

## STATEMENT OF ENVIRONMENTAL EFFECTS



**SITE:** Lot 6 DP 209493  
35 Therry Street  
Avalon Beach

**APPLICANT:** Drafting Help

**PROPOSAL:** Construction of a detached single storey secondary dwelling.

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## INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the construction of a detached single storey secondary dwelling containing two (2) bedrooms, kitchen and living spaces along with a deck.

The allotment is rectangular in shape with a frontage to Therry Street of 18.288m, a depth of 38.1m and a total land area of 696m<sup>2</sup>. The lot currently contains a two storey dwelling and landscape works that are to be retained and unchanged as part of the proposed development.

Several trees to the front of the lot are required to be removed or trimmed in order to site the proposed secondary dwelling flat. Existing vegetation to the rear and west side of the allotment is to be retained along with addition landscape works proposed, in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a significant fall to the north-eastern front boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

## ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

### **(a)(i) Relevant environmental planning instruments**

#### **State Environmental Planning Policy No. 55 – Remediation of Land**

Clause 7      Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:*
- (a) it has considered whether the land is contaminated, and*
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The subject site is within an existing area historically utilised for residential purposes. No previous land uses are known to have occurred on the site that would result in potential land contamination. No further assessment is considered necessary in this instance.

#### **State Environmental Planning Policy (Building Sustainability Index) 2004**

The proposed development has been designed with a high degree of consideration toward energy efficiency and sustainability. A BASIX Certificate has been prepared with the requirements to be implemented during construction and prior to occupation. The development is considered to achieve the aims and objectives of this policy.

#### **State Environmental Planning Policy (Infrastructure) 2007**

##### Division 17 Roads & Traffic

##### Subdivision 2 – Development in or adjacent to road corridors and road reservations

#### **101 Development with frontage to classified road**

- (1) *The objectives of this clause are:*
- (a) *to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
  - (b) *to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*
- (2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*
- (a) *where practicable, vehicular access to the land is provided by a road other than the classified road, and*
  - (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
    - (i) *the design of the vehicular access to the land, or*
    - (ii) *the emission of smoke or dust from the development, or*
    - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
  - (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The subject site is not located within proximity to a classified road, and does not frontage or common boundary with the classified roadway. No further assessment is anticipated in this regard.

## **Pittwater Local Environmental Plan 2014**

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the plan as a "secondary dwelling" being "a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling."

The identified zone permits the construction of a 'secondary dwelling' subject to development consent from Council.

### Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

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

The proposed secondary dwelling is suitably located on the allotment to ensure there is minimal impact on the surrounding properties and the character of the area. The proposed development is a suitable development for the site and is considered to meet the objectives of the R2 zone.

### Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Max. height unchanged with development. Proposed works <8.5m	Yes

### Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

### Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

#### Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within close proximity to heritage items.

#### Clause 5.11 Bush fire hazard reduction

The southern area of the subject site is identified to be bushfire prone land. Please refer to the Bushfire Assessment Report attached.

#### Clause 5.21 Flood planning area

The subject site is not known to be located within a flood planning area.

#### Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulphate Soils.

#### Clause 7.2 Earthworks

Earthworks are required through excavation combined with fill to site the proposed secondary dwelling. The level of site works is not considered excessive for the site, and will be suitably retained to ensure no excessive impact to the adjoining properties.

#### Clause 7.6 Biodiversity

The subject site is identified as being within an area of terrestrial biodiversity. The proposed development does not involve removal of excessive vegetation or land clearing and will maintain landscape character of the area. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land or the importance of the vegetation to the habitat of native fauna and the habitat elements providing connectivity on the land.

#### Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

\* \* \*

#### Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

## **(a)(ii) Relevant draft environmental planning instruments**

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

## **(a)(iii) Relevant development control plans**

### **Pittwater Development Control Plan No. 21**

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Avalon Beach Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

#### **SECTION A**

##### **A4.1 Locality character statement – Avalon Beach Locality**

###### **Context (extract)**

*Until the early 1900s, Avalon Beach remained a tiny settlement of isolated farms and fishermen's cottages. Developer Arthur J Small sought to create a retreat similar to that of King Arthur at Avalon, Glastonbury, England, and in the early 1920s, land on the northern peninsula of the locality was subdivided, the Avalon Golf Course and Palm Grove Park established, and Norfolk Island Pines planted along the beachfront. Avalon Beach became a popular holiday destination. Early dwellings consisted of weekenders and holiday homes constructed of local rock, fibro and weatherboard. Residential development and permanent occupation of dwellings increased from the 1950s.*

*Since this time, the locality has developed into a predominantly low-density residential area, with dwellings built along valley floor, slopes, and ridges. The locality is characterised mainly by one and two-storey dwelling houses on 600-1,000 square metre allotments (some smaller blocks may exist), increasing to 950-1,600 square metres on the plateau and slopes, and up to 8,000 square metres in Ruskin Rowe. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. The dominant feature of the Avalon Beach locality is houses setback from the street with low and no front fencing and vegetation used extensively to delineate boundary lines. Medium-density housing is located around the Avalon Beach Commercial Centre and neighbourhood retail centres.*

*The locality is serviced by the Avalon Commercial Centre at the intersection of Old Barrenjoey Road and Avalon Parade, and neighbourhood retail centres at the intersection of Hudson Parade and Hilltop Road, Elvina Avenue, North Avalon Road, and Careel Head Road. The locality also contains Avalon Primary School, Maria Regina Primary School, Barrenjoey High School, Avalon Surf Life Saving Club, Careel Bay Wetlands, and recreational facilities including Hitchcock Park, Avalon Golf Course, tennis courts, beaches, and several bushland reserves.*

*Houses, built structures, and vegetation in the vicinity of Cabarita Road, Chisholm Avenue, Hilltop Road, Palmgrove Road, Old Barrenjoey Road, Whale Beach Road, Avalon Golf Course, and Stapleton Park, indicative of early settlement in the locality, have been identified as heritage items. Land in Ruskin Rowe, primarily the subdivision*

*pattern, domination of vegetation over built form, wildlife corridor and lack of fences, has been gazetted as a heritage conservation area.*

*The locality is characterised by steep slopes to the south, northwest, and east of Careel Bay, leading down to the valley floor. Due to the topography, some significant views can be obtained to the north, east and west. Conversely, the slopes and ridge tops of the locality are visually prominent.*

*Much of the indigenous vegetation has been retained, particularly where there are large areas of open space, and there are significant wildlife habitats and corridors within the locality. The locality is well serviced by areas of open space including several large parks or bushland areas as well as many smaller reserves. These areas vary greatly from structured golf courses and playing fields to beaches, headlands, and natural bushland (such as Angophora Reserve).*

*The natural features of the locality result in a high risk of bushfire, landslip, flood, coastal (bluff) hazard, and estuary wave action and tidal inundation.*

*The major roads within the locality are Barrenjoey Road, Avalon Parade, and Hudson Parade. Barrenjoey Road is the primary access road to the northern suburbs of Pittwater. Many pedestrian links and pathways exist within the locality, including the Bicentennial Coastal Walkway on the headland.*

The proposed development is to be located on an 696m<sup>2</sup> existing allotment being in keeping with the typical size for the area. Several trees in the front yard are identified for removal with the existing landscaping to the west side and rear of the allotment to be retained to ensure the landscape character of the area is maintained.

The proposed secondary dwelling is considered to be consistent with the intended character of the area and the character of Therry Street. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials which ensures that the built form will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

#### Desired Character (extract)

*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.

The proposed secondary dwelling will maintain the existing low-density residential character of dwelling that complements the residential character of the area. The proposed works are considered to be in keeping with newer development throughout the surrounding area and remains below the existing dwelling height and dominant tree canopy height.

Several trees in the front yard are required to be removed as part of siting the proposed secondary dwelling, with side and rear landscaping to be retained along

with additional landscape works, to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with the proposed works considered to be the most suitable development for the site.

The overall design of the secondary dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Avalon Beach area.

## SECTION B

### B1 Heritage Controls

The subject property is not identified as having heritage significance or located within close proximity to heritage items.

### B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirements in respect to Acid Sulphate Soils.

The subject site is not known to be located within a flood planning area.

### B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

### B5 Wastewater management

Drainage from the subject site is to be directed to the existing drainage collection system.

### B6 Access and Parking

The existing driveway access is considered to be suitable to be retained.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Existing driveway unchanged. No new driveway proposed.	Yes
Driveway width at kerb to be maximum of 3.5m	Existing driveway unchanged. No new driveway proposed.	Yes

Required parking spaces per dwellings (not secondary dwelling) 1 bedroom – 1 space		
2 bedrooms + - 2 spaces	2 parking spaces retained within the existing garage and hardstand driveway.	Yes
Min. enclosed garage dimensions - 3.0m x 6.0m	Unchanged by the proposed development.	N/A

#### B8 Site works management

Earthworks are required through excavation combined with fill to site the proposed secondary dwelling. The level of site works is not considered excessive for the site, and will be suitably retained to ensure no excessive impact to the adjoining properties. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of addition.

#### SECTION C Development type controls

##### C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	60% landscaping retained.	Yes
<u>C1.2 Safety &amp; security</u> Be able to view visitor at front door without opening it.	Sightline from entry door unimpeded by proposed secondary dwelling.	Yes
Casual surveillance of front yard.	Casual surveillance of front yard enhanced by proposed secondary dwelling due to increased opportunities for passive surveillance from living room and deck.	Yes
Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.	Adequate lighting is provided within the front yard to permit access without annoyance to neighbours.	Yes
<u>C1.3 View sharing</u>	The proposed development is not anticipated to have any unreasonable impact on views of surrounding	Yes

	properties. Any views obtained along the street and through the site can still be obtained due to appropriate siting and setbacks.	
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm.  3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs solar access to the existing dwelling and adjoining dwellings maintained due to reasonable orientation of lot and appropriate setbacks and height of the proposed development. Shadow cast from the proposed development is not beyond anticipated levels for a single storey development on the allotment.	Yes  Yes
<u>C1.5 Visual privacy</u>	Visual privacy maintained by proposed development due to single storey nature of development, appropriate boundary setbacks, and offsetting windows to neighbouring properties.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u> 80m <sup>2</sup> POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities.	Existing POS area in rear yard maintained by proposal.	Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is maintained.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area continues to be available for bin storage within the site.  Waste Management Plan provided for Council's consideration.	Yes  Yes

<u>C1.17 Swimming Pool Safety</u> Swimming Pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the <i>Swimming Pools Act 1992</i> and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.	N/A to the subject proposal	N/A
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	Yes

## SECTION D Locality specific development controls

### D1 Avalon Beach Locality

#### D1.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

The secondary dwelling has maintained the streetscape appearance of a two storey dwelling that has been effectively characterised. Streetscape presence is reinforced through siting of the proposed development and the existing landscaping to the street frontage.

Retained and additional planting within the front setback ensures the development is softened and does not dominate the street. The high quality design of the development will ensure the visual bulk of the works in is minimised as much as practical for a site containing a primary and secondary dwelling.

Based upon the design of the secondary dwelling and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Therry Street.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

#### D1.4 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The proposed development is designed with contemporary design elements to complement the existing dwelling and changing character of the area.

## D1.5 – 1.17 Avalon Beach Locality Residential Sectors

This section of the DCP applies to all land within the Avalon Beach Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D1.5 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of tones similar to the existing dwelling.	For consideration by Council.
<u>D1.8 / Front Building line</u> Land adjoining Barrenjoey Road – 10m  Land zoned R2 Low Density Residential on the southern side of Avalon Parade between Ruskin Rowe and Bellevue Avenue (being numbers 61 to 93 inclusive). – 18m  Land zoned R2 Low Density Residential along Avalon Pde, on the southern side between Gunjulla Place and Ruskin Rowe (being No's 97 to 121 inclusive), and on the northern side (being no's 50 to 112 inclusive). – 10m  All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living – 6.5m or established building line, whichever is greater.  All other land – Merit consideration	N/A  N/A  N/A  6.5m to proposed secondary dwelling.  N/A	Yes  N/A  N/A  Yes  N/A
<u>D1.9 / Side and rear building line</u> Land zoned R2, R3 or E4: 2.5m to one side; 1.0m to other side.	Minimum side setbacks unchanged by proposed development. 1.557m to one side, 1.687m to other side.	Merit consideration

6.5m to rear (except land in foreshore)	Rear setback unchanged by the proposed development – 13.754m	Yes
<u>D1.11 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Proposed secondary dwelling within building envelope.	Yes
<u>D1.13 / Landscaped Area – General</u> Landscape area min = 50%	50% landscaped area retained.	Yes
<u>D11.11 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	N/A to R2 zones.	N/A
<u>D1.15 Fences - General</u> Front fences – Max. 1m high Compatible with the streetscape Not to obstruct views to the road	Front fencing unchanged by proposed development.	N/A
<u>D1.17 / Retaining Walls</u> Lightweight construction and pier and beam footings should be used in environmentally sensitive areas. Retaining Walls visible from street ideally of sandstone or similar materials.  Undercroft areas limited to 3.5m and provided with landscaping.	Retaining walls capable of being suitably constructed where necessary.  No new undercroft areas proposed.	Capable of complying.  N/A

\* \* \*

#### Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

#### **(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.**

The following matters are considered relevant when considering onsite impacts:

## **Siting and Design**

The proposed development will be compatible with surrounding developments, and is considered consistent with a typical residential site in a well-established suburban location.

The siting of the secondary dwelling will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed development is consistent with other contemporary residential buildings within the locality and will complement the streetscape. The existing front façade comprises different building elements including a pronounced decorative front entry feature and varied roof forms. In this way, the proposal will maintain a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

## **Noise and Vibration**

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

## **Sedimentation Control**

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in accordance with Council's policy with compliance required as a condition of consent.

## **Waste Minimisation**

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

## **(c) The suitability of the site for the development**

The subject site is within an established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The proposed detached secondary dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding area.

The proposed works are permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.



**(d) Any submissions made in accordance with this Act or the regulations**

Council will consider any submissions received during the relevant notification period for this development application.

**(e) Public interest**

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

**CONCLUSION**

The proposed detached secondary dwelling is permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that a detached secondary dwelling will compliment and blend with the existing, and likely future character of this section of Avalon Beach. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



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