

Statement of Environmental Effects

58 CAREEL HEAD ROAD, AVALON BEACH 2107

Title Details:	Lot No 15 on DP19408
Proposal:	Development Application (DA) for 'Proposed alterations and additions to existing dwelling'
Owner:	Mr. N. and Mrs. T. Wilson
Author:	Melisa Neighbour, Sky Town Planning
Consent Authority:	Northern Beaches Council
Date:	11 February 2022



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Supporting Documents

- Architectural drawings
- Arborist Report
- Geotech Report
- 10.7 Planning Certificate
- BASIX

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1 Introduction

This Statement of Environmental Effects has been prepared as a component of a development application proposing additions and alterations of the existing dwelling including the inclusion of a new car port at 58 Careel Head Road, Avalon Beach more formally described Lot 15 on DP19408.

This Statement is based on, and should be read in conjunction with, the architectural drawings and supporting technical documents submitted under separate cover with the DA.

It provides information on the following:

- Description of the site and locality;
- Description of the proposed development;
- Assessment of relevant environmental planning considerations under Section 4.15 of the EP&A Act including compliance with planning instruments, environmental impacts, site suitability and the public interest.

The following regulatory frameworks are applicable to the site and proposal:

- *The Environmental Planning and Assessment Regulation 2000*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan (Pittwater 21 DCP)*

This report provides the applicant's assessment against these provisions and requirements. It concludes that the development is appropriate, and generally consistent with current planning controls and with Council's intent for the area.

The proposed development is not anticipated to contribute to any adverse environmental impacts and the development application succeeds on its merits. Accordingly, Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

2 Site and Context Analysis

2.1 Locational Context

The subject site is located in the suburb of Avalon Beach within the Northern Beaches Council Local Government Area (LGA) and is located approximately 37 km from the Sydney CBD. Surrounding major suburbs include Careel Bay, Palm Beach and Whale Beach. Refer Figure 1 for the aerial view of the site.



Figure-1 Aerial view of site (source: SIX Maps)

2.2 Surrounding Development

The immediate surrounding area comprises of Environmental living area and low-density residential dwellings predominantly composed of one and two storey dwellings. Some of the dwellings have been recently built whilst others are still essentially in original condition. Accordingly, architectural styles vary from modern to traditional.

The subject site is located near schools, neighbourhood shops and public reserves and is in close proximity to several bus stops.

2.3 Site Description

The development site is at 58 Careel Head Road Avalon Beach, legally described as Lot No 15 on DP19408. The site is in a trapezoidal shape and has an area of approximately 657.60 sqm. The details of the site are included in the architectural drawings prepared by Living Architectural Planning, dated October 2021, Issue-A which accompanies the DA submission under separate cover. Refer Figure 2 for the view of the subject site. Key characteristics of the existing site include:

Existing development on site: The site currently contains a two-storey dwelling.

Topography: The site slopes down from East to West. The property is located on the low side of the road and the site slopes down from Careel Head Road.

Vehicular and pedestrian access: Both the pedestrian access and vehicular access to the site is provided via the Careel Head Road. Car access is via a concrete driveway curving down to the existing garage which can accommodate one car and there is room for another car to park in the driveway. Vehicular access and parking on the site in the current condition is difficult to manoeuvre and unsafe.

Views: The site overlooks low density residential development to Southern side and rear part of the allotment and has views to environmental living dwelling to the front and towards the Northern side.

Services, easements and other restrictions on title: Services such as electricity, sewer and water are all available to the existing development.

Other site constraints: The site is not known to be contaminated and there are no other known site constraints such as flooding, groundwater or contamination.



Figure 2: View of the subject site from Careel Head Road



Figure 3: View of the subject site from Careel Head Road



Figure 4: View of the subject site from Careel Head Road

3 The Proposal

3.1 Overview

The alterations and additions have been designed generally in keeping with the aims and objectives of Pittwater Local Environmental Plan 2014 and DCP policies and will result in an improvement to the streetscape and the current dwelling on the site by upgrading the amenity and quality of living within the home and safe vehicular access from the street.

The proposal seeks consent for the following alterations and additions to the existing dwelling (please read in conjunction with Architectural Plans):

Site Level & New Carport

- The site has been levelled with land fill that has been added to the front portion of the site (refer to the Geotech report submitted with this application)
- Proposed construction of a new elevated driveway and a carport on the front portion of the house that can be accessed easily via Careel Head Road.
- The carport steel posts are located within the 6.5m setback. The roof does extend over slightly, this to achieve a uniform design and ensure adequate coverage from the weather.

First Floor

- Removal of existing wall of Bed-4 and proposed new walls for the addition of robe.
- Addition of a new wall that separates Bedroom-1 and Study/Nook. New proposed robe in Bedroom-1.
- New window has been proposed to the new wall in the study/nook area.
- Addition of new partition walls for robe and ensuite in Bedroom-1.
- A new window has been proposed in Bedroom-1.
- Removal of existing walls in Bedroom-2.
- Removal of the existing deck on the south-western side of the dwelling.

Ground Floor

- Remove existing walls between rumpus room and laundry and proposed new walls
- Addition of new windows and sliding doors on the rear side of the dwelling
- Remove landing and stairs on the North-Eastern side of the dwelling
- Removal existing posts in the family room and rumpus room and addition of new steel beams in several parts of the house to maintain the structural integrity.

3.2 Detailed Description

Understanding the site context, any changes proposed to the development will retain its character in correspondence with the neighbouring properties. These proposed changes will improve the quality of living within the home by providing a more functional layout for the occupants of the dwelling and facilitate a modern lifestyle.

A few existing internal walls of the bedrooms in the first floor have been demolished and have been replaced with new internal walls to provide spaces for a more convenient living for the occupants of the dwelling. The existing deck on the South-Western side of the dwelling is to be demolished along with the removal of the landing and stairs on the northern-eastern side to maximise the side setback area. An elevated driveway and an open car port that is accessible from the Careel Head Road is proposed to the front portion of the dwelling.

Similarly in the ground-floor level, the existing internal walls in laundry room have been demolished and have been replaced with new walls. A new window and new sliding door have been added to the rear end of the dwelling. Existing posts have been removed and new steel beams have been added in several areas of the rumpus room and the family room according to the engineer's details.

The moderate design of the proposed additions and alterations to the dwelling has considered the impacts on views, privacy, solar access on neighbouring dwellings and impact to streetscape. The outcome is one that maintains the built character of the area with minimal or negligible impact on neighbours.

Please note for clarification purposes: this proposal does not include the addition of a rear high deck and roof, which is shown as deleted on Sheet 6 of the Architectural plans.

Please refer to the drawings by Living Architectural Planning, provided under separate cover. The figure 3 below is a snapshot of the proposed North-East elevation and figure 4 represents the South-Western elevation.

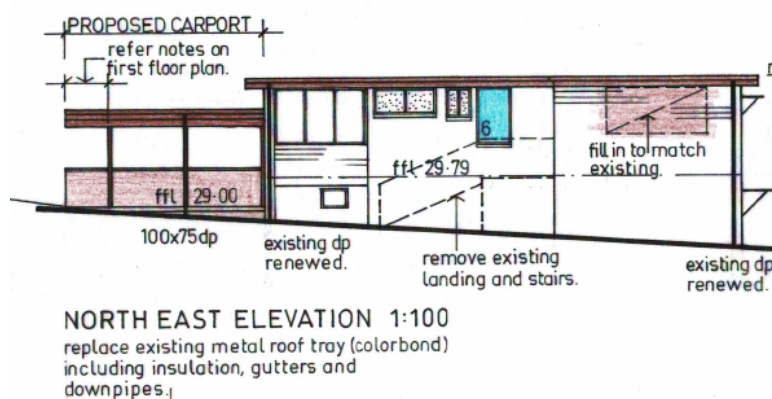


Figure 3: North-East elevation (Source: Living Architectural Planning)

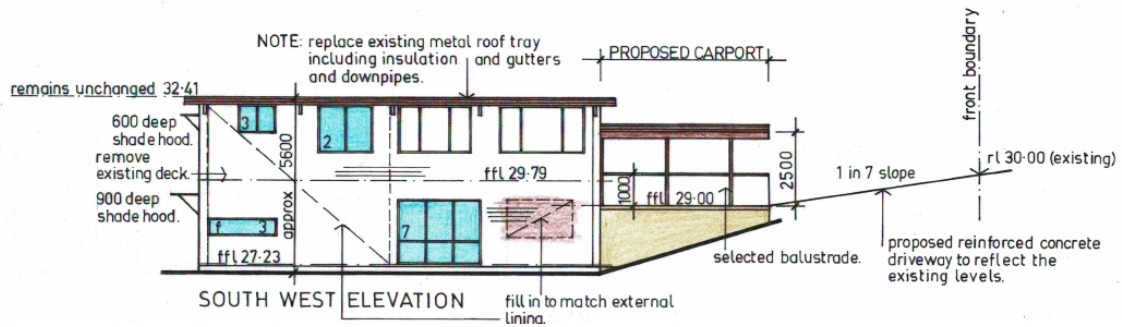


Figure 4: South-Western elevation (Source: Living Architectural Planning)

4 Statutory Planning Framework

4.1 Pittwater Local Environmental Plan 2014

➤ Zoning and Objectives

The subject site is zoned E4: Environmental Living pursuant to Pittwater Local Environmental Plan 2014 with dwelling houses permissible in the zone with consent.

The stated objectives of the E4 zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Response: It is considered that the proposed development meets the objectives of the Zone E4: Environmental Living. This opinion is justified on the basis that the proposal upgrades an existing ageing dwelling with well-designed features, which is consistent with the character of the area. Refer Figure 5 for the Land Zoning map.

There are no statutory zoning or zone objectives that are an impediment to the granting of approval to the proposed development.

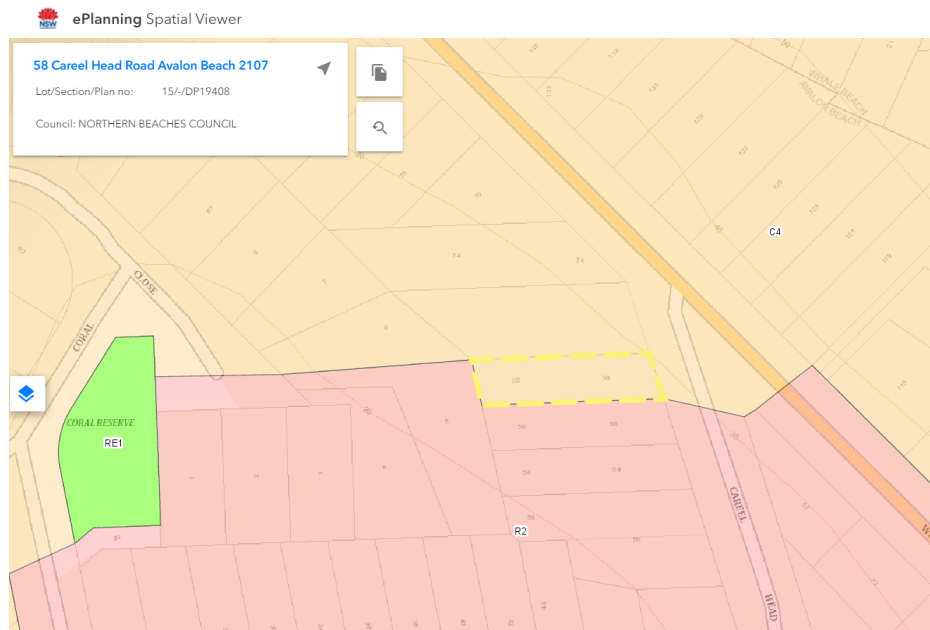


Figure 5: Zoning Map (Source: NSW Planning Portal)

➤ **Height and Floor Space Ratio (LEP Clauses 4.3 and 4.4)**

Height of Building = 8.5 m

Response: No change to the existing height which is approximately 5.8m.

FSR = N/A

Response: There is no increase to the existing floor area.

➤ **Acid Sulfate Soil**

The stated objectives are-

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Response: The site is identified as a class 5 Acid Sulfate soil. The proposed development involves a minor additions and alterations and will not disturb or expose any acid sulfate soils or cause any environmental damage.

4.2 Pittwater 21 Development Control Plan (Pittwater 21 DCP)

Councils Development Control Plan 2021 provides the primary controls for development within the area. The following sections of the DCP are considered in relevance to the subject site.

While Section B General Controls and Section D Locality Specific Development Controls addresses the overall controls necessary for a development, Section C Development Type Controls of the DCP primarily outlines the site-specific controls for development that are to be considered and applied, and the relevant principles are addressed below.

Section B- General Controls:

B5 Water Management

Criteria	Outcomes	Responses	Compliance
Stormwater	<ul style="list-style-type: none"> • 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; • Minimise the risk to public health and safety; • Reduce the risk to life and property from any flooding and groundwater damage; • 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. • Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures 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. 	<p>The site is naturally well drained with surface and subsurface runoff draining toward the southern rear boundary and beyond to the waters of Pittwater.</p> <p>No natural watercourses were observed on site.</p> <p>The proposed development does not impact the stormwater course line. No new stormwater line has been connected.</p>	Yes

B6 Access and Parking

Criteria	Outcomes	Responses	Compliance
Internal Driveways	<ul style="list-style-type: none"> • Safe and convenient access. • Reduce visual impact of driveways. • Pedestrian safety. • An effective road drainage system. 	<p>The existing vehicular access onsite is unsafe.</p> <p>The existing internal driveway has been levelled out to provide safe and convenient vehicular access</p>	Yes

	<ul style="list-style-type: none"> • Maximise the retention of trees and native vegetation. • Reduce contaminate run-off from driveways. 	<p>from the Careel Head Road leading to the proposed carport in the front of the dwelling.</p> <p>Please refer to the Geotech report attached along as a supporting document.</p>	
Off-Street Vehicle Parking Requirements	<ul style="list-style-type: none"> • 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. 	<p>The proposed off-street car parking on the front of the site is accessible via Careel Head Road</p> <p>This car parking space does not dominate or distract the appearance of the dwelling from the main street frontage as it is predominately sheltered from site due to the topography and the upper level of the home is most visual aspect.</p> <p>The carport has a maximum height of 2.5m and is an open car port.</p> <p>The scale and form of the carparking development complements the natural topography of the site and aligns with the existing dwelling.</p>	Yes

Section C- Development Type Controls:

C1 Design Criteria for Residential Development

Criteria	Outcomes	Responses	Compliance
Landscaping	<ul style="list-style-type: none"> • A built form softened and complemented by landscaping. (En) • Landscaping reflects the scale and form of development. (En) • Retention of canopy trees by encouraging the use of pier and beam footings. (En) • Development results in retention of existing native vegetation. (En) • Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En) • Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En) • Landscaping enhances habitat and amenity value. (En, S) 	<p>The existing vehicular access onsite is unsafe and inconvenient.</p> <p>The upgraded internal driveway will provide much safer access for the vehicular entry into the subject site and also allow for 2 undercover parks.</p> <p>For the proposed driveway to be constructed, trees T2 and T4 will need to be removed. These can be replaced to ensure biodiversity is maintained. Please refer to the Arborist Report submitted with this application.</p>	Yes

	<ul style="list-style-type: none"> Landscaping results in reduced risk of landslip. (En, Ec) Landscaping results in low watering requirement. (En) 		
Safety and Security	<ul style="list-style-type: none"> On-going safety and security of the Pittwater community. (S) Opportunities for vandalism are minimised. (S, Ec) Inform applicant's of Council's requirements for crime and safety management for new development. (S) Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S) Identify crime and safety priority areas in Pittwater LGA (S, Ec) Improve community safety and reduce the fear of crime in the Pittwater LGA (S) Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S) 	The dwelling is facilitated with maximum views of the street through the updated windows and doors of the house.	Yes
View Sharing	<ul style="list-style-type: none"> A reasonable sharing of views amongst dwellings. (S) 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) Canopy trees take priority over views. (En, S) 	<p>The dwelling is surrounded by low density residential development the Eastern sides and to the southern end and to Environmental living area to the North and Western side of the subject site.</p> <p>No views of significance will be impacted due to the minor internal additions and alterations of the dwelling.</p>	Yes
Solar Access	<ul style="list-style-type: none"> Residential development is sited and designed to maximise solar access during mid-winter. (En) A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En) Reduce usage and/dependence for artificial lighting. (En) 	<p>The proposed alterations include replacement of windows in the ground and first floor.</p> <p>There will be no major changes from the existing shadowing on the adjoining buildings to the shadowing due to the proposed development being contained with the existing building envelope.</p> <p>Solar access into the home will be increased with the additional windows.</p>	Yes

Visual Privacy	<ul style="list-style-type: none"> 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 is planned in a such a way to protect the acoustic and visual privacy of the building. There will be no increased noise or visual hinderance from the building to the neighbourhood or the surrounding community.	Yes
Acoustic Privacy	<ul style="list-style-type: none"> 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 Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S) 	The additions and alterations do not encroach within the existing side setbacks, reducing the transmission of noise from the subject site to the adjoining dwellings	Yes
Private Open Space	<ul style="list-style-type: none"> 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) 	There is no change to the existing POS.	Yes
Storage Facilities	<ul style="list-style-type: none"> Provision of convenient storage with the development. (S) 	There are no changes to the existing storage areas.	Yes

Section D- Locality Specific Development Controls:

D1 Avalon Beach Locality

Criteria	Outcomes	Responses	Compliance
Character as viewed from a public place	<ul style="list-style-type: none"> To achieve the desired future character of the Locality. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec) To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec) 	<p>The proposed minor additions and alterations to the dwelling stands in favour of the overall arrangement of the neighbouring dwellings. The proposed windows on the ground floor and first floor level will provide causal surveillance of the street.</p> <p>The overall exterior bulk and scale is not changed by the proposal.</p>	Yes

	<ul style="list-style-type: none"> • High quality buildings designed and built for the natural context and any natural hazards. (En, S) • Buildings do not dominate the streetscape and are at 'human scale'. • To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context. 		
Building colours and materials	<ul style="list-style-type: none"> • 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 additions and alterations are predominantly to the interior of the building. Thus, no changes are proposed to the buildings and materials of the existing dwelling.	Yes
Front building line	<ul style="list-style-type: none"> • 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. • To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment. 	<p>The front building line, rear and the side building lines are consistent with the current setback of the neighbourhood community.</p> <p>The car port proposed on the front of the dwelling complies with the 6.5m required setback. The roof overhangs of the carports may have minor protrusion; however, they provide quality coverage from rough climatic conditions like sun, rain and hail.</p> <p>No changes have been proposed to the side and rear building line due to the proposed additions and alterations.</p>	Yes
Side and rear building line	<ul style="list-style-type: none"> • To achieve the desired future character of the Locality. (S) • The bulk and scale of the built form is minimised. (En, S) • Equitable preservation of views and vistas to and/or from public/private places. (S) 		Yes

	<ul style="list-style-type: none"> • To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping. • To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S) • Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S) • Flexibility in the siting of buildings and access. (En, S) • Vegetation is retained and enhanced to visually reduce the built form. (En) • A landscaped buffer between commercial and residential zones is achieved. (En,S) 		
Building envelope	<ul style="list-style-type: none"> • To achieve the desired future character of the Locality. (S) • To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. • To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. • The bulk and scale of the built form is minimised. (En, S) • Equitable preservation of views and vistas to and/or from public/private places. (S) • To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S) • Vegetation is retained and enhanced to visually reduce the built form. (En) 	The proposed additions and alterations will not have any impact to the bulk and scale of the built form of the dwelling.	Yes
Landscaped Area - Environmentally Sensitive Land	<ul style="list-style-type: none"> • Achieve the desired future character of the Locality. (S) • The bulk and scale of the built form is minimised. (En, S) • A reasonable level of amenity and solar access is provided and maintained. (En, S) • Vegetation is retained and enhanced to visually reduce the built form. (En) • Conservation of natural vegetation and biodiversity. (En) 	For the purposes of the proposed driveway, a few trees are to be removed and replaced in an appropriate position.	Yes

	<ul style="list-style-type: none"> Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En) To preserve and enhance the rural and bushland character of the area. (En, S) Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.(En, S) 		
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➤ **Numerical Compliance Table**

Standard	Requirement	Proposed	Compliance
Height	8.5m	Less than 8.5m	Yes
Floor Space Ratio	N/A	N/A	Yes
Front Building Line	6.5	6.5m	Yes
Rear Building Line	6.5 m	Greater than 6.5m. Rear setback is not affected by the proposal	Yes
Side Building Line	2.5 at least to one side; 1.0 for other side	3.27m and 1.88m	Yes
Landscaped Area	<ul style="list-style-type: none"> Area 1- 60% of the site 	54.7%**	Merit
Visual Privacy	<ul style="list-style-type: none"> A window sill height 1.7 metres above floor level 	<p>All windows are compliant, and these windows excepted on the following grounds:</p> <p>Window 2 – aligned to existing windows on 1st Floor</p> <p>Window 6 – study nook and outlook is onto vegetation and trees</p>	Merit
Private Open Space	<ul style="list-style-type: none"> Min. Area- 80m² Min Dimension- 3m 	<ul style="list-style-type: none"> Min. Area- Greater than 80m² Min Dimension- Greater than 3m 	Yes
Car Parking	<ul style="list-style-type: none"> 2.4 m x 5.5 m with 0.3m minimum clear space each side <ul style="list-style-type: none"> 2 spaces / 2+ bedrooms 	<ul style="list-style-type: none"> 7.435m x 5.5m 2 spaces 	Yes

**** Justification for Non-compliance for the landscape:**

**** Justification for Non-compliance for the landscape:**

The nature of the site context and the topography of the site has required the designer to strategically level out the internal driveway to be uniformly distributed amongst different levels without overbearing the load on the site. The existing situation for the pedestrians and vehicles to access to the subject site is very unsafe. This proposal intends to resolve these safety and access issues. The design has been carefully considered against the DCP controls. However, due to the unique nature of the topography of the site, we are requesting a minor variation of 9.52%.

It is noted that at the rear there is existing paving that has not been included in the landscaping calculations. If this area was included then the landscaped area is compliant.

The development has negligible negative consequences as a result of this minor non-compliance. Further, it meets the objectives of the development standard, and therefore strict compliance with the development standard would be unreasonable and unnecessary.

4.3 State Environmental Planning Policies

The proposed development is subject to the following State Environmental Planning Policies.

State Environmental Planning Policy No. 55 (SEPP No. 55) Remediation of Land

According to clause 7 of SEPP No. 55 Council may not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out.

Response: As the land has been continually used for residential purposes, the likelihood of contamination is low. In this regard, it is considered that the site is suitable for the proposed use.

State Environmental Planning Policy - Building Sustainability Index (2004)

To encourage sustainable residential development, all new dwellings must comply with the provisions of State Environmental Planning Policy – Building Sustainability Index (BASIX).

Response: The proposed development has achieved full compliance with the BASIX commitments. The schedule of BASIX Commitments is specified within the BASIX Certificate is submitted under separate cover.

4.4 EP&A Act 1979, Section 4.15 Evaluation – Matters for Consideration

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application and the provisions of any environmental planning instrument (EPI'S).

- ***The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations [Section 4.15 (1) (a)]***

Response: The proposal is permissible and generally in accordance with the development standards contained within Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan (Pittwater 21 DCP) (DCP).

- ***The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality [Section 4.15 (1) (b)]***

Response: The proposed development will increase the architectural quality of the home, enhancing appearance and improving the quality of life within the home. The development will maintain a favourable bulk and scale relationship with other development in the vicinity. It is considered that the resultant development is compatible with and will complement the character of the Avalon Beach precinct.

- ***The suitability of the site for the development [Section 4.15 (1) (c)]***

Response: The site meets all the Northern Beaches Councils criteria, aims and objectives and generally meets the applicable development controls. Having regard to this assessment, it is considered that the land is suitable for the intended development.

- ***The suitability of the development when considering public interest [Section 4.15 (1) (e)]***

Response: The proposed development is consistent with the objectives of the Environmental Planning and Assessment Act in so far as it promotes the co-ordinated and orderly, and economic use and development of the land. The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties. As a result, it is considered that the development, subject to conditions, is consistent with the public interest.

5

Summary of Proposal

The proposal is permissible and generally in accordance with the development standards contained within the *Pittwater Local Environmental Plan 2014* as they relate to the improvements over the subject site and to the intent of built form guidelines contained within the *Pittwater 21 Development Control Plan (Pittwater 21 DCP)*.

The architect has responded to the client brief to provide a site-specific design response which takes advantage of the properties attributes whilst respecting the environmental characteristics of the site and the amenity of adjoining residential properties. The outcome is an updated driveway and dwelling that will improve the standard of living within the home and provide safe and convenient access to the dwelling.

The proposal succeeds when assessed against the Heads of Consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is our professional opinion that the application should be granted development consent subject to conditions.