> <p>To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</p> <p>To ensure new development</p>	<p>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 under this control.</p> <p><u>Variation on Merit basis:</u> Due to the steep topography of the site (sections over 30% on the site) the front portion of the dwelling is in exceedance of the numerical</p>	Yes (Merit Basis)



Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
	<p>responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</p> <p>The bulk and scale of the built form is minimised. (En, S)</p> <p>Equitable preservation of views and vistas to and/or from public/private places. (S)</p> <p>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p>	<p>control. The rear portion of the dwelling is within the bulk control. Refer to Elevations + Sections within the Architectural Plans.</p> <p>The majority of breach to bulk plane is within the generous northern roof eave. The proposed ground floor is setback 2.860m. The lower ground floor is setback 1.00m from the northern boundary.</p> <p>The proposed development is positioned toward the northern portion of the site to maximise solar gain. An elevated structure and minimised floor levels have been utilised to reduce the overall excavation and geotechnical impact on a steep site.</p> <p>The design has paid careful consideration to the existing trees on site and sought to minimise tree removal as practical.</p>	
D1.13 Landscape Area – Environmentally Sensitive Land	<p>Achieve the desired future character of the Locality. (S)</p> <p>The bulk and scale of the built form is minimised. (En, S)</p> <p>A reasonable level of amenity and solar access is provided and maintained. (En, S)</p> <p>Vegetation is retained and enhanced to visually reduce the built form. (En)</p> <p>Conservation of natural vegetation and biodiversity. (En)</p> <p>Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)</p> <p>To preserve and enhance the rural and bushland character of the area. (En, S)</p> <p>Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)</p>	<p>The total landscaped area on land zoned E4 Environmental Living shall be 60% of the site area.</p> <p>A total of 579m<sup>2</sup> of the 964.2m<sup>2</sup> site area will be landscaped, that equates to 60% of the site area to be landscaped. To reiterate:</p> <ul style="list-style-type: none"> <li>- 100% of all species to be Australian natives</li> <li>- 80% of all species of the Pittwater Spotted Gum Ecological Community</li> </ul> <p>Please refer to the Landscape Plan for further information.</p>	Yes

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
D1.15 Fences – General	<p>To achieve the desired future character of the Locality. (S)</p> <p>To ensure fences compliment and conserve the visual character of the street and neighbourhood</p> <p>To define the boundaries and edges between public and private land and between areas of different function.</p> <p>To contribute positively to the public domain.</p> <p>An open streetscape that allows casual surveillance of the street. (S)</p> <p>Fences, where provided, are suitably screened from view from a public place. (S)</p> <p>Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)</p> <p>To ensure heritage significance is protected and enhanced. (S)</p> <p>To ensure an open view to and from the waterway is maintained. (S)</p>	<p>No hard fencing is proposed, rather soft landscaped buffers are proposed to delineate site boundaries and screen the dwelling where required/appropriate.</p> <p>The applicant proposes to install a sandstone log retaining wall and associated landscaping at the south-western corner of the site within the site boundary, to reinforce the existing dilapidated sandstone wall fronting Riverview Road that holds up the bank abutting Trappers Way.</p> <p><i>Lomandra longifolia</i> are proposed along the road frontage to Riverview Road, to clean up the existing weeds within this portion of the site and prevent future weeds cascading onto the Riverview Road public road reserve.</p>	N/A – no fencing proposed
D1.17 Construction, retaining walls, terracing and undercroft areas	<p>To achieve the desired future character of the Locality.</p> <p>To protect and minimise disturbance to natural landforms.</p> <p>To encourage building design to respond sensitively to natural topography.</p>	<p>Thorough design has been undertaken with geotechnical and structural engineers to ensure minimal heavy excavation on site, therefore reducing the extensive requirement for retaining wall structures.</p> <p>The proposed dwelling utilises a concrete superstructure to brace the earth retaining elements. The front elevation of the dwelling is lightweight that reduces the appearance of heaviness and bulk from Riverview Road, with a steel frame deck proposed at both the ground floor and lower ground floor.</p> <p>Landscaped screening to undercroft areas are maximised.</p> <p>Proposed lightweight deck structures extend past the building facade to give architectural definition. A small retaining wall (&lt;1m high) is located at the rear courtyard separating the proposed planted screened fencing to Trappers Way.</p> <p>The height of both undercroft areas varies with the site topography. Undercroft to lower ground is 1.7m high. Undercroft to under garage at maximum is 4.9m.</p>	Merit Basis

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
		<p>Localised landscaping on site will alter the actual ground floor levels with built-up planter beds proposed to assist with screening.</p> <p>Refer to landscape plans which indicate extensive screening under the garage.</p> <p>Proposed floor levels are based on existing heights of the driveway crossover from Trappers Way. The Arboricultural Impact Report notes the importance of retaining Tree #8. The proposed ground floor levels are above natural ground level surrounding Tree #8 in order to minimise impact to the TPZ.</p> <p>A proposed split level ground floor will minimise excavation and geotechnical impact at the site.</p>	
D1.20 Scenic Protection – Category One Areas	<p>To achieve the desired future character of the Locality. Achieve the desired future character of the Locality. (En,S) To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront.(En,S). Maintenance and enhancement of the tree canopy.(En,S) Colours and materials recede into a well vegetated natural environment.(En,S) To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component (En, S) To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility. To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.</p>	<p>The part of the site proposed for development is predominantly cleared of vegetation and while native canopy trees are present, the understorey and mid-storey comprises 99% exotic species and environmental weeds as a result of significant modification over time.</p> <p>It has been noted within the Biodiversity Development Assessment Letter Report that the Pittwater and Wagstaffe Spotted Gum Forest (PWSGF) identified over the site, is not in a near natural state. As such, the proposed development is not likely to place the PWSGF community at greater risk of endangerment.</p> <p>That being said, in consideration of the sites' location and the applicant's personal interest in enhancing the ecological state of the site, the extensive removal of weeds and the facilitation of natural regeneration of the site will be undertaken as a result of this development. The site will be improved through the removal of environmental weeds and planting that includes native Pittwater Spotted Gum species in the mid and under storey.</p> <p>Over twenty canopy trees that exist at the site are being retained and additional trees are to be planted in replace of the four (4) trees proposed for removal.</p> <p>The proposed building materiality is a refined palette of timbers, reclaimed bricks and dark horizontal cladding that will allow the proposed dwelling to blend in with the natural environment and Avalon Beach local area. These materials will be unobtrusive and non-reflective in appearance and present a dark and earthy colour palette.</p>	Yes

Section D – Locality specific development controls			
Control	Outcomes	Comments	Complies
	To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment. Development shall minimise visual impacts on the natural environment when viewed from any waterway, road or public reserve.		

## 7. Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

### 7.1. State Environmental Planning Policies

#### **State Environmental Planning Policy (Coastal Management) 2018**

State Environmental Planning Policy (Coastal Management) 2018 applies to the subject site. The primary purpose of this policy is to manage development within a coastal zone to protect the environmental assets of the coast. The policy sets a framework for land use planning to guide decision-making within a coastal zone.

A small portion of the site, being the north-west corner of the site, identifies within a Coastal Environment Area (Figure 3) and Coastal Use Area (Figure 4).

##### *Coastal Environment Area*

The development does not propose to significantly alter, impact or affect the integrity and resilience of the biophysical, hydrological and ecological environment and/or coastal processes, and has been designed and sited in such a way as to avoid any impact to nearby surrounding coastal environments and assets, such as the Pittwater and associated foreshore.

##### *Coastal Use Area*

As demonstrated in the attached plans and through the dwelling design and layout, the proposed development will not cause any significant overshadowing, wind funnelling or the loss of views from public places to the foreshore (ie: Pittwater).

The proposed building materiality is a refined palette of timbers, reclaimed bricks and dark horizontal cladding that will allow the proposed dwelling to blend in with the natural environment and Avalon Beach local area. These materials will be unobtrusive and non-reflective in appearance, presenting a dark and earthy colour palette, and will not impact the visual amenity or scenic qualities of the coastal area. The proposed development will not cause any impact to existing Aboriginal and/or European cultural heritage values.

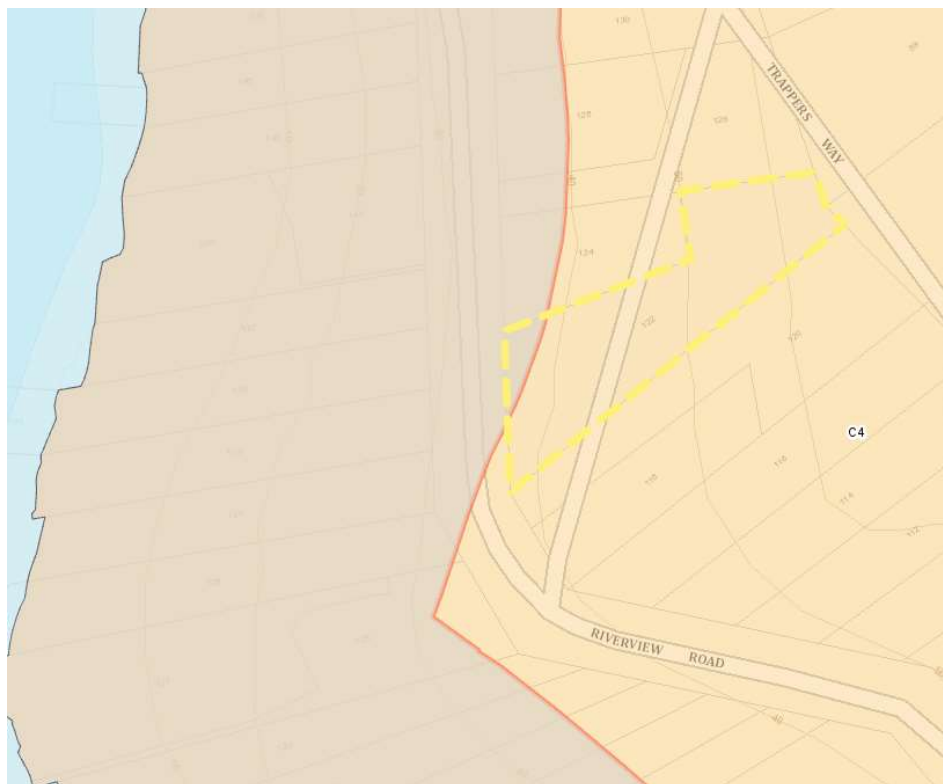


Figure 3: SEPP Coastal Management mapping – Coastal Environment Area

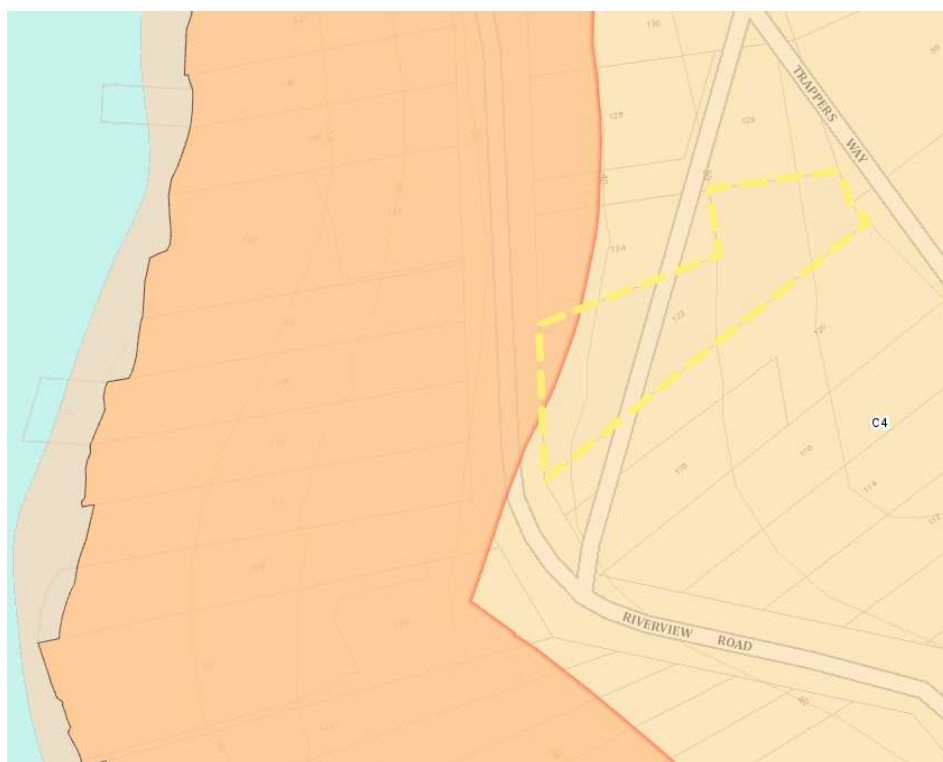


Figure 4: SEPP Coastal Management mapping – Coastal Use Area



## State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the development and aims to encourage sustainable residential development. A BASIX certificate accompanies this development application and demonstrates that the proposed development achieves compliance with BASIX water, energy and thermal efficiency targets.

### 7.2. Local Environmental Plan and Development Control Plan

The proposed development has demonstrated compliance with a vast majority of the standards and controls prescribed by the LEP and DCP, and consistency of objectives with relevant state controls as demonstrated within this report.

### 7.3. Likely impacts of the development

The assessment has demonstrated that environmental, social and economic impacts resulting from the proposed development will be negligible.

#### *Environmental*

The existing site in its current form will be substantially improved and will contribute to enhancing the treed, leafy environment of the Avalon Beach local area.

The exotic species and weeds that are currently present on site will be removed and managed, with well-designed landscaping proposed that will enhance the site from an ecological perspective through the use of Australian native species and locally sourced species of the Pittwater Spotted Gum ecological community.

While a limited amount of tree removal is proposed to facilitate the relocation of the garage and driveway to a safer location on the site, the applicant proposes compensatory plantings that will be well managed over time, which will ultimately improve the landscape aesthetic and ecological value of the site.

#### *Social*

The proposed development allows for a diverse and appropriate residential accommodation outcome within the E4 Environmental Living zone. The proposed design of the dwelling seeks to achieve design excellence through demonstrating principles of mid-century modern design that will maintain the character, lifestyle and culture of the Avalon Beach local area. The proposed development will contribute to housing supply, in a suitable location.

The proposed development will be of high architectural and landscape amenity and will not unreasonably impact on neighbouring properties or the public domain.

#### *Economic*

The proposal seeks to develop the land in an orderly, efficient and economic way that enhances the character of the area and amenity of the local Avalon Beach neighbourhood. The proposed use responds to the desired planning objectives and outcomes for the site, while providing an affordable housing opportunity within the Northern Beaches LGA and Greater Sydney area.

#### **7.4. Suitability of the site**

The site is located within an area zoned for residential purposes. The proposed use as a residential dwelling house is consistent with the objectives of the zone demonstrated in sections 5 and 6 of this report.

The proposed development is considered acceptable for the site and is permissible with the consent of Council.

#### **7.5. Submissions**

There has been no submission received from any public person, private or government agencies / authorities in relation to the proposed development or at the time of preparing this report.

The development application will be publicly advertised in accordance with Council's community notification requirements.

#### **7.6. The public interest**

The proposed development is permissible and consistent with the intent of the LEP and DCP controls and does not propose to detrimentally impact upon the natural environment, character of the locality or upon the amenity of surrounding residential properties. The proposed development is therefore considered to be within the public interest.

## 8. Conclusion

The merits of the proposed development have been considered and assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan, as well as relevant State Environmental Planning Policies.

The proposed development is considered to be consistent with the objectives, strategies and controls contained within these planning documents and policies, with the exception of those discussed in detail in this report. Consideration has been provided to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

A rigorous planning and design process has refined the previously approved development for a residential dwelling at the site, in order to minimise the overall environmental impact of proposed works and achieve a dwelling design with high architectural merit that seeks to enhance a key site within the Avalon Beach local area.

The proposal satisfies the intent and objectives of the relevant planning controls and is therefore considered suitable for development consent.



**TROY NEWMAN**

**Director of Design**

**MArch (Hons), BArch**

Architect No: 10699

Design Practitioner: DEP0001084

Principal Design Practitioner: PDP0000358

**NICOLE GLENANE**

**Applicant**

**BUrb&EnvPlan, Grad Dip Comms**