

Statement of Environmental Effects

1 Suncrest Avenue, Newport NSW 2106, Australia

Proposed Alterations And Additions To Existing Dwelling

OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed alterations and additions to existing dwelling located at 1 Suncrest Avenue, Newport NSW 2106, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Pittwater Local Environmental Plan 2014*, and the *Northern Beaches Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

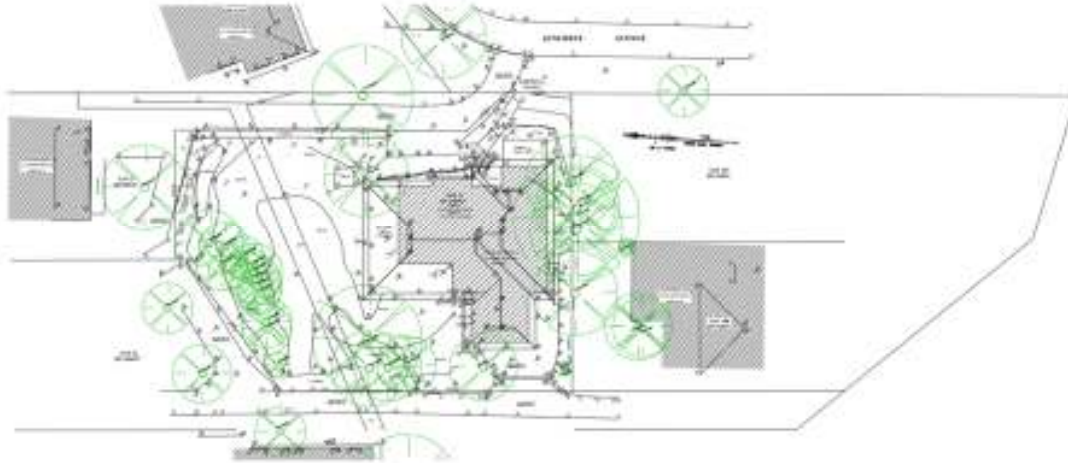
- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations And Additions To Existing Dwelling
PROPERTY	1 Suncrest Avenue, Newport NSW 2106, Australia
	Lot/Section/Plan no: 21/-/DP1304927
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	tim woods
DATE	April 11, 2025
Project Number	001

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



1 Suncrest Avenue is located in Newport, New South Wales, an area characterised by its coastal proximity, suburban environment, and rich history. The property is situated within a low-density residential zone, providing a predominantly tranquil lifestyle in a community-oriented setting.

Zoning: The property is zoned R2 - Low Density Residential, aiming to cater to housing needs while maintaining the existing suburban character and amenity of the area.

Physical Characteristics: The site features a gentle topography conducive to residential living, with ample space for both outdoor and indoor extensions. The neighbourhood comprises similar dwellings, surrounded by green spaces and mature trees, contributing to the aesthetic appeal of the area.

Environmental Considerations: The site is subject to environmental considerations regarding its proximity to coastal reserves and potential impacts on local biodiversity. Adequate stormwater management and adherence to local environmental regulations will be necessary to preserve the surrounding natural environment.

Existing Structures: Currently, the property contains a dwelling house that is modest in size. The existing structure reflects typical residential architecture found in the Newport area, and any proposed alterations or

additions will need to respect the character of the neighbourhood while optimising the liveability of the home.

Overall, 1 Suncrest Avenue presents an opportunity for enhancements to an existing residential property within a desirable suburban locale, following careful consideration of the zoning regulations, site characteristics, and environmental landscape.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

1 Suncrest Avenue is located in Newport, New South Wales, a beachside suburb known for its relaxed atmosphere, scenic coastal views, and strong community ties. The area showcases a blend of residential living with close proximity to natural landscapes and recreational facilities.

Surrounding Environment: The immediate surroundings include residential homes and well-maintained gardens, alongside coastal reserves and walking trails. The natural beauty of Newport Beach and the Pittwater provide ample opportunities for outdoor activities such as surfing, swimming, and bushwalking within a tranquil environment.

Accessibility: The site is well-connected by public transport, with bus services facilitating access to surrounding suburbs and the broader Northern Beaches area. Additionally, the property is accessible via major roads, enhancing connectivity to the Sydney metropolitan area.

Amenities: Local amenities are conveniently located, including schools such as Newport Public School, shops, cafes, and medical facilities. The nearby shopping centre caters to daily needs and enhances the community feel of the locality.

Community Features: Newport offers a vibrant community with various recreational opportunities, such as sporting clubs, parks, and community events. The suburb is enriched with a family-friendly atmosphere and a strong sense of belonging among its residents.

Future Development Potential: The ongoing demand for residential properties in the Northern Beaches indicates potential for future development projects. However, developments must align with local planning regulations and community values to ensure sustainable growth and preservation of the area's character.

Overall, the locality surrounding 1 Suncrest Avenue provides a desirable living environment that balances natural beauty, essential amenities, and a strong community spirit, making it an attractive area for residents and future development.

DEVELOPMENT PROPOSAL

The proposal for 1 Suncrest Avenue, Newport, involves internal alterations and minor additions to the existing dwelling, including changes to the lower ground floor garage and the installation of new windows, doors, and a balustrade. The works are designed to improve the liveability and usability of the existing dwelling while maintaining compatibility with the surrounding residential context and compliance with the planning framework under the Pittwater Local Environmental Plan 2014.

Site Description: 1 Suncrest Avenue is located in Newport, New South Wales, within an established residential area characterised by a mix of single and two-storey dwellings. The neighbourhood features a coastal character with landscaped yards, native vegetation, and a strong suburban identity. The site is positioned on a lot with an existing dwelling and lower ground floor garage, which is proposed to be modified.

Proposed Works: The proposal includes the following elements:

- Internal alterations to the existing floor plan
- Addition of a new vertical balustrade
- Extension of the existing lower ground floor garage to include a new storage room
- Installation of new windows and doors

These modifications are modest in scale and do not alter the building height, envelope, or overall form of the dwelling. The proposed changes are functional in nature and intended to improve internal layout, storage capacity, and access to natural light.

Compliance with Planning Controls: The works are of minor scale and are consistent with the relevant planning controls under the Pittwater Local Environmental Plan 2014 and the applicable Development Control Plan. No variations to height, floor space ratio, or setbacks are proposed. The alterations are contained entirely within the existing building footprint or immediately adjacent to it and are unlikely to generate adverse impacts on bulk, scale, or privacy.

Impact on Streetscape and Neighbourhood Character: The proposed changes are minor and will not significantly alter the presentation of the dwelling to the street. The new balustrade and upgraded openings (windows and doors) will contribute to a refreshed appearance while maintaining the low-scale residential character typical of the area. The garage extension is located below street level and will not be visually prominent.

Environmental and Heritage Considerations: The site is not identified as a heritage item or within a heritage conservation area. No significant vegetation removal is proposed, and the works have been designed to minimise disturbance to the natural topography and surrounding environment. The development remains consistent with Council's environmental and sustainability objectives.

Conclusion: The proposed internal alterations and additions at 1 Suncrest Avenue, Newport, represent a modest and reasonable improvement to the existing dwelling. The scope of work is well within the envelope of acceptable residential development and complies with applicable planning controls. The changes will enhance the internal functionality and amenity of the home without impacting the character of the neighbourhood or surrounding environment.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS
<ol style="list-style-type: none">1. Environmental Planning & Assessment Act (1979)2. Environmental Planning & Assessment Regulations (2021)3. Pittwater Local Environmental Plan 2014

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ol style="list-style-type: none">4. Northern Beaches Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed alterations and additions to existing dwelling at 1 Suncrest Avenue, Newport NSW 2106, Australia, aside from the standard local council approval.

Section 27 - BASIX - YES

In accordance with Section 27 of the Environmental Planning & Assessment Regulations (2021), the proposed development at 1 Suncrest Avenue, Newport NSW 2106, Australia, meets the thresholds for a BASIX Certificate requirement. Therefore, **a BASIX Certificate is required** for this application.

SUITABILITY OF THE SITE

Pittwater Local Environmental Plan 2014

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone C4: Environmental Living	
1 Objectives of Zone	<ul style="list-style-type: none">• 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.
2 Permitted Without Consent	Home businesses; Home occupations
3 Permitted With Consent	Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures
4 Prohibited	Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

In accordance with the Pittwater Local Environmental Plan 2014, the subject site at 1 Suncrest Avenue, Newport NSW 2106, Australia, is **zoned C4 Environmental Living**. This zoning designation aims to promote environmental living by allowing for low-impact development that sustains the natural environment while ensuring the lifestyle quality of residents in the Northern Beaches area.

The proposed alterations and additions to existing dwelling fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the C4 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3

Height of Building

(1)

The objectives of this clause are as follows—

(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,

(b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,

(c) to minimise any overshadowing of neighbouring properties,

(d) to allow for the reasonable sharing of views,

(e) to encourage buildings that are designed to respond sensitively to the natural topography,

(f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

(2)

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – **8.5 metres**.

(2A) Despite subclause (2), development on land—

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map,may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.

(2B) Despite subclause (2), development on land—

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map,may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.

(2C) Despite subclause (2), development on an area of land shown in Column 1 of the table to this subclause and identified as such on the Height of Buildings Map, may exceed the maximum building height shown on the Height of Buildings Map for that land, if the height of the development is not greater than the height shown opposite that area in Column 2.

Column 1	Column 2
Area	Maximum height above the flood planning level
Area 1	11.5 metres
Area 2	8.5 metres on the street frontage and 10.5 metres at the rear
Area 3	8.5 metres
Area 4	7.0 metres

(2D) Despite subclause (2), development on land that has a maximum

	<p>building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if—</p> <p>(a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and</p> <p>(b) the objectives of this clause are achieved, and</p> <p>(c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and</p> <p>(d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.</p> <p>(2E) Despite subclause (2), development for the purposes of shop top housing on land identified as “Area 5” on the Height of Buildings Map may have a height of up to 10 metres if the top floor of the building is setback a minimum of 6 metres from the boundary to the primary street frontage.</p> <p>(2F) Despite subclause (2), development on land identified as “Area 6” on the Height of Buildings Map must not exceed 8.5 metres within the area that is 12.5 metres measured from the boundary of any property fronting Orchard Street, Macpherson Street, Warriewood Road or Garden Street.</p> <p>(2FA) Despite subclause (2), the maximum height for a secondary dwelling or a rural worker’s dwelling in Zone C4 Environmental Living or Zone RU2 Rural Landscape is 5.5 metres if the secondary dwelling or rural worker’s dwelling is separate from the principal dwelling.</p> <p>(2FB) Despite subclause (2), in the case of a dual occupancy (detached), the maximum height for the dwelling that is furthest back from the primary street frontage of the lot is 5.5 metres.</p> <p>(2G) In this clause—</p> <p>flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted FRM plan, within the meaning of the Flood Risk Management Manual.</p> <p>Flood Risk Management Manual—see clause 5.21(5).</p> <p>cl 4.3: Am 2018 (145), Sch 1 [1] [2]; 2022 (830), Sch 1.20[7]; 2023 (609), Sch 2.14[1] [2].</p>
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The proposed alterations and additions to the existing dwelling at 1 Suncrest Avenue, Newport, have been designed to comply with Clause 4.3 of the Pittwater Local Environmental Plan 2014. The works are limited to internal reconfigurations, a new vertical balustrade, modifications to windows and doors, and a minor extension of the lower ground floor garage for a storage room. No changes are proposed to the height of the

building that would exceed the 8.5 metre control shown on the Height of Buildings Map. As such, the proposal maintains a scale and form that is compatible with the surrounding built environment, minimises overshadowing, and allows for the reasonable sharing of views. Given the minor scale of works, the proposal will not generate any adverse visual impacts, nor affect the natural topography or character of the area, thereby satisfying the objectives of the clause.

Floor Space Ratio (FSR)		
4.4	(1)	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain, (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development, (d) to maximise solar access and amenity for public places, (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items, (f) to manage the visual impact of development when viewed from public places, including waterways, (g) to allow for the reasonable sharing of views.
	(2)	<p>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map – Not prescribed.</p>

The proposed development complies with the objectives of Clause 4.4, despite no specific floor space ratio being prescribed for the site on the Floor Space Ratio Map. The alterations are modest in scale and do not materially increase the building's overall footprint or bulk. The development maintains the established character of the area and will not result in any adverse environmental or amenity impacts. Given the limited nature of the additions, the proposal avoids any overshadowing or privacy loss to adjoining properties, ensures continued solar access, and does not generate any additional visual impacts when viewed from the public domain. The works are internal or minor in scale and contribute to the continued functionality of the existing dwelling without disrupting surrounding view lines, amenity, or environmental conditions.

Northern Beaches Council Development Control Plan

This plan is known as Northern Beaches Council Development Control Plan. This plan applies to all land within the Northern Beaches Council (LGA). This DCP is to be read in conjunction with the Pittwater Local Environmental Plan 2014. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

This DCP has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

Compliance Summary Table

The below table lists the parts and controls of the Northern Beaches Council Development Control Plan that relate to the proposed development in the subject site. The details below are a summary of the analysis and justification in the body of the report and in the plans submitted as a part of this application.

Final compliance is required to be assessed and authorised by council, but this report seeks to identify elements of the design that comply, do not comply, or those that should comply based on merit through use of justification. Note that controls that are not affected by the proposed development, as well as controls that do not apply to or are not required of the development may not be indicated in the body of the report to follow and may not be summarised below. Controls that do apply to the proposed development are contained within the compliance summary and in the detailed compliance analysis to follow.

B1	Wall Heights	
	Objectives	<p>Objective 1. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p> <p>Objective 2. To ensure development is generally beneath the existing tree canopy level.</p> <p>Objective 3. To provide a reasonable sharing of views to and from public and private properties.</p> <p>Objective 4. To minimise the impact of development on adjoining or nearby properties.</p> <p>Objective 5. To ensure that development responds to site topography and to discourage excavation of the natural landform.</p> <p>Objective 6. To provide sufficient scope for innovative roof pitch and variation in roof design.</p>
	Controls	<p>Control 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</p> <ul style="list-style-type: none"> Exception This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building: does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and has a minimal visual impact when viewed from the downslope sides of the land.
	Compliance	<p>The proposed alterations and additions do not involve any new habitable levels or significant changes to the overall height of the dwelling. The proposed garage extension and balustrade do not exceed 7.2 metres in wall height, and the building remains well below the 8.5 metre LEP height limit. No changes affect the existing roof pitch or upper storey ceiling height. As such, the proposal is consistent with all relevant objectives including</p>

		maintaining minimal visual impact (Objective 1), preserving view sharing (Objective 3), and responding to topography without requiring excavation (Objective 5).
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B10	Merit Assessment of Rear Boundary Setbacks	
	Objectives	<p>Objective 1. To ensure opportunities for deep soil landscape areas are maintained.</p> <p>Objective 2. To create a sense of openness in rear yards.</p> <p>Objective 3. To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</p> <p>Objective 4. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</p> <p>Objective 5. To provide opportunities to maintain privacy between dwellings.</p>
	Controls	Control 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.
	Compliance	The proposed works are concentrated to the front and internal areas of the existing dwelling and do not alter the building footprint in proximity to the rear boundary. As such, the proposal maintains existing deep soil areas, ensures continued openness of the rear yard (Objective 2), and has no material impact on privacy or amenity of adjoining properties (Objectives 3 and 5). Setbacks remain appropriate in context and merit-based assessment of these unchanged conditions supports compliance.

B11	Foreshore Building Setback	
	Objectives	<p>Objective 1. To provide a reasonable sharing of views.</p> <p>Objective 2. To reduce the visual impact of development when viewed from the waterway.</p>

		Objective 3. To enhance the scenic amenity of the foreshore areas.
	Controls	Control 1. Development is to be set back a minimum 15 metres from the property boundary which adjoins the waterway or waterfront reserve.
	Compliance	The site maintains a setback exceeding 15 metres from the foreshore boundary, and no new works are proposed within the foreshore building line area. The alterations are limited to internal reconfiguration, a garage storage extension at the lower ground level, and the replacement of external elements such as windows and balustrades. As the overall bulk remains unchanged and foreshore views are preserved, the objectives of minimising visual impact (Objective 2) and protecting the scenic amenity of the area (Objective 3) are achieved.

B12	Building Colours and Materials	
	Objectives	Objective 1. To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.
	Controls	<p>Control 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>Control 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>Control 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>
	Compliance	The proposed new external elements — including the balustrade and window/door frames — will use materials that are sympathetic to the existing dwelling and the surrounding built and natural context. No new colours or materials will dominate the street or waterway views. As such,

		the proposal satisfies the objective of blending with the local environment (Objective 1) and meets all three listed controls, particularly Control 3, which requires additions to complement the existing façade.
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B13	Landscaping	
	Objectives	<p>Objective 1. To enhance the visual quality and amenity of development.</p> <p>Objective 2. To provide shade and reduce heat build-up in summer.</p> <p>Objective 3. To provide privacy and screening between properties.</p> <p>Objective 4. To assist in the management of stormwater and erosion control.</p> <p>Objective 5. To enhance the ecological value of the site.</p>
	Controls	<p>Control 1. A landscape plan is to be submitted with all development applications, prepared by a qualified landscape architect or designer.</p> <p>Control 2. Landscaping is to be designed to complement the built form and enhance the streetscape.</p> <p>Control 3. Existing significant trees are to be retained and protected during construction.</p> <p>Control 4. New plantings are to include a mix of native and exotic species, with a preference for locally occurring native species.</p> <p>Control 5. Landscaping is to be maintained to ensure its ongoing health and vitality.</p>
	Compliance	No landscaping works are proposed due to the minor scale of the development and the retention of the current garden layout. The proposal avoids any disturbance to existing trees or landscaped areas, and does not include built form expansion into open space areas. While a landscape plan

		is not provided, the absence of new impervious area or bulk ensures the existing landscaped character is preserved, and therefore the intent of the objectives (particularly Objectives 1 and 5) is maintained.
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B14	Private Open Space	
	Objectives	<p>Objective 1. To ensure that all residential development is provided with functional, well located areas of private open space.</p> <p>Objective 2. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</p> <p>Objective 3. To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</p> <p>Objective 4. To ensure that private open space receives sufficient solar access and privacy.</p>
	Controls	<p>Control 1. Residential development is to include private open space for each dwelling.</p> <p>Control 2. The minimum area and dimensions of private open space are as follows: DWELLING Type Area and Minimum Dimensions per dwelling Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms A total of 35m2 with minimum dimensions of 3 metres Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms A total of 60m2 with minimum dimensions of 5 metres Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing A total of 10m2 with minimum dimensions of 2.5 metres</p> <p>Control 3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>Control 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p>

		<p>Control 5. Private open space shall not be located in the primary front building setback.</p> <p>Control 6. Private open space is to be located to maximise solar access.</p>
	Compliance	<p>The proposal does not reduce or affect existing private open space areas. No works are proposed in the front or rear yards, and the existing configuration of outdoor spaces accessible from living areas is retained. The overall layout ensures adequate solar access, privacy, and functionality in accordance with Objectives 1 to 4, and meets all relevant controls including the minimum 60m² private open space requirement for dwellings with three or more bedrooms.</p>

B2	Number of Storeys	
	Objectives	<p>Objective 1. To ensure development does not visually dominate its surrounds.</p> <p>Objective 2. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p> <p>Objective 3. To provide equitable sharing of views to and from public and private properties.</p> <p>Objective 4. To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</p> <p>Objective 5. To provide sufficient scope for innovative roof pitch and variation in roof design.</p> <p>Objective 6. To complement the height of buildings control in the LEP with a number of storeys control.</p>
	Controls	<p>Control 1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</p>

	Compliance	The development does not increase the number of storeys. All alterations are either internal or occur at the lower ground floor level, where the garage is extended for storage. No vertical additions or new habitable floors are proposed. As such, the proposal does not contribute to additional visual bulk or impact and remains consistent with the LEP and DCP controls on height and storeys. The existing number of storeys is compliant with Control 1 and aligns with all objectives including amenity preservation and minimising visual dominance.

B3	Side Boundary Envelope	
	Objectives	<p>Objective 1. To ensure that development does not become visually dominant by virtue of its height and bulk.</p> <p>Objective 2. To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</p> <p>Objective 3. To ensure that development responds to the topography of the site.</p>
	Controls	Control 1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metres, or 5 metres as identified on the map.
	Compliance	The works fall entirely within the existing building envelope, with the exception of the minor garage extension, which is located at the lower ground level and does not breach the 45-degree side setback planes. There is no increase in height or overall bulk that would cause encroachment into the prescribed envelope. The proposal therefore complies with Control 1 and continues to provide adequate separation and spatial relief in accordance with Objectives 1 through 3.

B4	Site Coverage	
	Objectives	

		<p>Objective 1. To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.</p> <p>Objective 2. To minimise the bulk and scale of development.</p> <p>Objective 3. To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.</p> <p>Objective 4. To limit impervious areas and encourage natural drainage into the sub-surface.</p>
	Controls	<p>Control 1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as: 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and 20% = 3,500m² or 30% 3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.</p>
	Compliance	<p>The proposed garage extension is modest in scale and does not increase the total site coverage beyond what is permissible under the DCP Map (33.3%). No new built forms are proposed outside the existing footprint, and the proposal maintains ample open space and pervious surfaces. Accordingly, the design meets the objectives of minimising bulk (Objective 2), encouraging natural drainage (Objective 4), and contributing to a balanced built-to-open space ratio.</p>

B5	Side Boundary Setbacks	
	Objectives	<p>Objective 1. To provide opportunities for deep soil landscape areas.</p> <p>Objective 2. To ensure that development does not become visually dominant.</p> <p>Objective 3. To ensure that the scale and bulk of buildings is minimised.</p> <p>Objective 4. To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.</p>

		Objective 5. To provide reasonable sharing of views to and from public and private properties.
	Controls	<p>Control 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p> <p>Control 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p>Control 3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</p>
	Compliance	The garage extension is located below the main dwelling level and is set back adequately from the side boundary. No other additions affect the side boundaries. The side setback areas remain unaltered and landscaped, ensuring the proposal satisfies Control 1 and Control 2, while avoiding any visual dominance or loss of solar access. Objectives related to amenity, separation, and minimised bulk are all satisfied.

B6	Merit Assessment of Side Boundary Setbacks	
	Objectives	<p>Objective 1. To provide ample opportunities for deep soil landscape areas.</p> <p>Objective 2. To ensure that development does not become visually dominant.</p> <p>Objective 3. To ensure that the scale and bulk of buildings is minimised.</p> <p>Objective 4. To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.</p> <p>Objective 5. To provide reasonable sharing of views to and from public and private properties.</p>

	Controls	Control 1. Side boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.
	Compliance	Given the minimal extent of the new works and their location away from primary side boundaries, the merit-based assessment supports the current setbacks. The works do not alter the existing building alignment in any meaningful way, and there is no added height or overshadowing. Streetscape consistency and amenity of surrounding dwellings are preserved, fulfilling Objectives 1 through 5.

B7	Front Boundary Setbacks	
	Objectives	<p>Objective 1. To create a sense of openness.</p> <p>Objective 2. To maintain the visual continuity and pattern of buildings and landscape elements.</p> <p>Objective 3. To protect and enhance the visual quality of streetscapes and public spaces.</p> <p>Objective 4. To achieve reasonable view sharing.</p>
	Controls	<p>Control 1. Development is to maintain a minimum setback to road frontages.</p> <p>Control 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>Control 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p>

		Control 4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.
	Compliance	No changes are proposed to the primary front setback. The garage extension occurs at the lower ground level beneath the existing dwelling footprint and does not project into the front building line. As such, the proposal maintains the established streetscape rhythm, protects view corridors, and retains the visual openness of the site. All objectives and controls related to front boundary setbacks are satisfied.

B8	Rear Boundary Setbacks	
	Objectives	<p>Objective 1. To ensure opportunities for deep soil landscape areas are maintained.</p> <p>Objective 2. To create a sense of openness in rear yards.</p> <p>Objective 3. To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</p> <p>Objective 4. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</p> <p>Objective 5. To provide opportunities to maintain privacy between dwellings.</p>
	Controls	Control 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.
	Compliance	There is no impact to rear setbacks from the proposed development. All works occur well forward of the rear boundary and do not involve any

		additional structures in that area. Privacy and separation between neighbouring buildings are maintained, and rear garden space remains unaffected. Compliance with Objective 1 through 5 is achieved due to the lack of any built form encroachment.
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B9	Building Bulk	
	Objectives	<p>Objective 1. To encourage good design and innovative architecture to improve the urban environment.</p> <p>Objective 2. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>
	Controls	<p>Control 1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>Control 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>Control 3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope.</p>
	Compliance	The proposal introduces no new elements that would increase the bulk or massing of the existing dwelling in a visually significant way. The garage extension is subsurface from the streetscape and the new balustrade has been designed to minimise visual weight. No continuous wall planes are created and the existing roof form is maintained. The overall outcome meets the objectives of good design, reduced visual bulk, and built form integration into the landscape.

D9.10	Landscaped Area - General	
	Objectives	Objective 1. Achieve the desired future character of the Locality.

		<p>Objective 2. The bulk and scale of the built form is minimised.</p> <p>Objective 3. A reasonable level of amenity and solar access is provided and maintained.</p> <p>Objective 4. Vegetation is retained and enhanced to visually reduce the built form.</p> <p>Objective 5. Conservation of natural vegetation and biodiversity.</p> <p>Objective 6. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.</p> <p>Objective 7. To preserve and enhance the rural and bushland character of the area.</p> <p>Objective 8. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.</p>
	Controls	<p>Control 1. The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.</p> <p>Control 2. The use of porous materials and finishes is encouraged where appropriate.</p> <p>Control 3. Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.</p>
	Compliance	<p>Although no new landscaping is proposed, the existing garden areas are retained in full and continue to satisfy the requirement for site landscaping. The minimal scope of the works means soft surfaces are unaffected and drainage patterns will remain stable. The proposal does not compromise vegetation, biodiversity, or stormwater management, and remains compliant with the objectives of this clause, particularly Objectives 2, 4 and 8.</p>

D9.9	Building envelope	
	Objectives	<p>Objective 1. To achieve the desired future character of the Locality.</p> <p>Objective 2. 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>Objective 3. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</p> <p>Objective 4. The bulk and scale of the built form is minimised.</p> <p>Objective 5. Equitable preservation of views and vistas to and/or from public/private places.</p> <p>Objective 6. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.</p> <p>Objective 7. Vegetation is retained and enhanced to visually reduce the built form.</p>
	Controls	<p>Control 1. Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p> <ul style="list-style-type: none"> Variation Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.
	Compliance	<p>All works are contained within the existing building envelope. The garage extension is modest and positioned well within the permissible side building plane projected at 45 degrees from a 3.5m height, in accordance with Control 1. The alterations preserve existing scale and building height relationships with adjacent properties and do not infringe on views, privacy, or solar access. The proposal responds appropriately to topography and</p>

		supports the objectives of reinforcing local character and minimising perceived bulk.
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CONCLUSION

In conclusion, the development proposal for alterations and additions at 1 Suncrest Avenue thoughtfully considers the environmental impacts while aligning with the relevant planning controls and objectives. The design complies with the height of buildings objectives, maintaining a scale and height consistent with the desired character of the locality and ensuring that any potential overshadowing of neighbouring properties is minimised. The extensive attention to the natural topography and the preservation of existing vegetation showcases the commitment to enhancing the visual quality of the streetscape and reinforces the importance of ecological sustainability. This approach not only aligns with the vision for this residential area but also addresses key objectives such as maintaining privacy, amenity, and solar access for existing properties, which is reflective of good planning practice.

Additionally, the proposal adheres to the Floor Space Ratio requirements, ensuring that the bulk and scale of the built form are appropriate and do not cause adverse effects on the enjoyment of neighbouring properties. The thoughtful landscaping plan will contribute to deep soil areas which further supports the local biodiversity and enhances recreational amenity, thereby fulfilling the objectives related to the environment. Based on these considerations and the compliance with the DCP standards, it is clear that this application warrants the support of the Council for its approval, as the development will enhance the community without compromising the local character and environmental integrity.