

Statement of Environmental Effects

Alterations & Additions to 157 Avalon Parade Avalon Beach NSW 2107

Site Details

Address:
157 Avalon Parade Avalon Beach NSW 2107
Lot 41
DP 8698
Site Area: 1,010m² (as per survey)

Site Description

The property of 157 Avalon currently holds a two storey dwelling with attached garage.
The site is located to the western side of Avalon Parade.
The property slopes from the rear of the property to the street (West to East).
To the North is No.159 which holds a two storey dwelling with a secondary dwelling to the rear.
To the South is No. 155 which holds a two storey dwelling with detached garage.
The general vicinity of the site is characterised by predominantly 1 & 2 storey residential dwellings, of a variety of styles & scales of development.
Properties within this vicinity enjoy treed district views.

Proposed Development

The proposed development is for minor alterations & additions to the existing dwelling, within the existing building footprint.
This includes:

- Converting an existing first floor balcony (which is set back behind the existing garage), into a study.
(The existing balcony has serious leaking issues into the existing garage / storage areas below)
- Extending the existing tiled gable roof over the study.
- New windows/doors to this area.

The proposed alterations & additions have been designed to retain the existing amenity of neighbouring properties & is consistent with the scale & form of other development in the vicinity.
The proposed alterations & additions generally aim to comply with Council Controls.

Site Zoning

- The property of 157 Avalon Parade is zoned R2 – Low Density Residential
- There are NO Heritage items relating to the subject property.
- Identified as H1 on the Geotechnical hazard map 2007(Refer Geotechnical Report as prepared by White Geotechnical Group)
- Identified as Class 5 on the Pittwater Acid Sulphate Soils Map.

The nature of the proposed secondary dwelling at 157 Avalon Parade, aim to respect the current zoning of the property and neighbouring properties.

ID & Outcomes	Controls	Compliance	Consideration
Pittwater Local Environmental Plan 2014			
Zone R2 Low Density Residential Objectives of zone <ul style="list-style-type: none"> 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. 		Yes	<p>The proposal is for minor alterations & additions to an existing dwelling.</p> <p>This will enable the family adequate space for the children to partake in study activities in an appropriate space</p> <p>Due to location of the proposed additions being within the existing building footprint, the existing conditions are maintained to scale and compatibility of the surrounding area.</p>
4.3 Height of buildings The objectives of this clause are as follows: to ensure that any <u>building</u> , by virtue of its height and scale, is consistent with the desired character of the locality, to ensure that buildings are compatible with the height and scale of surrounding and nearby development, to minimise any overshadowing of neighbouring properties, to allow for the reasonable sharing of views, to encourage buildings that are designed to respond sensitively to the natural topography, to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.	<p>The height of a <u>building</u> on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u>.</p> <p>A (2D) Despite subclause (2), development on land that has a maximum <u>building</u> height of 8.5 metres shown for that land on the <u>Height of Buildings Map</u> may exceed a height of 8.5 metres, but not be more than 10.0 metres if:</p> <p>the consent authority is satisfied that the portion of the <u>building</u> above the maximum height shown for that land on the <u>Height of Buildings Map</u> is minor, and</p> <p>the objectives of this clause are achieved, and</p> <p>the <u>building</u> footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and</p> <p>the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and <u>fill</u> by designs that allow the <u>building</u> to step down the slope.</p> <p>A) Despite subclause (2), the maximum height for a <u>secondary dwelling</u> or a <u>rural worker's dwelling</u> in Zone E4 Environmental Living or Zone RU2 Rural Landscape is 5.5 metres if the <u>secondary dwelling</u> or <u>rural worker's dwelling</u> is separate from the principal <u>dwelling</u>.</p> <p>B) Despite subclause (2), in the case of a <u>dual occupancy (detached)</u>, the maximum height for the <u>dwelling</u> that is furthest back from the primary street <u>frontage</u> of the lot is 5.5 metres.</p>	Yes	<p>Refer DA.04 & DA.07 in the architectural drawing package.</p> <p>The subject site is identified as having an allowable height of 8.5m.</p> <p>As can be seen in the architectural drawings, the proposed alterations & additions are within Council's heights plane requirements.</p>

<p>7.1 Acid sulfate soils</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. 	<p>Class Works of land</p> <ol style="list-style-type: none"> Any works Works below the natural ground surface, Works by which the watertable is likely to be lowered. Works more than 1 metre below the natural ground surface, Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface. Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface. Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. Despite subclause (2), development consent is not required under this clause to carry out any works if: <ol style="list-style-type: none"> the works involve the disturbance of less than 1 tonne of soil, and the works are not likely to lower the watertable. 	Yes	The proposed alterations & additions do not require any movement of soil, therefore compliant
<p>7.6 Biodiversity Protection</p> <ol style="list-style-type: none"> The objective of this clause is to maintain terrestrial, <u>riparian</u> and aquatic <u>biodiversity</u> by: <ul style="list-style-type: none"> protecting <u>native fauna</u> and flora, and protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of <u>native fauna</u> and flora and their habitats. 	<ol style="list-style-type: none"> This clause applies to land identified as “<u>Biodiversity</u>” on the <u>Biodiversity Map</u>. Before determining a development application for development on land to which this clause applies, the consent authority must consider: whether the development is likely to have: <ol style="list-style-type: none"> any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and any adverse impact on the importance of the vegetation on the land to the habitat and survival of <u>native fauna</u>, and any potential to fragment, disturb or diminish the <u>biodiversity</u> structure, function and composition of the land, and any adverse impact on the habitat elements providing connectivity on the land, and any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: <ol style="list-style-type: none"> the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or if that impact cannot be minimised - the development will be managed to mitigate that impact. 	Yes	It is considered that due to the nature of the proposal with the alterations & additions being within the existing footprint of the dwelling, that there would be negligible impact to biodiversity on the subject site and surrounds.
<p>7.7 Geotechnical hazards</p> <ol style="list-style-type: none"> The objectives of this clause are to ensure that development on land subject to geotechnical hazards: <ol style="list-style-type: none"> matches the underlying geotechnical conditions of the land, and is restricted on unsuitable land, and does not endanger life or property. 	<ol style="list-style-type: none"> This clause applies to land identified as “Geotechnical <u>Hazard</u> H1” and “Geotechnical <u>Hazard</u> H2” on the <u>Geotechnical Hazard Map</u>. Before determining a development application for development on land to which this clause applies, the consent authority must consider the following matters to decide whether or not the development takes into account all geotechnical risks: <ol style="list-style-type: none"> site layout, including access, the development's design and construction methods, the amount of cut and <u>fill</u> that will be required for the development, <u>waste</u> water management, stormwater and <u>drainage</u> across the land, the geotechnical constraints of the site, any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. Development consent must not be granted to development on land to which this clause applies unless: <ol style="list-style-type: none"> the consent authority is satisfied that the development will appropriately manage <u>waste</u> water, stormwater and <u>drainage</u> across the land so as not to affect the rate, volume and quality of water leaving the land, and the consent authority is satisfied that: <ol style="list-style-type: none"> the development is designed, sited, and will be managed to avoid any geotechnical <u>risk</u> and significant adverse impact on the development and the land surrounding the development, or if that <u>risk</u> or impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that <u>risk</u> or impact, or if that <u>risk</u> or impact cannot be minimised - the development will be managed to mitigate that <u>risk</u> or impact. 	Yes	<p>The subject property of 157 Avalon Parade is considered to be in a Geotechnical Hazard area.</p> <p>Refer Geotechnical Report and certified forms as prepared by White Geotechnical Group.</p> <p>All proposed works are to be in accordance with this report.</p>

Pittwater Development Control Plan 2014			
B3.1 Landslip Hazard Outcomes Protection of people. Protection of the natural environment. Protection of private and public infrastructure and assets.	Controls All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5). Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development. The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.	Yes	The subject property of 15 Capua Place is considered to be in a Geotechnical Hazard area. Refer Geotechnical Report and certified forms as prepared by Crozier Geotechnical Consultants. All proposed works are to be in accordance with this report.
B3.6 Contaminated Land & Potentially Contaminated Land Outcomes Protection of public health. Protection of the natural environment. Successful remediation of contaminated land.	Controls Council shall not consent to the carrying out of any development on the land unless it has considered State Environmental Planning Policy No.55 Remediation of Land. In particular, Council shall consider: <ul style="list-style-type: none"> Whether the land is contaminated; and If the land is contaminated, whether 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 If the land requires remediation, whether the land will be remediated before the land is used for that purpose. 	Yes	The subject property is a dwelling and has not been used in the past for any purpose that might cause contamination. If asbestos is present, it will be removed to Code & Council requirements.
B5.10 Stormwater Management Rates of stormwater discharged into receiving environment maintained or reduced	Controls An OnSite Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m2 (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.	Yes	The proposed alterations & additions do not result in additional hard (impervious) surfaces, therefore additional OSD is <u>not</u> required. The existing stormwater system will remain unchanged.
B4.4 Flora and Fauna Habitat Enhancement Category 2 and Wildlife Corridor Outcomes Conservation, enhancement and/or creation of habitats for locally <u>native flora</u> and fauna to ensure the long-term viability of locally <u>native flora</u> and fauna and their habitats. (En)	Controls Development shall retain and enhance habitat for threatened species, endangered populations, endangered ecological communities and other locally native species. Development shall provide an adequate buffer to wildlife corridors. Development shall provide flora and fauna habitat and wildlife corridors by active restoration, regeneration, and/or creation. Development shall result in no significant onsite loss of canopy cover or net loss in native canopy trees. Development shall ensure that at least 60% of any new planting incorporates <u>native vegetation</u> (as per species listed in <i>Native Plants for Your Garden</i> available on the Pittwater <u>Council</u> website). Landscaping is to be outside areas of existing <u>bushland</u> and should not include environmental weeds. Planting is to maximise linkage to the <u>wildlife corridor</u> . Development shall not negatively impact on threatened species, endangered populations or endangered ecological communities. Caretakers of domestic animals shall prevent them from entering <u>bushland</u> . Fencing, where permitted, shall be passable by native wildlife.	Yes	The proposed alterations & additions are sited as such that all existing canopy trees and gardens are to remain, therefore existing wildlife corridor conditions are conserved.
B6.1 Access Driveways and Works on the Public Road Reserve Outcomes Safe and convenient access. Adverse visual impact of driveways is reduced. Pedestrian safety. An effective road drainage system. Maximise the retention of trees and native vegetation in the road reserve.	Controls Access Driveways include the driveway pavements, gutter crossings, supporting retaining walls, suspended slabs and related structures located on the public road reserve between the road edge and property boundary as illustrated in Appendix 10 - Driveway Profiles. An Access Driveway to the standards as set out below must be provided for: any new development; any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m2; and where additional car parking spaces and/or garages are proposed. Where there is an existing driveway and the applicant proposes to retain the existing driveway, the applicant will be required to demonstrate compliance with this control.	Yes	There are no proposed works to the access driveway, pavements, gutter crossings and the like with this proposal. The existing driveway, access driveway and crossover is to be retained.

B6.2 Internal Driveways Outcomes Safe and convenient access. Reduce visual impact of driveways. Pedestrian safety. An effective road drainage system. Maximise the retention of trees and native vegetation. Reduce contaminate run-off from driveways.	Controls General An Internal Driveway must be provided for in: <ul style="list-style-type: none">any new development;development where additional car parking spaces and/or garages are required by Council's plans or policies;any alterations and additions where the sum of the additional Gross Floor Area (GFA) of the dwelling exceeds 30 m2 ; anddevelopment where additional car parking spaces and/or garages are proposed.	Yes	The existing internal driveway is to be retained within the property.												
B6.3 Off-Street Vehicle Parking Requirements Outcomes An adequate number of parking and service spaces that meets the demands generated by the development. Functional parking that minimises rainwater runoff and adverse visual or environmental impacts while maximising pedestrian and vehicle safety. Safe and convenient parking.	Controls The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation: <table border="1"><tr><th>Number of bedrooms per dwelling but not a secondary dwelling</th><th>Parking requirements per dwelling</th></tr><tr><td>1 bedroom</td><td>1 space</td></tr><tr><td>2 bedrooms or more</td><td>2 spaces</td></tr></table> For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling). Minimum dimensions of internal space for on-site parking are: <table border="1"><tr><td>Single car parking spaces on hard stand and Single Carport</td><td>2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors</td></tr><tr><td>Enclosed garage(internal dimension)</td><td>3.0 metre x 6.0 metre, with 2.4 metre minimum width entry</td></tr><tr><td>Multiple side by side carport and enclosed garage(internal dimension)</td><td>5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space</td></tr></table>	Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling	1 bedroom	1 space	2 bedrooms or more	2 spaces	Single car parking spaces on hard stand and Single Carport	2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors	Enclosed garage(internal dimension)	3.0 metre x 6.0 metre, with 2.4 metre minimum width entry	Multiple side by side carport and enclosed garage(internal dimension)	5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space	Yes	There are currently 2 carparking spaces in the existing garage Therefore the proposal satisfies the requirements for a minimum of 2 spaces for the site.
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B6.5 Off-Street Vehicle Parking Requirements - Low Density Residential (Amended 14/11/15 See B6.3) Outcomes Safe and convenient parking. (S)	Controls <u>On-Site Car Parking Requirements</u> The minimum number of vehicle parking spaces to be provided for off-street parking is as follows: <table border="1"><tr><th>Size of dwelling</th><th>Parking requirements per dwelling</th></tr><tr><td>Small dwelling (1 bedroom)</td><td>1 space</td></tr><tr><td>Large dwelling (2 bedrooms or more)</td><td>2 spaces</td></tr></table> For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling. <u>On-Site Parking Facilities</u> Minimum dimensions applicable: <table border="1"><tr><td>Single car parking spaces on hard stand and Single Carport</td><td>2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors</td></tr><tr><td>Enclosed garage(internal dimension)</td><td>3.0 metre x 6.0 metre, with 2.4 metre minimum width entry</td></tr><tr><td>Multiple side by side carport and enclosed garage(internal dimension)</td><td>5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space</td></tr></table>	Size of dwelling	Parking requirements per dwelling	Small dwelling (1 bedroom)	1 space	Large dwelling (2 bedrooms or more)	2 spaces	Single car parking spaces on hard stand and Single Carport	2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors	Enclosed garage(internal dimension)	3.0 metre x 6.0 metre, with 2.4 metre minimum width entry	Multiple side by side carport and enclosed garage(internal dimension)	5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space	Yes	There are currently 2 carparking spaces in the existing garage Therefore the proposal satisfies the requirements for a minimum of 2 spaces for the site.
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C1.1 Landscaping Outcomes A built form softened and complemented by landscaping. (En) Landscaping reflects the scale and form of development. (En) Retention	Controls All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.	Yes	All existing canopy trees and landscaping are to be maintained. There will be NO change to the existing landscaping, therefore NO landscape plan required.												

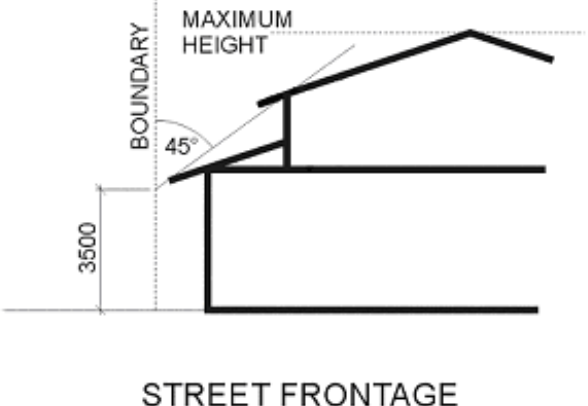
<p>of canopy trees by encouraging the use of pier and beam footings. (En) Development results in retention of existing native vegetation. (En) Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En) Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En) Landscaping enhances habitat and amenity value. (En, S) Landscaping results in reduced risk of landslip. (En, Ec) Landscaping results in low watering requirement. (En)</p>	<p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form. At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form. Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted.</p> <p>The following soil depths are required in order to be counted as landscaping: 300mm for lawn 600mm for shrubs 1 metre for trees</p> <p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows: A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and 50% for all other forms of residential development.</p> <p>Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site. In bushfire prone areas, species shall be appropriate to the bushfire hazard. Landscaping shall not unreasonably obstruct driver and pedestrian visibility. Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops. Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used. Noxious and undesirable plants must be removed from the site</p>		
<p>C1.2 Safety and Security</p> <p>Outcomes On-going safety and security of the Pittwater community. (S) Opportunities for vandalism are minimised. (S, Ec) Inform applicant's of Council's requirements for crime and safety management for new development.(S) Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S) Identify crime and safety priority areas in Pittwater LGA (S, Ec) Improve community safety and reduce the fear of crime in the Pittwater LGA (S) Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)</p>	<p>Controls There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:</p> <p><u>1. Surveillance</u> Building design should allow visitors who approach the front door to be seen without the need to open the door. Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance. Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners. Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: <i>Control of the obtrusive effects of outdoor lighting</i>. Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours. Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.</p> <p><u>2. Access Control</u> Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit. The street number of the property is to be clearly identifiable. Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.</p> <p><u>3. Territorial reinforcement</u> Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.</p> <p>Blank walls along all public places (streets, open space etc) shall be minimised.</p>	Yes	It is proposed to retain the existing entry and pathways and stairs and entry door to the dwelling.

C1.3 View Sharing 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)	Controls All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing. Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials. Views are not to be obtained at the expense of native vegetation.	Yes	All existing views are to be maintained.
C1.4 Solar Access 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.	Controls The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows). Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter. Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings. Variations <u>General</u> Where the following constraints apply to a site, reasonable solar access to the main private open space and to windows to the principal living area will be assessed on a merit basis: <ul style="list-style-type: none"> • where the orientation or shape of a lot precludes northerly orientation (20° west to 30° east of north), • where there is adverse slope or topography, • where there is existing vegetation, obstruction, development or fences that overshadow, or • where other controls have priority, e.g. heritage and landscaping considerations. Subject to a merit assessment, consent may be granted where a proposal does not comply with the standard, provided the resulting development is consistent with the general principles of the development control, the desired future character of the locality and any relevant State Environmental Planning Policy.	Yes	Refer architectural drawings DA.08, DA.09 & DA.10. As can be seen in the architectural shadow diagrams at 9am, 12 noon and 3pm on the winter solstice, the existing level of sun access to windows to the principal living areas of neighbouring properties is maintained.
C1.5 Visual Privacy Outcomes Residential development is sited and designed to maximise solar access during mid-winter. (En) A	Controls Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level). Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building. Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	Yes	The private open spaces are to remain. Privacy to neighbouring properties is maintained due to the location of the windows being adjacent to a existing garage and existing boundary planting on No. 155. (refer photo B in the appendix)
C1.6 Acoustic Privacy Outcomes Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S) Noise is not to be offensive as defined by the Protection	Controls Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like. Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia). Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA	Yes	Refer to the architectural drawings. As can be seen in the architectural drawings, the location of proposed additions are within the existing

of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas.	above the background noise when measured from the nearest property boundary. Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.		building footprint and well away from the street.
C1.7 Private Open Space 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)	Controls Private open space shall be provided as follows:- a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:- Minimum 80m2 of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. Within the private open space area, a minimum principal area of 16m2 with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%). Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas. Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access). Private open space should be located to the rear of the dwelling to maximise privacy for occupants. Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private. A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties. Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable. An accessible and usable area for composting facilities within the ground level private open space is required.	Yes	Refer DA.01 in the architectural drawings. As can be seen in the architectural drawings the minimum of 80 m2 is provided for with the existing private open space more than 200 m². These private open space areas are accessed directly from internal and external living spaces and towards the rear of the dwellings.
D1.1 Character as Viewed from a Public Place 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.	Controls Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted. Walls without articulation shall not have a length greater than 8 metres to any street frontage. Any building facade to a public place must incorporate at least two of the following design features: entry feature or portico; awnings or other features over windows; verandahs, balconies or window box treatment to any first floor element; recessing or projecting architectural elements; open, deep verandahs; or verandahs, pergolas or similar features above garage doors. The bulk and scale of buildings must be minimised. Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser. Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	Yes	The proposed alterations & additions to the existing dwelling are within the existing footprint, and minor in nature and set back from the existing garage. The existing roof line will be continued. All existing canopy trees and landscaping is to remain unchanged. There will be no adverse effects on the character of the site and surrounding area as viewed from a public place.

<div>D1.5 Building colours and materials</div> <div>Outcomes</div> <div>The development enhances the visual quality and identity of the streetscape. To provide attractive building facades which establish identity and contribute to the streetscape. To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater. The colours and materials of the development harmonise with the natural environment. (En, S) The visual prominence of the development is minimised. Damage to existing native vegetation and habitat is minimised. (En) An informal beachside appearance of the Avalon Beach Village. (S, Ec)</div>	<div>Controls</div> <div>External colours and materials shall be dark and earthy tones as shown below:</div> <div><div><div><div></div><div>Black ✓</div></div><div><div></div><div>Dark grey ✓</div></div><div><div></div><div>Dark green ✓</div></div></div><div><div><div></div><div>Dark brown ✓</div></div><div><div></div><div>Mid grey ✓</div></div><div><div></div><div>Green ✓</div></div></div><div><div><div></div><div>Brown ✓</div></div><div><div></div><div>Dark blue ✓</div></div></div></div> <div>Variations</div> <div>Council may consider lighter coloured external walls (excluding white) only for residential development within Area 3 on the Landscaped Area Map, and for non-residential development in areas that are not visually prominent.</div> <div>External materials and finishes shall be or shall appear to be natural, with subdued natural and dark coastal colours. Brighter colour accents shall be permitted. The dominant use of smooth shiny surfaces such as glass, metallics and plastics shall be avoided.</div> <div>Heritage items may vary this control where heritage colours and fabrics appropriate to the building are applied.</div>	Yes	<div>Refer to DA.00 Contents & Material Schedule in the architectural drawing package.</div> <div>The proposed alterations & additions are to be clad in matching weatherboard cladding, roof tiles and windows to the existing.</div> <div>As can be seen in the selected materials, the proposal aims to compliment the existing, while fitting in with the landscape.</div>								
<div>D1.8 Front Building Line</div> <div>Outcomes</div> <div>To achieve the desired future character of the Locality. (S) The amenity of residential development adjoining a main road is maintained. (S) Vegetation is retained and enhanced to visually reduce the built form. (En) Vehicle manoeuvring in a forward direction is facilitated. (S) To encourage attractive street frontages and improve pedestrian amenity. To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</div>	<div>Controls</div> <table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>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).</td><td>18</td></tr><tr><td>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).</td><td>10</td></tr><tr><td>All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living</td><td>6.5, or established building line, whichever is the greater</td></tr></table> <div>The minimum front building line shall be in accordance with the above table. Built structures (including swimming pools), other than driveways, fences and retaining walls are not permitted within the front building setback. Where new streets or access ways are proposed in residential flat building and multi dwelling housing development, a minimum front setback of 3m must be provided between the carriageway and dwellings.</div> <div>Variations</div> <div>Where the outcomes of this control are achieved, Council may accept a minimum building setback to a secondary street of half the front building line. Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances: considering established building lines; degree of cut and fill; retention of trees and vegetation; where it is difficult to achieve acceptable levels for building; for narrow or irregular shaped blocks;</div>	Land	Front Building Line (metres)	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).	18	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).	10	All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living	6.5, or established building line, whichever is the greater	Yes	<div>Refer to DA.01 & DA.02 in the architectural drawing package.</div> <div>As can be seen on the architectural drawings, the existing principle dwelling is well back from the required 6.5m front setback.</div> <div>The proposed alterations & additions to the existing dwelling are sited within the existing footprint and well back from the 6.5m setback.</div> <div>Essentially the existing character of the site is retained and the amenity of the residential development adjoining the road is maintained.</div> <div>Therefore the proposed additions are compliant with Council's front 6.5m setback.</div>
Land	Front Building Line (metres)										
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).	18										
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).	10										
All other land zoned R2 Low Density Residential, R3 medium Density Residential or E4 Environmental Living	6.5, or established building line, whichever is the greater										

	<p>where the topographic features of the site need to be preserved; where the depth of a property is less than 20 metres.</p> <p>On steeply sloping or constrained sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.</p> <p>On-site wastewater treatment systems and rainwater tanks are permitted within the front building line provided that they do not exceed 1m in height above ground level (existing).</p> <p>Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:</p> <p>where the proposal is sympathetic to the established pattern in the street, and</p> <p>where the proposal has no adverse impact on the amenity and charm of the streetscape of Avalon Parade.</p> <p>where the proposal involves minor alterations to existing structures that are in front of the building line.</p> <p>Such alterations are not to extend any closer to the street and shall maintain or increase the existing number of canopy trees within the front yard.</p> <p>On-site wastewater treatment systems and rainwater tanks are permitted within the front building setback provided that they do not exceed 1m in height above ground level (existing).</p> <p>Council may permit parking spaces in front of the building line where site constraints limit location.</p>						
<p>D1.9 Side and rear building line Outcomes</p> <p>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) A landscaped buffer between commercial and residential zones is achieved.(En,S)</p>	<p>Controls</p> <p>The minimum side and rear building line for built structures including pools and carparks, other than driveways, fences and retaining walls, shall be in accordance with the following table.</p> <table><tr><th>Land</th><th>Side & Rear Building Line (m)</th></tr><tr><td>Land zoned R2 Low Density residential</td><td>2.5 at least to one side; 1.0 for other side 6.5 rear</td></tr></table>	Land	Side & Rear Building Line (m)	Land zoned R2 Low Density residential	2.5 at least to one side; 1.0 for other side 6.5 rear	Yes	<p>Refer DA.01, DA.02 & DA.03 in the architectural drawing package.</p> <p>As can be seen there is an existing encroachment into the 1m side setback on the northern wall of the existing dwelling.</p> <p>As can be seen the proposed alterations & additions to the existing dwelling have been designed and located so that they sit within the existing building footprint.</p> <p>The side setback for the proposed alterations & additions complies with Council's 1.0 m setback by being approximately 1.23 metres from the boundary.</p> <p>The miniumum rear setback of 6.5m is maintained.</p>
Land	Side & Rear Building Line (m)						
Land zoned R2 Low Density residential	2.5 at least to one side; 1.0 for other side 6.5 rear						
<p>D1.11 Building envelope Outcomes</p> <p>To achieve the desired future character of the Locality. (S) To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</p>	<p>Controls</p> <p>Buildings are to be sited within the following envelope:</p>	Yes	<p>Refer Section A on DA.07 in the architectural drawings package.</p> <p>As can be seen in the architectural drawings, the proposed alterations & additions comply with Council's building envelope requirements.</p>				

<p>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)</p>	 <p style="text-align: center;">STREET FRONTAGE</p> <p>Variations Where the building footprint is situated on a slope over 16.7 degrees (ie 30%), variation to this control will be considered on a merits basis. Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope. Council may consider a variation for the addition of a second storey where the existing dwelling is retained.</p>		
<p>C1.12 Waste and Recycling Facilities Outcomes Waste and recycling facilities are accessible and convenient, and integrate with the development. (En) Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment. (En, S)</p>	<p>Controls Waste and recycling receptacles are to be stored within the property boundaries. Separate bins are to be provided for waste (garbage), paper recyclables and container recyclables.</p>	<p>Yes</p>	<p>Council provided "wheelie bins" are to be used as per existing, located: adjacent to the carspaces for ease of travel up the driveway to the road for collection.</p>
<p>D1.14 Landscaped Area - Environmentally Sensitive Land 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</p>	<p>Controls The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.</p> <p>Variations Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site: impervious areas less than 1 metre in width (e.g. pathways and the like); for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing))</p>	<p>Yes & No</p>	<p>Refer DA.11 Site Coverage in the architectural drawing package</p> <p>The proposed alterations & additions are sited within the existing building footprint.</p> <p>There is no change to the levels of existing soft landscaping or impervious areas.</p> <p>Therefore the existing soft landscaped areas are to be retained.</p>

infiltration of water to the water table, minimise run-off and assist with stormwater management.(En, S)			It is asked that even though the soft landscaping levels do not comply with the 60% requirement, there is no change to the existing level proposed, that Council will approve the Development Application based on the minor scale of the alts & adds, maintaining the existing levels of amenity & solar access, and retaining all existing vegetation.
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Appendix:



Photo A: View towards the existing dwelling as viewed from the street



Photo B & C: View along the southern wall of the existing dwelling and towards the garage of No.155 from the existing balcony, indicating the existing boundary privacy planting to No. 155