

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR THE PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

LOCATED AT

49 CAREEL HEAD ROAD, AVALON BEACH

FOR

DAN & SARAH MORLEY



**Prepared
December 2021**

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1.0 Introduction

This Statement of Environmental Effects accompanies details prepared by Map Architecture + Interiors, Revision A, dated 16 December 2021 for the proposed alterations and additions to existing dwelling on land at **49 Careel Head Road, Avalon Beach** on behalf of Dan & Sarah Morley.

The plans prepared by Map Architecture + Interiors, dated 16 December 2021, comprise the following:

- DA-001 COVER SHEET
- DA-002 SITE PLAN
- DA-003 SITE ANALYSIS PLAN
- DA-004 DEMOLITION PLAN
- DA-005 PLAN – LANDSCAPE AREAS
- DA-101 FIRST FLOOR
- DA-102 GARAGE ROOF/PERGOLA
- DA-103 ROOF PLAN
- DA-201 ELEVATIONS – NORTH & SOUTH
- DA-202 ELEVATIONS – EAST & WEST
- DA-203 HEIGHT PLANES AND SETBACKS
- DA-204 ELEVATIONS - PERGOLA
- DA-301 TYPICAL SECTIONS
- DA-401 WINDOW SCHEDULE
- DA-501 SHADOWS – 9AM June 22nd
- DA-502 SHADOWS – 12 June 22nd
- DA-503 SHADOWS – 3PM June 22nd
- DA-601 FINISHES

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

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

2.0 Property Description

The subject allotment is described as 49 Careel Head Road, Avalon Beach, being Lot 31 within Deposited Plan 11909 and is zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014.

The site is noted within the Class 5 Acid Sulfate Soils area. This will be discussed in further detail within this report.

The site is identified as Low & Medium Risk Flood Prone Land. Accordingly, a Flood Management Report has been prepared by Pittwater Data Services Pty Ltd, Reference No PDS115112021:49CAREELHEADRD:NAVALON, which is discussed further within the statement.

In addition, the site is identified as Bushfire Prone Land. A Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Ltd, dated 15 October 2021. This will be discussed in further detail within this report.

There are no other known hazards affecting this site.

3.0 Site Description

The site is located on the south-eastern side of Careel Head Road.

The land has a general fall to the front, north-eastern boundary, with stormwater from the roof areas directed to the street gutter in Careel Head Road.

The site is irregular in shape and has a frontage to Careel Head Road of 12.035m (by survey), 12.19m (by title). The eastern and western side boundary measure 78.835m (by survey), 79.045m (by title) and 61.445 (by survey), 61.53m (by title) respectively. The site has a rear boundary of 33.14m (by survey), 33.35m (by title) and the total site area is 546m² (by survey).

The site is currently occupied with a one and two storey rendered dwelling with a tile roof.

Vehicular access to the site is provided via a concrete driveway from Careel Head Road to an existing garage and hard stand parking area adjacent to the dwelling.

An existing inground swimming pool is located at the rear.

The details of the lots which comprise the parcel are contained within the survey report prepared Adam Clerke Surveyors Pty Ltd, Reference No. 11598, dated 17 December 2020, which accompanies the DA submission.

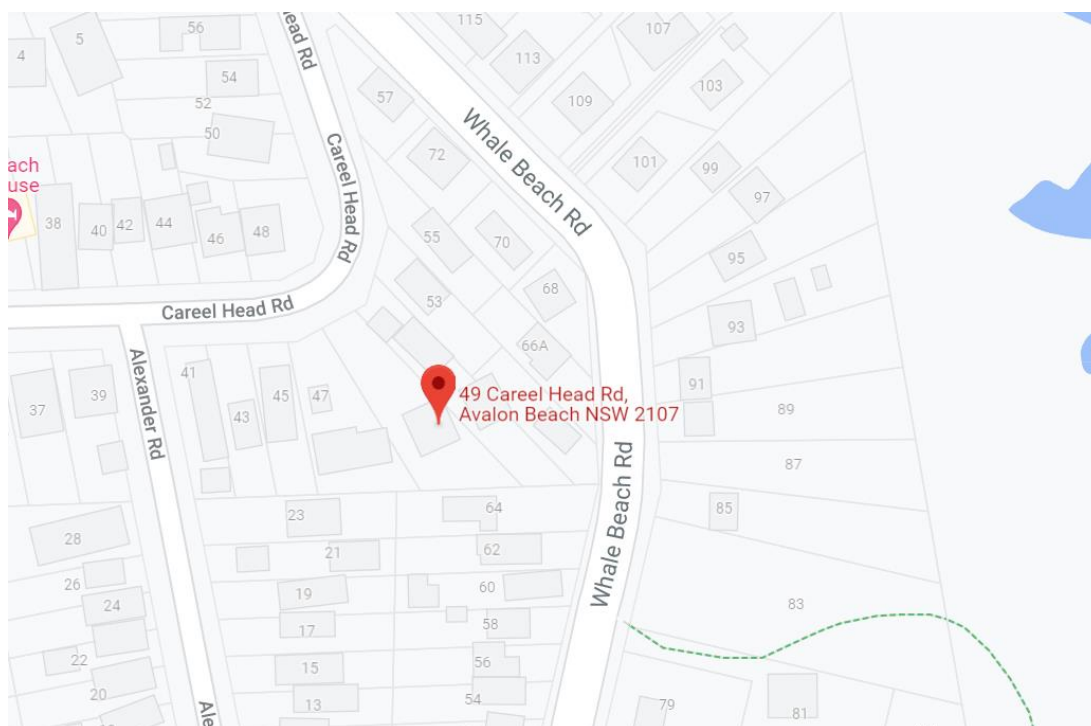


Fig 1: Location of Subject Site
(Source: Google Maps)



Fig 2: View of the driveway entry to the subject site looking south-east from Careel Head Road



Fig 3: View of the existing dwelling and front courtyard, looking south



Fig 4: View of the existing dwelling and driveway to the rear of the site, looking south



Fig 5: View of the existing dwelling and front courtyard, looking south



Fig 6: View looking west across the rear elevation of the dwelling



Fig 7: View looking south towards the rear neighbour at 64 Whale Beach Road



Fig 8: View of the rear yard and pool, looking south towards the rear boundary

4.0 The Surrounding Environment

The general vicinity of the site is characterised by irregular shaped allotments within a natural setting, with a mix of low density residential developments within landscaped settings, the design of which reflects the sloping terrain and local views and retains a dominance of natural features and vegetation.

The adjoining properties to the east and west comprise two and one and two storey dwellings respectively.

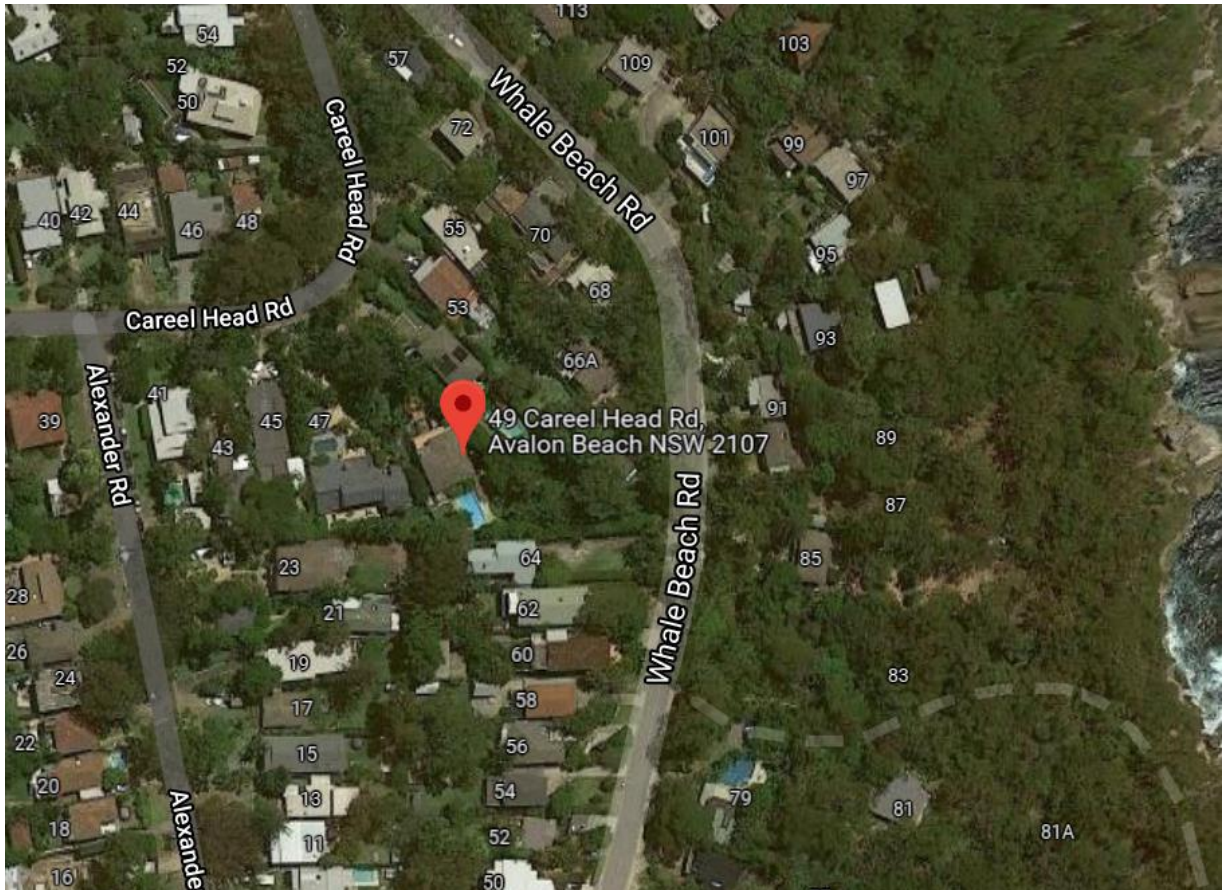


Fig 9: Aerial Photograph
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans, the proposal seeks to provide for the construction of alterations and additions to an existing single dwelling.

The new works comprise:

Ground Floor Plan

- Proposed alterations and additions to existing ground floor level to provide for extension of family/games room, new external slab with blade walls, bedroom, laundry and bathroom, together with minor alterations to window openings

First Floor Plan

- Proposed alterations and additions to existing first floor level to provide for new kitchen with butlers pantry and extension of existing balcony
- Extension of the existing pitched roof over the extended first floor balcony to provide for a weatherproof cover over the new first-floor balcony

External Works

- Proposed pergola over the existing garage

The proposed alterations and additions to existing dwelling maintain a modest two storey scale which readily complies with the statutory height limit (max height 7.33m)

The colours and finishes of the new works comprise timber and stone cladding with metal roof sheeting and have been detailed with Sheet DA-601.

The proposed construction of alterations and additions to the existing dwelling will not require the removal of any significant vegetation.

The development indices for the development are summarised as:

Site Area	1346m ²
Required Landscaped Area:	50% or 673m ²
Proposed Landscaped Area:	41.6% all in all or 560m ² (remains unchanged)

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and in particular Clause 7(1)(a) suggests that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Given the history of residential use of the land, the site is not considered to be subject to contamination and further investigation is not required at this stage.

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

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

6.3 Pittwater Local Environmental Plan 2014

Clause 2.2 Zone objectives and Land Use Table

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014.



Fig 10: Extract of Pittwater Local Environmental Plan 2014

The proposed additions and alterations to the existing dwelling are considered to be permissible with the consent of Council.

The development of and use of the land for residential purposes within the R2 Low Density Residential Zone is consistent with the zone objectives, which are noted as:

- *To provide for the housing needs of the community within a low density residential environment.*

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

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

- The proposal will be consistent with and complement the existing detached style housing within the locality.
- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality. The proposal provides for alterations and additions to an existing dwelling, which will not have any significant or adverse impact on the neighbouring properties.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any adverse impact on long distance views.

Clause 4.3 – Height of Buildings

The maximum building height in this portion of Avalon is 8.5m. The proposed new works will provide a maximum overall height of approximately 7.33m and therefore complies with this control.

Clause 5.21 – Flood Planning

The site is identified as Low & Medium Risk Flood Prone Land.

The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

The site is identified as Low & Medium Risk Flood Prone Land. Accordingly, a Flood Management Report has been prepared by Pittwater Data Services Pty Ltd, Ref No will PDS115112021:49CAREELHEADRD:NAVALON, which is discussed further within the statement.

The Flood management Report notes in its conclusion:

“In conclusion, considering the flooding processes at the site the design of the Alterations and Additions as detailed in Figures 5, 6 and 7, it is my opinion the design and this flood Action Plan will satisfy NBC DCP Section B 3.11 requirements as detailed in Appendix A. The only exception is the minor flood storage loss (sub floor) of approximately 1.5 cubic metres.”

Clause 7.1 – Acid Sulfate Soils

The site is identified as being within the Class 5 Acid Sulfate Soils area. The proposal will not require any disturbance of the existing site conditions and it is not anticipated that any acid sulfate soils will be encountered.

Clause 7.2 – Earthworks

The proposal does not necessitate any significant earthworks. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer and will therefore satisfy the provisions of this clause.

Clause 7.10 – Essential Services

The proposal will see the existing essential services to the site being maintained.

There are no other clauses of the PLEP 2014 that are considered to be relevant to the proposed development.

6.4 Pittwater 21 Development Control Plan 2014

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

6.4.1 Shaping Development – Desired Character

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

A4.1 Avalon Beach Locality

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

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

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

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

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

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

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

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

It is considered that the proposal is consistent with the desired character of the locality by providing for the construction of alterations and additions to an existing dwelling, with a modest two storey height and scale.

The proposal will not see the removal of any significant trees or vegetation and will see to maintain the character of the Avalon Beach locality. The existing soft landscaped area remains unchanged.

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

The proposed works are modest in bulk and scale and will not be prominently viewed within the Careel Head Road streetscape.

6.4.2 Section B General Controls

The General Controls applicable to the proposed additions and alterations to the detached single-storey outbuilding/studio are summarised as:

B3.11 Flood Prone Land

The controls seek to achieve the outcomes:

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

The site is identified as Low & Medium Risk Flood Prone Land. Accordingly, a Flood Management Report has been prepared by Pittwater Data Services Pty Ltd, Reference No PDS115112021:49CAREELHEADRD:NAVALON, which is discussed further within the statement.

The conclusion of the flood management report suggests:

*“In conclusion, considering the flooding processes at the **site** the design of the Alterations and Additions as detailed in Figures 5, 6, and 7, it is my opinion the design and this flood Action Plan will satisfy NBC DCP Section B3.11 requirements as detailed in Appendix A. The only exception is the minor i flood storage loss (sub floor) of approximately 1.5 cubic metres.”.*

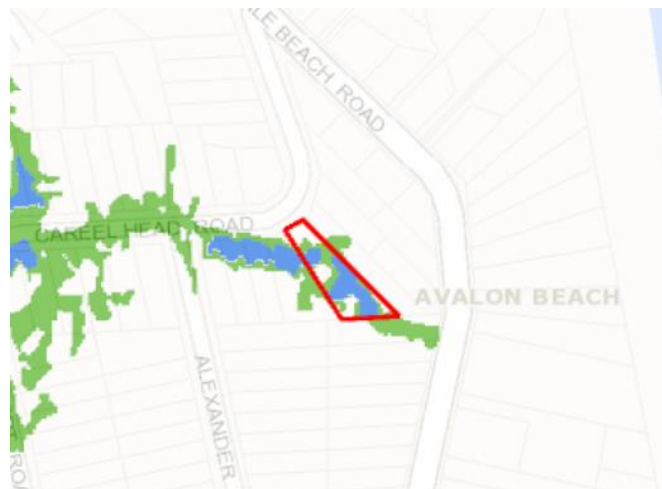


Fig 7: Extract of Pittwater Local Environmental Plan 2014 Flood Hazard Map

B3.13 Flood Hazard – Flood Emergency Response Planning

The controls seek to achieve the outcomes:

Protection of people. (S)

Protection of the natural environment. (En)

Protection of public and private infrastructure and assets. (S)

The site is identified as Low & Medium Risk Flood Prone Land. The submitted flood management report suggests that the proposal will provide for an appropriate Emergency Management response when constructed in accordance with the recommendations within the flood management plan.

B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

The controls seek to achieve the outcomes:

The long-term viability and enhancement of locally native flora and fauna and their habitats. (En)

The proposal does not see to remove any significant trees or vegetation. The new works are largely within the existing building footprint and will not see any change to the existing landscaped area.

B5.15 Stormwater

The controls seek to achieve the outcomes:

*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

The proposed works are largely in the footprint of the existing dwelling. Accordingly, the existing stormwater arrangements are considered appropriate.

As the water is clean runoff from the existing and proposed new roof areas, no water quality issues are anticipated.

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

The controls seek to achieve the outcomes:

Safe and convenient access. (S)

Adverse visual impact of driveways is reduced. (En)

Pedestrian safety. (S)

An effective road drainage system. (En, S)

Maximise the retention of trees and native vegetation in the road reserve. (En, S)

The proposal will not provide any new works within the road reserve. The existing access arrangements remain unchanged.

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

The controls seek to achieve the outcomes:

Safe and convenient parking (En,S)

The controls require a minimum of 2 parking spaces for each dwelling. The proposal will not see any change to the existing car parking arrangements within the site.

B8.1 Construction & Demolition – Excavation and Landfill

The controls seek to achieve the outcomes:

Site disturbance is minimised. (En)

Excavation and construction not to have an adverse impact. (En)

Excavation operations not to cause damage on the development or adjoining property. (S)

The proposal will not see any substantial disturbance of the existing site conditions. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and therefore satisfy the provisions of this clause.

B8.2 Construction & Demolition – Erosion and Sediment Management

The controls seek to achieve the outcomes:

Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)

Reduction of waste throughout all phases of development. (En)

Public safety is ensured. (S)

Protection of the public domain. (S, En)

Appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties. The site will be landscaped to prevent ongoing erosion.

B8.3 Construction and Demolition – Waste Minimisation

The controls seek to achieve the outcomes:

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)

The proposal will the demolition of some existing external walls to accommodate the proposed works.

All demolition material will be removed and recycled off site where possible or taken to an approved waste disposal facility.

6.4.3 Section C Development Type Controls

The Development Controls applicable to the proposed development and are summarised as:

C1.1 Landscaping

The controls seek to achieve the outcome:

- A built form softened and complemented by landscaping. (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)*
- Landscaping results in reduced risk of landslide. (En, Ec)*
- Landscaping results in low watering requirement. (En)*

The proposal does not require the removal of any significant trees or vegetation.

The proposal retains generous areas of soft landscaping on site which will retain the landscaped character of the locality.

C1.2 Safety and Security

The controls seek to achieve the outcomes:

- On-going safety and security of the Pittwater community. (S)*
- Opportunities for vandalism are minimised. (S, Ec)*
- Inform applicants 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 proposed works do not impact on the existing safety or security of the site. The dwelling entry and living room will continue to provide casual surveillance towards the street.

C1.3 View Sharing

The controls seek to achieve the outcomes:

- 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)

The subject and adjoining properties currently receive limited local views. The proposal will not exceed the existing ridge height, is not considered to impact on any significant views, and will maintain consistency with Council's view sharing objectives.

C1.4 Solar Access

The controls seek to achieve the outcomes:

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)

The required controls to achieve the outcomes are to ensure that private open spaces of the subject and adjoining dwellings maintain a minimum of 3 hours of solar access in mid-winter.

The proposal is accompanied by shadow diagrams which demonstrate the proposed overshadowing as a result of the proposal. The proposal therefore will not unreasonably remove solar access to the internal or external primary living spaces of any neighbouring properties.

C1.5 Visual Privacy

The controls seek to achieve the outcomes:

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)

A sense of territory and safety is provided for residents. (S)

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

The existing primary living areas are largely maintained in their current location. The existing window openings within side elevations remain largely unchanged. The proposed extension to the first floor balcony maintains ample separation from neighbouring properties and is not considered to result in any problematic overlooking to neighbouring properties.

The proposal will therefore maintain suitable privacy for occupants of the subject site and neighbouring properties.

C1.6 Acoustic Privacy

The controls seek to achieve the outcomes:

Noise is substantially contained within each dwelling and noise from any communal or recreation areas are limited. (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 recreation areas (S)

The required controls to achieve the outcomes are to ensure that noise sensitive living areas and bedrooms are located away from major noise sources.

Given the residential nature of the works, there will not be any significant impact on the surrounding locality in terms of acoustic privacy.

C1.7 Private Open Space

The controls seek to achieve the outcomes:

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (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 to achieve the outcomes are to ensure that dwellings are provided suitable private open space with an area and at a grade which will facilitate outdoor private recreation. The proposal will maintain sufficient areas of private open space.

C1.9 Adaptable Housing and Accessibility

The controls seek to achieve the outcomes:

The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing. (S)

All members of the community enjoy equitable access to buildings to which the general public have access. (S)

Housing for older people and people with a disability are accessible, adaptable and safe. (S)

Equitable access in the public domain. (S)

Single dwellings are not required to provide access in accordance with AS4299-1995.

C 1.12 Waste and Recycling Facilities

The controls seek to achieve the outcomes:

Waste facilities are accessible and convenient, and integrate with the development. (En)

Waste facilities are located such that they do not adversely impact upon amenity of the land adjoining development or natural environment. (En, S)

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

6.4.4 Section D Design Criteria

The **D1 Avalon Beach Locality Statement** contains a number of outcomes for development. The proposal has been assessed in regard to the Locality Statement and is summarised in the following table.

In support of the proposal, it is considered that this proposal is well designed, comprehensive and consistent with the community's vision for development in Pittwater in that it is:

- Proposing a form of development which is compatible with the existing residential character of the area by maintaining an appropriate development scale which is compatible with the vicinity.
- The proposal maintains existing views and amenity to adjoining properties.
- The pervious areas within the site remain largely unchanged and are not considered to result in any adverse impacts in terms of runoff.
- The development will not place additional demands on local infrastructure or on the sewage disposal system for the site.

A summary of the DCP controls for the **D1 Avalon Beach Locality** is provided below:

D1.1 Character as Viewed from a Public Place

The control seeks to achieve the outcomes:

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (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)

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.

The required controls to achieve the outcomes are to ensure that the building maintains a compatibility with the locality through appropriate design relief including roof forms textures, materials, the arrangement of windows, modulation of wall and roof planes, spatial separation, landscaping etc.

The proposal will provide for the construction of alterations and additions to an existing dwelling. As can be seen in the architectural plans provided, the form of the dwelling is consistent with the general pattern of dwellings along Careel Head Road.

The proposed two storey scale is considered to be consistent in terms of bulk and scale to the existing surrounding development, which generally comprises one and two storey dwellings. The setbacks provided reflect the setbacks of the adjoining properties.

D1.4 Scenic Protection - General

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment. (En, S)*

The proposal provides for alterations and additions to an existing dwelling and construction of a new detached studio. The proposed works are modest in bulk and scale, and are consistent with the extent of existing surrounding development.

The proposal will not require the removal of any significant vegetation, and a generous area of soft landscaping is maintained. The property boundaries are capable of accommodating future plantings.

The visual impact of the development within the locality is minimised.

D1.5 Building Colours, Materials and Construction

The controls seek to achieve the outcomes:

*Achieve the desired future character of the Locality.
The development enhances the visual quality and identity of the streetscape. (S)
To provide attractive building facades which establish identity and contribute to the streetscape.
To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
The colours and materials of the development harmonise with the natural environment. (En, S)
The visual prominence of the development is minimised. (S)
Damage to existing native vegetation and habitat is minimised. (En)
An informal beachside appearance of the Avalon Beach Village. (S, Ec)*

The required controls to achieve the outcomes are to ensure that the external colours and materials shall be dark and earthy tones as indicated within the DCP. It is considered that the development is appropriate as the proposal will utilise finishes and colours which are compatible with the DCP and the surrounding properties and have been detailed in Sheet DA-601.

D1.8 Front Building Line

The controls seek to achieve the outcomes:

*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*

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

The new works stand a minimum of 35.2m from the front boundary and therefore readily comply with this control.

D1.9 Side and rear building line

The controls seek to achieve the outcomes:

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

The relevant controls to achieve this outcome are to maintain a minimum side boundary setback of 2.5m for at least one side and min 1.0m setback for the other side. A rear setback of 6.5m applies.

The new works follow the siting of the existing dwelling and stand a minimum of 5.53m and 4.9m from the north-eastern and south-western side boundaries respectively.

The existing rear setback remains unchanged.

D1.11 Building Envelope

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality.*
- To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*
- To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*
- The bulk and scale of the built form is minimised. (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 required controls to achieve the outcomes are to maintain the development within a height envelope which provides for a height of 3.5m with an angle projected at 45°.

The alterations and additions to the existing dwelling will comply with the building envelope control as noted in the submitted elevations.

D1.13 Landscaped Area – General

The controls seek to achieve the outcomes:

- 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)*
- 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 runoff and assist with stormwater management. (En, S)*

The required controls to achieve the outcomes are to limit residential development in order to maintain a minimum landscaped area of 50% of the site area.

The proposal will not see any change to the existing soft landscaped area.

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

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality.*
- To protect and minimise disturbance to natural landforms.*
- To encourage building design to respond sensitively to natural topography.*

The proposed works do not seek to provide any new retaining walls or terracing.

7.0 Matters for Consideration under Section 4.15 of The Environmental Planning and Assessment Act, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 2014 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

7.2 Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft instruments applying to the land.

7.3 Any development control plan

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan 2014.

The application has been prepared having regard to the requirements of Section B, Section C and Section D of the Pittwater 21 DCP.

7.4 Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No matters of relevance are raised in regard to the proposed development.

7.5 Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

7.6 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.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling, which will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 2014 and Council's Codes and Policies, in particular the Pittwater 21 DCP 2014 and the Avalon Beach Locality Statement.

7.7 The suitability of the site for the development

The subject land is currently zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

7.8 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.9 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The principal objective of this development is to provide for alterations and additions to an existing dwelling, which respects and complements the site's location.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls. By maintaining our neighbour's amenity and by complementing the existing style and character of the surrounding locality, the stated objectives have been satisfied.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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