

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED STRUCTURES AND
THE CONSTRUCTION OF A NEW DWELLING AND DETACHED GARAGE**

LOCATED AT

31 MARINE PARADE, AVALON BEACH

FOR

SHAUN TIMBRELL & SARAH PARKER



**Prepared
June 2021**

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1.0 Introduction

This Statement of Environmental Effects accompanies details prepared on behalf of Shaun Timbrell & Sarah Parker by RAMA Architects for the proposed demolition of the existing dwelling and the construction of a new dwelling with detached garage and associated landscaping on land at **31 Marine Parade, Avalon Beach**.

The architectural plans prepared by RAMA Architects, Revision B dated 24 May 2021, comprising:

- DA_000 *Cover Page & Drawing Schedule*
- DA_001 *Site Plan*
- DA_100 *Lower Ground General Arrangement Floor Plan*
- DA_101 *Ground Floor General Arrangement Floor Plan*
- DA_102 *First Floor General Arrangement Floor Plan*
- DA_300 *Elevations Sheet 01*
- DA_301 *Elevations Sheet 02*
- DA_400 *Sections Sheet 01*
- DA_500 *Site Analysis Plan*
- DA_502 *Waste Management, Sediment Control Plan & Erosion Plan*
- DA_900 *9am Shadow Diagram Plan*
- DA_901 *12pm Shadow Diagram Plan*
- DA_902 *3pm Shadow Diagram Plan*

Development Application No. 2020/1766 for demolition of the existing dwelling and construction of a dwelling house was withdrawn on 3 March 2021. The subject proposal similarly seeks consent for the demolition of the existing structures of the construction of a new stepped one two storey dwelling and garage.

The modified design adopts a pavilion style building form, with a detached tandem garage with driveway access to the street, together with the principal dwelling comprising a predominant single story and part two storey dwelling which steps down the site to follow the sloping topography.

The revised design has been resolved to address concerns raised by adjoining neighbours with the previous proposal and is addressed in detail further within this statement.

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 No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *Pittwater Local Environmental Plan 2014*

➤ *Pittwater 21 Development Control Plan*

2.0 Property Description

The subject allotment is described as 31 Marine Parade, Avalon Beach, being Lot 1 within Deposited Plan 1263133 and is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014, with southern portion of the site being within the E2 Environmental Conservation Zone, and identified On Council's Land Reservation Acquisition Map.

The site is identified as being within the Coastal Environment Area and the Coastal Use Area under the provisions of the SEPP (Coastal Management) 2018. This matter will be discussed further within this submission.

The site is identified within the Class 5 Acid Sulfate Soils Area, Terrestrial Biodiversity Area and is affected by the Foreshore Building Line. These matters will be discussed further within this submission.

The site is noted on the Geotechnical Hazard Map as W Hazard H1. In addition, the site is identified as Bluff/Cliff Instability. Accordingly, a revised Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J5034A, dated 9 June 2021. This issue will be discussed further within this report.

Additionally, Coastal Engineering Advice has been prepared by Horton Coastal Engineering, dated 3 June 2021.

The site was previously identified as Bushfire Prone Land on Council's mapping, however it is understood that following recent amendments to the NSW Rural Fire Service mapping, the site is no longer subject to bushfire risk.

There are no other identified hazards affecting the land.

3.0 Site Description

The property is located on the southern side of Marine Parade and is generally rectangular in shape. The site has a frontage to Marine Parade of 12.91m and eastern and western side boundaries of 106.68m and 103.935m respectively. The total site area is 1347m².

The falls towards the south-east. Stormwater from the site will be disbursed within the rear portion of the site in accordance with the Stormwater Management Plan prepared by Stellen Consulting.

The land is currently developed with an existing brick and fibre cement cottage with a tile and metal roof and attached garage with a metal roof. Vehicular access is available via a concrete strip driveway from Marine Parade.

The details of the existing site levels are indicated within the Survey Plan prepared by Adam Clerke Surveyors Pty Ltd, Reference No. 8219A, dated 26 May 2020.

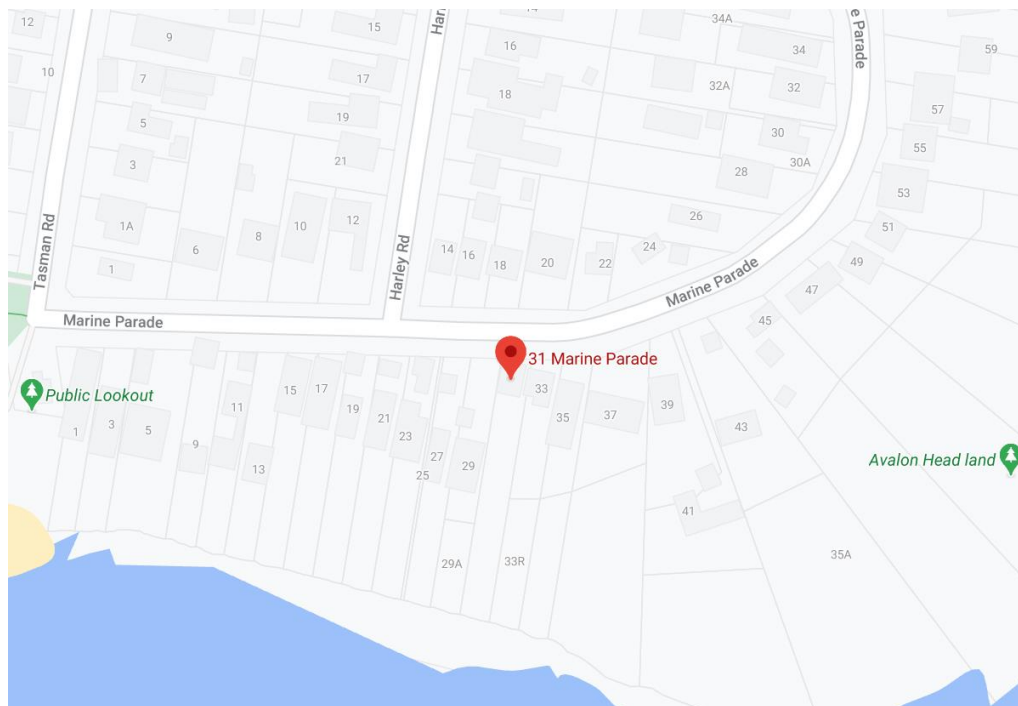


Fig 1: Location of Subject Site
(Source: Google Maps)



Fig 2: Street view of the subject site, looking south from Marine Parade



Fig 3: View of the adjoining site at No 33 Marine Parade, looking south



Fig 4: View of adjoining site at No 29 Marine Parade, looking south



Fig 5: View of the existing streetscape to the west of the site, looking south-west



Fig 6: View of the rear yard of the subject site, looking south



Fig 7: View of the adjoining development to the east of the site, looking east from existing rear deck



Fig 8: View of the existing streetscape to the west of the site, looking south-west



Fig 9: View of the rear elevation of the subject dwelling, looking north

4.0 The Surrounding Environment

The general vicinity of the site is characterised by one and two storey residential developments within landscaped settings. The surrounding dwellings enjoy views to the south towards Avalon Beach. And the coastal escarpment reserve.

Surrounding the sites are single residences, with a variety of styles and scales of development.

The neighbouring properties on the southern side of Marine Parade adjoin the Avalon Beach Foreshore.

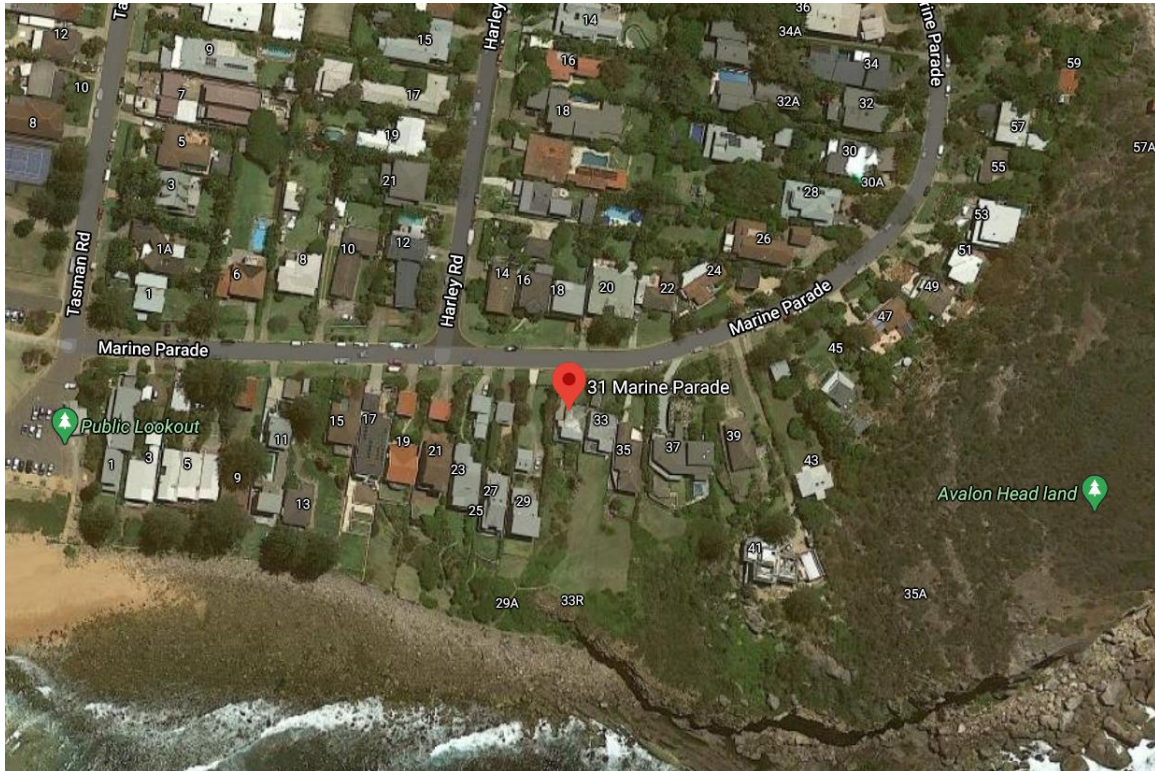


Fig 10: Aerial Photograph
(Source: Google Maps)

5.0 Proposed Development

As detailed within the accompanying plans, it is proposed to provide for the demolition of the existing dwelling and the construction of a new dwelling with detached garage and associated landscaping, and will comprise the following works:

Lower Ground Floor Level

- Proposed new lower ground floor level to provide for store room, internal access stairs, laundry, powder room, open plan living, dining and kitchen, outdoor terrace with BBQ area and external steps

Ground Floor Level

- New ground floor level to provide for master bedroom with ensuite and walk-in robe, two bedrooms, bathroom, lounge room and front deck & formal entry

External Works

- Proposed new driveway access & vehicle crossing
- New detached double garage and deck

The proposal provides for a pitched roof form, and is stepped to follow the sloping topography of the site, which assists with minimising the visual impact of the new works.

The external finishes of the new works comprise weatherboard cladding and sandstone cladding with metal roof sheeting. The external finishes utilise earthy external tones, which will complement the landscaped character of the locality and have been detailed on Sheet DA-000.

A Landscape Concept Plan has been prepared by Rama Architects which provides for the managed replanting of site, includes mixture of taller tree planting, together with lower storey and ground cover. The proposed planting will introduce opportunity for planting to screen the private open space areas and also to assist in screening the new built form.

The development indices for the proposal are summarised as:

Site Area:	1347m ²
Required soft landscaped area:	60% or 808.2m ²
Proposed soft landscaped area:	71.3% or 959.94m ² (incl. 6% impervious surfaces area allowance – see DCP discussion)

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 State Environmental Planning Policy (Coastal Management) 2018

The subject site has been identified as being within the coastal zone and therefore SEPP (Coastal Management) 2018 is applicable to the proposed development.

The stated Aim of the Policy under Clause 3 is to:

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

The Coastal Management Act 2016 states within **Clause 3**:

The **objects** set out in **Clause 3** of the Coastal Management Act 2016 are:

- (a) to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and*
- (b) to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and*
- (c) to acknowledge Aboriginal peoples' spiritual, social, customary and economic use of the coastal zone, and*
- (d) to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and*
- (e) to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and*

- (f) to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and*
- (g) to recognise that the local and regional scale effects of coastal processes, and the inherently ambulatory and dynamic nature of the shoreline, may result in the loss of coastal land to the sea (including estuaries and other arms of the sea), and to manage coastal use and development accordingly, and*
- (h) to promote integrated and co-ordinated coastal planning, management and reporting, and*
- (i) to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and*
- (j) to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and*
- (k) to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions, and*
- (l) to facilitate the identification of land in the coastal zone for acquisition by public or local authorities in order to promote the protection, enhancement, maintenance and restoration of the environment of the coastal zone, and*
- (m) to support the objects of the Marine Estate Management Act 2016.*

It is submitted that the assessment detailed under the Statement of Environmental Effects suggests that the proposed development is consistent with the objects of the SEPP (Coastal Management) 2018, as set out in Clause 3 of the Coastal Management Act 2016.

The matters for consideration under Division 5 of SEPP (Coastal Management) 2018 are:

The matters for consideration under SEPP (Coastal Management) 2018 are addressed as follows:

Division 3 Coastal Environment Area

- (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*
 - (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
 - (b) coastal environmental values and natural coastal processes,*
 - (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
 - (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
 - (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (f) Aboriginal cultural heritage, practices and places,*
 - (g) the use of the surf zone.*
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*
- (3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

Comment:

The proposal provides for the construction of a new dwelling, together with a detached garage. The proposed works will be carried out in accordance with the recommendations of the consulting Geotechnical and Structural Engineers, which will ensure that appropriate structural integrity for the site will be maintained.

The collected stormwater will be directed to an on-site dispersal system in accordance with the Stormwater Management Plan prepared by Stellen Consulting. The stormwater management system will comply with Council's requirements. Sediment and erosion control measures will be carried out to minimise the impact of the works on the waterway.

Division 4 Coastal Use Area

Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

- (a) has considered whether the proposed development is likely to cause an adverse impact on the following—*
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) Aboriginal cultural heritage, practices and places,*
 - (v) cultural and built environment heritage, and*
- (b) is satisfied that—*
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*

Comment:

The proposal provides for the construction of a new dwelling and garage which are contained within the existing disturbed area of the site. The proposed new dwelling is stepped to follow the sloping

topography of the site, and provides a modest one and part two storey scale which will not result in any unreasonable adverse impacts within the foreshore area.

Division 5 General

15 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Comment

The proposal provides for the demolition of the existing structures and the construction of a new dwelling and detached and length of garage. The proposed new works will be carried out in accordance with the recommendations of the consulting Geotechnical and Structural Engineers, which will ensure that appropriate structural integrity for the site will be maintained. Accordingly, the proposed works are not considered to increase the risk of coastal hazards for the subject property or adjoining land.

16 Development in coastal zone generally—coastal management programs to be considered

Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

Comment: No coastal management programs have been identified.

17 Other development controls not affected

Subject to clause 7, for the avoidance of doubt, nothing in this Part:

- (a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or*
- (b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.*

Comment: Noted

18 Hierarchy of development controls if overlapping

If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency:

- (a) the coastal wetlands and littoral rainforests area,*
- (b) the coastal vulnerability area,*
- (c) the coastal environment area,*
- (d) the coastal use area.*

Comment

Noted

6.4 Pittwater Local Environmental Plan 2014

The site is zoned part E2 Environmental Conservation & part E4 Environmental Living under the provisions of the PLEP 2014.

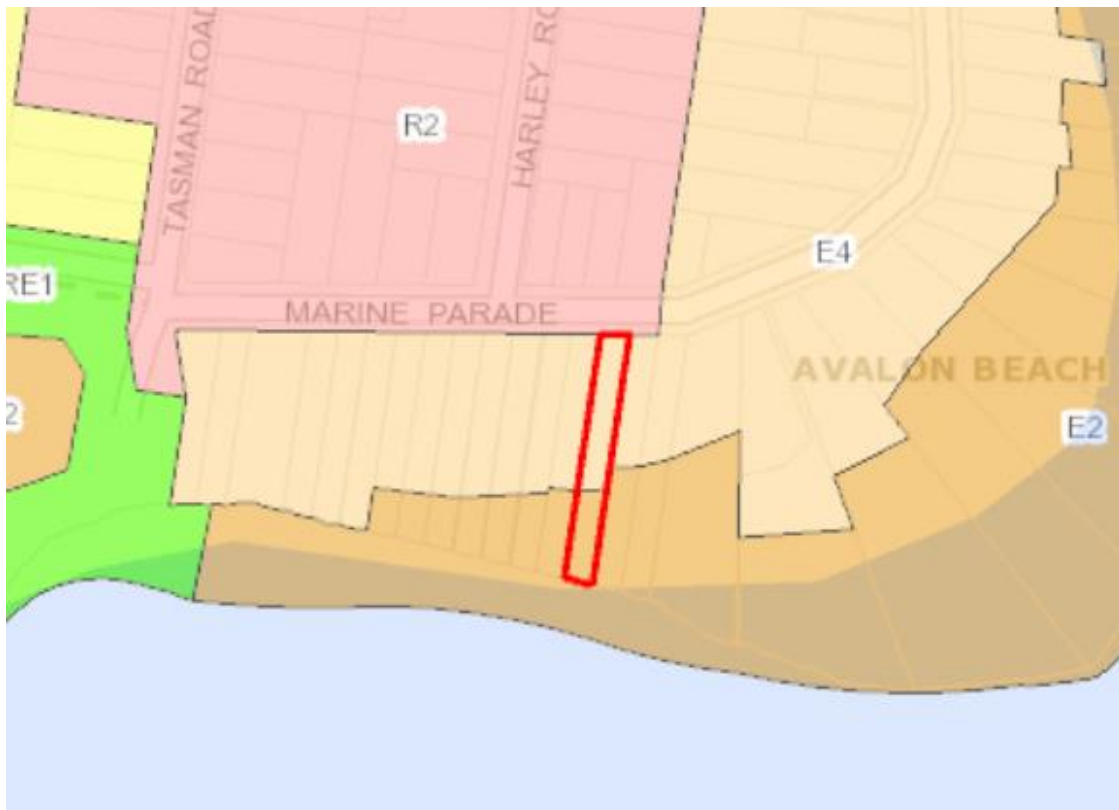


Fig 11: Zoning extract – Pittwater LEP 2014

No works are proposed within the portion of the site which is zoned E2 Environmental Conservation. Fencing provided within the portion of the site affected by the E2 Environmental Conservation zone will consist of open style natural timber finish fencing with a height of up to 1m, which will allow for wildlife to move freely within the site

As the proposed works will not impact on the E2 Environmental Conservation Zone, with that portion of the site to be unaltered, the development is not incompatible with the zone objectives, which are noted as:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To ensure the continued viability of ecological communities and threatened species.*
- *To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, groundwater resources, biodiversity corridors, areas of remnant native vegetation and dependent ecosystems.*

The proposed works to provide for the new dwelling are wholly within the portion of the site which is zoned E4 Environmental Living.

The development of and use of the land for residential purposes within the E4 Environmental Living Zone is consistent with the zone objectives, which are noted as:

- *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*

It is considered that the proposed demolition works and the construction of the new 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 the construction of a new dwelling, with a modest bulk and scale which will not have any substantial impact to the neighbouring properties.
- The setbacks are compatible with the existing surrounding development.
- The proposal does not have any unreasonable impact on long distance views.

Clause 4.3 – Height of Buildings

The maximum building height in this portion of Avalon is 8.5m. The proposal provides for a maximum height of up to approximately 6.25m and therefore readily complies with this control.

Clause 7.1 relates to acid sulfate soils. The site has been identified as being within the Class 5 Acid Sulfate Soils Area. The proposed works are not anticipated to lower the water table, and therefore acid sulfate soils will not be encountered.

Clause 7.2 relates to earthworks. The proposal will require some excavation of the site in order to accommodate the proposed lower ground floor level. The proposal is accompanied by a revised Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J3054A, dated 9 June 2021. The report is considered to address the provisions of this clause.

Clause 7.5 relates to coastal risk planning.

The site is identified as Bluff/Cliff Instability on Council's mapping.

(1) The objectives of this clause are as follows:

- (a) to avoid significant adverse impacts from coastal hazards,*
- (b) to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards,*
- (c) to enable the evacuation of land identified as coastal risk in an emergency,*
- (d) to avoid development that increases the severity of coastal hazards.*

The Coastal Engineering Advice prepared by Horton Coastal Engineering, dated 3 all June 2021 includes within Part 7 an assessment of the impact of the works on the Coastal Bluff location. The report concludes that the works should not be affected by any undercutting of the site as a result of any accepted predicted sea level rise.

The report prepared by Horton Coastal Engineering is considered to suitably address the provisions of this clause.

Clause 7.7 – Geotechnical Hazards

The site is noted on Council's Geotechnical Hazard Map as W Hazard H1. Accordingly, a Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J3054A, dated 9 June 2021.

The report concludes the following:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

The proposal is therefore considered to be in keeping with the requirements of Clause 7.7 of the PLEP 2014.

Clause 7.8 – Limited development on foreshore area

The site is noted as being affected by Council's Foreshore Building Line Map (refer to attached Appendix).

The proposal provides for the construction of a new dwelling which will be wholly located outside of the foreshore area. The proposal is therefore in keeping with Clause 7.8.

There are no other provisions of the Pittwater LEP 2014 that are relevant to the proposed works.

6.5 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.

6.5.1 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 Avalon Parade 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 demolition of the existing structures and the construction of a new dwelling, which is consistent with the scale and style of the newer development in the vicinity.

The proposal will require the removal of a number of smaller trees and shrubs to accommodate the proposed development, however they have been identified in the tree assessment as being of poor vigour or as exempt species and of not being of significance. Additional plantings are to be provided throughout the site to assist with softening the built form of the development.

The proposal has been designed to reflect the existing setbacks provided to all boundaries in the immediate area.

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

6.5.2 Section B General Controls

The General Controls applicable to the proposed demolition of existing structures and the construction of a new single dwelling and associated detached garage and landscaping are summarised as:

B3.1 Landslip Hazard

The controls seek to achieve the outcomes:

Protection of people. (S)

Protection of the natural environment. (En)

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

The site is noted on Council's Geotechnical Hazard Map as W Hazard H1. A Geotechnical Investigation has been prepared by White Geotechnical Group, Reference No. J3054A, dated 9 June 2021. The report concludes the following:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

Accordingly, subject to compliance with the recommendations contained within this report, the proposal is considered to satisfy the provisions of this clause.

B3.4 Coastline (Bluff) Hazard

The controls seek to achieve the outcomes:

Protection of people. (S)

Protection of the natural environment. (En)

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

The controls seek to ensure that all development complies with Council's Interim Geotechnical Risk Management Policy for Pittwater. A Coastal Engineering Advice has been prepared for Council's consideration by Horton Coastal Engineering dated 3 June 2021 which confirms that the works are not at risk from accepted predicted sea level rise.

The works will be constructed in accordance with the recommendations contained within the Coastal Assessment.

B4.11 Land Adjoining Bushland

The controls seek to achieve the outcomes:

To protect bushland from impacts associated with development on adjoining land. (En)

Biodiversity, ecological processes and other bushland values are conserved. (En)

The proposal provides for the demolition all existing structures and construction of a new single dwelling which is contained within a disturbed portion of the site.

The proposal is accompanied by a Construction Impact and Management Statement prepared by “Growing My Way” Tree Consultancy, dated June 2021.

The statement concludes that whilst a number of smaller trees will be removed, they are either noted as being of poor health and poor vigour, or exempt species without any identification of significance.

The Landscape Concept Plan prepared by RAMA Architects will provide for a comprehensive re-planting of the site and replacement of the trees and plants to be removed with new locally occurring species and a range of native vegetation

Any new boundary fencing will allow the passage of native wildlife.

B5.13 Stormwater Management – Water Quality – Low Density Residential

The controls seek to achieve the outcomes:

Protection of waterways and improved riparian health (En)
Stormwater and creek flows are safely managed. (S)
Appropriate setback between waterways and development (En)

The proposed works are largely within the existing building footprint and will not see any significant change to the site conditions. The new works will be connected to an on-site dispersal system in accordance with the Stormwater Design prepared by Stellen Consulting dated 8 June 2021 and accompanying Stormwater Management Plans.

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 proposal includes a Stormwater Management Plan prepared by Stellen Consulting which will allow for the collected report is to be disbursed within the site and without causing nuisance to the adjacent properties.

As the stormwater comprises roofwater only, there is not anticipated to be any adverse impact on the escarpment reserve or the area surrounding the site. The proposal is therefore considered to satisfy the provisions of this clause.

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 site will provide for the construction of a new dwelling, which will include a garage to provide for off-street car parking. A new concrete driveway and crossing will be provided to facilitate suitable access to the proposed new garage in accordance with these controls.

B6.2 Internal Driveways – Low Density Residential

The controls seek to achieve the outcomes:

- Safe and convenient access. (S)*
- Reduce visual impact of driveways. (S)*
- Pedestrian safety. (S)*
- An effective road drainage system. (En, S)*
- Maximise the retention of trees and native vegetation.*
- Reduce contaminate run-off from driveways.*

The proposal provides for a new driveway and vehicular crossing, to facilitate access to the new garage. The approved driveway is considered to provide safe access for the dwelling's occupants.

B6.3 Off-street Vehicle Parking Requirements

The controls seek to achieve the outcomes:

- Safe and convenient parking (En,S)*

The controls require a minimum of 2 parking spaces for a dwelling with 2 bedrooms or more. A new double garage is provided, and the proposal will therefore comply with this control.

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 require some minor excavation to accommodate the proposed lower ground floor level. Accordingly, the proposal is accompanied by a Geotechnical Investigation prepared by White Geotechnical Group, Reference No. J3054A dated 9 June 2021, which is considered to address the provisions of this clause.

In addition, the works will be carried out in accordance with the recommendations of a qualified Structural Engineer.

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)

As required, appropriate sedimentation controls will be implemented throughout construction to prevent transportation of sediment to adjoining properties and Avalon Beach.

B8.3 Construction & 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)

As required, appropriate waste management controls will be implemented throughout construction.

6.5.3 Section C Development Type Controls

The Development Controls applicable to the proposed demolition works and the construction of a new single dwelling and garage with associated landscaping 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 landslip. (End, Ec)*
- Landscaping results in low watering requirement. (En)*

The proposal will not require the removal of any significant vegetation.

The development is also supported by a Landscape Plan prepared by RAMA Architects for the managed replanting of the site including replacement tree cover and perimeter screen planting to assist in screening the new built form.

The proposal will retain a suitable area of soft landscaping on site, and the site will maintain its contribution to the landscaped character of the locality and is considered to maintain consistency with the provisions of this clause.

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 site will retain the opportunity to view the driveway and street area with casual surveillance of the immediate area available.

1.3 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 proposal provides for the construction of a new dwelling, which steps to follow the sloping topography of the site.

The primary outlook of the surrounding dwellings is to the south towards Avalon Beach. The proposed rear building line extends beyond the neighbouring property to the east at No 33 Marine Parade, which will result in some loss of the existing outlook towards the south-west over the rear portion of the subject site, however it is likely that this property will also be developed in the future and further views regained.

Views directly forward of the current building within No 33 Marine Parade will be unaffected.

Notwithstanding the minor impact presented by the new dwelling as it extends towards the south, the single storey height and generous separation from surrounding properties will ensure that all properties in the area will retain the opportunity to enjoy the significant views that are available to the sites.

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 (Drawing No. DA-900 – DA-902 there). Due to the north-south orientation of the subject site and neighbouring properties, the subject site and neighbouring properties will maintain suitable solar access between 9am and 3pm on 21 June.

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 proposal provides for the construction of a rear terrace, which is suitably separated from site boundaries and not substantially elevated above ground level. The proposed terrace is not considered to result in any problematic overlooking to neighbouring properties.

The proposed front deck is suitably set back from the neighbouring dwellings, and maintains suitable privacy for adjoining neighbours.

The considered location of habitable room windows will ensure that suitable privacy is maintained.

The new works have been designed to not unreasonably overlook the neighbours, with the existing levels of amenity enjoyed by the neighbours to be suitably maintained.

The proposed boundary fencing and plantings will further assist with maximising privacy for 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 retains a generous area of private open space within the rear yard which enjoy good solar access.

C1.12 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 surrounding the garage for on-site storage of waste and recyclables, with the waste removed by Council contractors via the household garbage service.

6.5.4 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 proposal will not result in additional run-off to adjoining properties or public spaces.
- 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 demolition of existing structures and the construction of a new dwelling which will provide a bulk and scale which is in keeping with existing surrounding development.

Views over and to the side of the dwelling will be retained for the neighbouring dwellings which are located uphill of the proposal.

The setbacks provided reflect the setbacks of the adjoining properties.

The proposed additions to the dwelling are well articulated to provide visual interest and reduce bulk when viewed from Avalon Beach. In addition, the existing and proposed landscaping will ensure that the proposed works will be interspersed with the natural landscape setting.

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, which have been detailed in Sheet DA-000.

It is considered that the development is appropriate as the proposal will utilise finishes and colours which are compatible with the DCP, existing building finish and the surrounding properties.

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 maneuvering 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 will stand between 6.5m and 8.166m from the front boundary, and therefore will comply with the front setback control. The proposed front setback provides an appropriate response to the angled nature of the front boundary.

The proposal provides a modest bulk and scale, which is in keeping with the character of development in the locality. The articulated front elevation ensures that the development will not be visually dominant within the Marine Parade streetscape.

The proposal will not see the removal of any significant vegetation, and new plantings are provided forward of the proposed pool to soften the built form of the development as it presents to Marine Parade.

As a development will comply with Council front setback control, the proposal is in keeping with the desired outcomes of this clause, and is considered worthy of support on merit.

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 a minimum of 1.0m setback for the other side.

The new works will stand 2.5m and 1.0m from the eastern and western side boundaries respectively. The proposed works are well separated from the rear boundary, and readily comply with the rear setback control.

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°.

As a result of the sloping topography of the site, a small portion of the western elevation of the dwelling will encroach on the side boundary envelope control.

The articulated nature of the side elevations of the building assists in distributing the bulk of the building and with views and reasonable solar access being retained for the neighbours, the objectives of the control are respected.

The majority of the development complies with the building envelope control, and the development readily complies with the statutory height limit.

D1.14 Landscaped Area – Environmentally Sensitive Land

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 run-off 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 60% of the site area.

The proposed new additions to the dwelling and the associated works will provide for a soft landscaped area of approximately 959.94m² or 71.3%, including the permissible 6% concession for functional landscaped area.

As the works achieve the objectives of this clause, the proposal is considered acceptable on merit.

D1.15 Fences – General

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality. (S)*
- To ensure fences compliment and conserve the visual character of the street and neighbourhood*
- To define the boundaries and edges between public and private land and between areas of different function.*
- To contribute positively to the public domain.*
- An open streetscape that allows casual surveillance of the street. (S)*
- Fences, where provided, are suitably screened from view from a public place. (S)*
- Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)*
- To ensure heritage significance is protected and enhanced. (S)*
- To ensure an open view to and from the waterway is maintained. (S)*

The proposal will provide for a timber and sandstone front fence, it has been detailed in the Sheet DA-302 prepared by RAMA Architects.

Any new boundary fencing will be carried out in accordance with the Dividing Fences Act 1991.

D1.20 Scenic Protection Category One Areas

The controls seek to achieve the outcomes:

- To achieve the desired future character of the Locality.*
- Achieve the desired future character of the Locality. (En, S)*
- To preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront. (En, S).*
- Maintenance and enhancement of the tree canopy. (En, S)*
- Colours and materials recede into a well vegetated natural environment. (En, S)*
- To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component (En, S)*
- To preserve and enhance district and local views which reinforce and protect the Pittwater's bushland landscape and urban form to enhance legibility.*
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*
- To ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment.*
- Development shall minimise visual impacts on the natural environment when viewed from any waterway, road or public reserve.*

The proposal will maintain the more significant plantings within the site and provides for additional screen planting to surround the proposed additions.

Given the scenic importance identified by the E4 Environmental Living Zone, the design has placed particular emphasis on stepping floor levels to follow the site contour and maintaining

low profile roof elements. The proposed landscape plan prepared by RAMA Architects will provide for new plantings which further soften the built form of the development.

The site will maintain a generous area of soft landscaping.

The bulk and scale of the development is generally in keeping with the extent of development in the immediate locality.

The proposal will not see any unreasonable view loss for surrounding properties, and will maintain suitable privacy, amenity and solar access for neighbouring dwelling. The proposal is therefore considered to be in keeping with the provisions of this clause.

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.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the Environmental Planning and Assessment Amendment Act 2012 No 93 (Amendment Act) which received assent on 21 November 2012 commenced on 1 March 2013.

Key amongst the amendments are requirements to interpret DCPs flexibly and to allow reasonable alternative solutions to achieve the objectives of DCP standards.

The new section 3.42 provides that the 'principal purpose' of DCPs is to 'provide guidance' on:-

- giving effect to the aims of any applicable environmental planning instrument
- facilitating permissible development
- achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 4.15(3A) which:

- prevents the consent authority requiring more onerous standards than a DCP provides,
- requires the consent authority to be 'flexible' and allow 'reasonable alternative solutions' in applying DCP provisions with which a development application does not comply,
- limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that Council applies considered flexibility where the application seeks variations to

numerical development controls in the DCP as justified in this report. In particular, we consider that the variations to the building envelope control is a reasonable alternative solutions to compliance where the site conditions results in a challenge to designing for new development which fully respects the criteria.

It is considered that the proposed design respects the desired character objectives of the DCP in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

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 The regulations (to the extent that they prescribe matters for the purposes of this paragraph),

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 the demolition of the existing dwelling and the construction of a new dwelling with detached garage and associated landscaping 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 E4 Environmental Living and E2 Environmental Conservation under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

7.8 Any 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 the demolition of the existing dwelling and the construction of a new dwelling with detached garage and associated landscaping, which respect and complement 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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**APPENDIX
FORERESHORE BUILDING LINE MAP EXTRACT**

