

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE PROPOSED THREE LOT TORRENS TITLE SUBDIVISION,
INCLUDING DEMOLITION OF A DETACHED GARAGE AND EXTENSION
OF EXISTING DRIVEWAY**

LOCATED AT

7 TRENTWOOD PARK, AVALON

FOR

JAMES & MARGOT DARGAVILLE

**Prepared
December 2015**

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1.0 Introduction

This Statement of Environmental Effects accompanies details prepared by Adam Clerke Surveyors Pty Ltd, Ref. No 11713A_5, dated 21 September 2015 to subdivide one allotment into three, including the demolition of a detached garage and extension of existing driveway, on land located at **7 Trentwood Park, Avalon** on behalf of Mr & Mrs James & Margot Dargaville.

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*
- *Pittwater Local Environmental Plan 2014*
- *Pittwater 21 Development Control Plan*

2.0 Property Description

The subject allotment is described as 7 Trentwood Park, Avalon, being Lot 1 within Deposited Plan 202857 and is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014.

The site is noted on PLEP Geotechnical Hazard Map (W Hazard H1). A Geotechnical Assessment has been prepared and accompanies this submission.

The site is identified as Bushfire Prone Land on Council's Bushfire Prone Land map. This submission is therefore accompanied by a Bushfire Report.

There are no other identified hazards affecting the land.

3.0 Site Description

The property is located on the western side of Trentwood Park and is irregular in shape.

The site has an access driveway from Trentwood Park, with an arc-shaped street frontage of 12.84m to Trentwood Park. The total existing site area is 5418m². The property has a fall of 38.4m towards the east, with stormwater from the site directed to the street gutter in Trentwood Park.

The land is currently developed with an existing two storey weatherboard dwelling, with a metal roof and detached single garage. The existing driveway provides vehicular access to the site from Trentwood Park.

The details of the existing site levels are indicated within the Survey Plan prepared by Adam Clerke Surveyors Pty Ltd, Reference No. 11713, dated 1 September 2013.

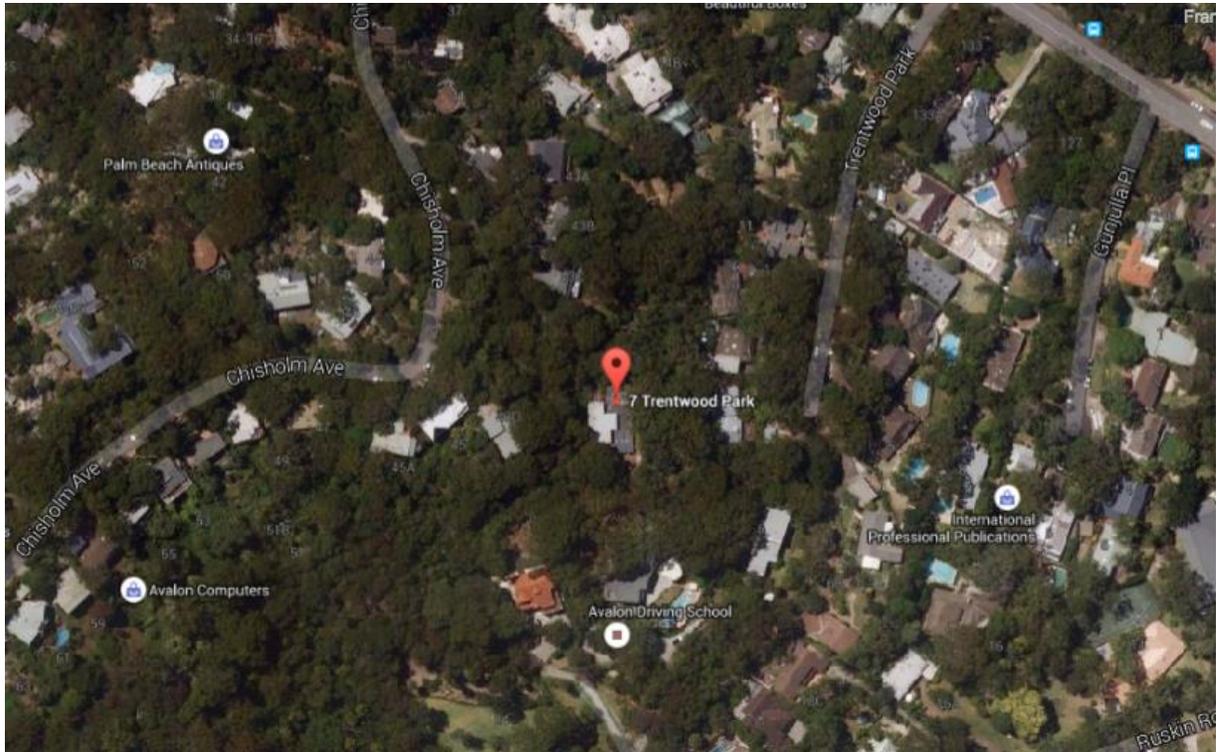


**Fig 1: Location of Subject Site
(Source: Google Maps)**

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 of the district and towards Avalon Beach.

Surrounding the sites are single residences, with a variety of styles and scales of development. As indicated on the aerial photograph, the majority of surrounding properties have undergone subdivision similar to that proposed in this instance, with battle-axe allotments not uncommon in the locality.



**Fig 2: Aerial Photograph
(Source: Google Maps)**

5.0 Proposed Development

As detailed within the accompanying plans, it is proposed to subdivide the existing allotment into three lots, including demolition of a detached garage and the extension of the existing driveway to provide common driveway access to the three allotments. Rights for drainage and services are to be created to benefit the lots.

The subdivision of the lots will create two additional allotments which will be developed for residential purposes. The new boundary alignments will bisect the existing allotment in a generally north-south direction.

In addition to the proposed Torrens Title subdivision, the proposal seeks to extend the existing driveway to service the proposed Lot 3, which includes the addition of two passing bays and necessitates the demolition of the existing detached garage.

The details of the proposed subdivision layout are indicated on the plans prepared by Adam Clerke Surveyors Pty Ltd, Drawing Reference No 11713A_5, dated 21 September 2015.

The development indices for each allotment are summarised as:

Proposed Lot 1:

Site Area 1133m² (801m² excluding access and easements)

Proposed Lot 2:

Site Area 2895m² (2555m² excluding access and easements)

Proposed Lot 3:

Site Area 1390m²

The size, shape and slope of the proposed new allotments provides for a suitable building platform which will readily permit the development of the site in accordance with the requirements of Pittwater 21 DCP. The location of the future dwelling on the new lots will be in accordance with the established setback pattern for the surrounding developments and the lot can be readily developed.

An appropriate building platform with a minimum size in excess of 175m² has been identified on the proposed allotments

The location of the proposed driveway and the proposed future building envelopes have been addressed within the Arboricultural Impact Report prepared by Bluegum Tree Care and Consultancy.

The report assessed forty-eight trees on the site, and concludes that the majority of the High and Medium Retention Value trees are able to be retained. The proposal seeks to remove eleven trees.

No significant trees should be affected by the future dwelling within Proposed Lot 3.

The future development of the proposed allotment is to be carried out in accordance with the requirements of Pittwater 21 DCP, in particular the Avalon Beach Locality. The design of new development on the site will respect the Part B General Controls, Part C Design Criteria for Residential Development and Part D10 Avalon Beach Locality controls.

6.0 Zoning and Development Controls

6.1 Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014.



Fig 3: Zoning extract – Pittwater LEP 2014

Clause 2.6 of PLEP 2014 requires the prior consent of Council for any subdivision of land. This application seeks consent in accordance with the Clause.

Clause 4.1 relates to minimum subdivision lot size. In accordance with the Lot Size Map, the minimum allotment size in this locality is 700m². The proposed lots 1, 2 and 3 are 1133m² (801m² excluding access and easements), 2895m² (2555m² excluding access and easements) and 1390m² respectively, which complies with this clause.

Clause 5.10 relates to heritage conservation. The site does not contain any heritage items, nor is it within a conservation area. A portion of the western boundary adjoins land within the Ruskin Rowe Heritage Conservation Area. The proposed subdivision largely maintains the natural landscape and is not considered to result in any impacts on the heritage conservation area.

Clause 7.1 relates to acid sulfate soils. The proposal seeks only to subdivide the lots and the construction of an extension to the driveway. The works are minor and not expected to lower the water table and therefore, no further investigation is required.

Clause 7.2 – Earthworks

The site has been identified on Council's Geotechnical Hazard Map as being within a H1 zone. The proposal seeks only minor works including the demolition of the detached garage and extension of the driveway. A Geotechnical Report has been prepared by Jack Hodgson Consultants Pty Ltd,

Reference no. MO 29071, dated 14 July 2015. The proposal therefore meets the requirements of Clause 7.2 of the PLEP 2014.

Clause 7.6 relates to biodiversity protection. The site is identified on the Biodiversity Map. The proposal seeks the Torrens Title subdivision of the existing lot into three allotments, including an extension to the existing driveway and the removal of eleven trees.

An Arboricultural Impact Statement has been prepared by Bluegum Tree Care and Consultancy, dated October 2015, and accompanies this submission. The works are minor, and are not considered to result in any adverse impacts on the biodiversity of the site.

Clause 7.7 – Geotechnical Hazards

The site has been identified as “Geotechnical Hazard H1” on Council’s Geotechnical Hazard Map.

The site has been identified on Council’s Geotechnical Hazard Map as being within a H1 zone. A Geotechnical Report has been prepared by Jack Hodgson Consultants Pty Ltd, Reference no. MO 29071, dated 14 July 2015.

The report concludes that future development is suitable for the proposed allotments and will achieve the Acceptable Risk Management Criteria of Council’s Geotechnical Risk Management Policy.

The proposal therefore meets the requirements of Clause 7.7 of the PLEP 2014.

Clause 7.10 relates to essential services. The lots in the proposed subdivision will be provided with all services including electricity, water, gas, sewer and communications. All new services will be provided underground.

The proposed subdivision therefore complies with the PLEP 2014 subdivision controls.

6.2 Pittwater 21 Development Control Plan

Council's Pittwater 21 DCP Part B (General Controls), and Part D10 Avalon Beach Locality Statement provides a range of outcomes and controls which form the primary criteria control for development within the subject locality.

6.2.1 Section A Introduction

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.

The residential subdivision will not present any significant noise or traffic issues associated with the normal vehicle movements to and from the site, with the additional traffic generated by the development not being discernible in the existing traffic flows of Trentwood Park and this area of Avalon.

The proposed subdivision is in keeping with the low density residential character of the locality, and maintains the natural landscape of the site. The proposed works comprising the demolition of the existing garage and the extension of the driveway will not be visible from the street, and therefore will not impact upon the Trentwood Park streetscape.

6.2.2 Part B General Controls

The General Controls applicable to the proposed land subdivision are summarised as:

B1.2 Heritage Conservation - Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites

The controls seek to achieve the outcomes:

Conservation of the environmental heritage of Pittwater LGA in accordance with the principles contained in the Burra Charter.

Enhancement of the identified heritage values and significant character of the heritage conservation areas and encourage contemporary design that responds appropriately to their character.

Development respectful of environmental heritage, undertaken in a manner that is sympathetic to, and does not detract from, any heritage significance.

The site does not contain any heritage items, nor does it fall within a conservation area. However, the western portion of the site adjoins Ruskin Rowe Heritage Conservation Area. The proposed subdivision and associated works are sympathetic to the conservation area, and will not have any impact on the significance of the area.

B2.2 Land Subdivision – Low Density Residential Areas

The controls seek to achieve the outcomes:

Achieve the desired future character of the locality.

Maintenance of the existing environment. (En)

Equitable preservation of views and vistas to and/or from public/private places. (S)

The built form does not dominate the natural setting. (En)

Population density does not exceed the capacity of local and regional services. (En, S, Ec)

Population density does not exceed the capacity of local and regional transport facilities. (En, S, Ec)

The requirements for the subdivision of land within this locality are noted on the Lot Size Map as 700m². The proposed allotments will comply with these minimum lot sizes, exclusive of the access corridor.

The following table summarises the controls of Clause B2.2:

Requirement	Proposal	Compliance
Minimum Allotment Size – 700m ²	Lot 1: 1133m ² (801m ² excluding access and easements) Lot 2: 2895m ² (2555m ² excluding access and easements) Lot 3: 1390m ²	Yes
Minimum Allotment Width – 16m at the building line (Area 1)	Lot 1: 18m Lot 2: 47.59m Lot 3: 37.49m	Yes
Minimum Allotment Depth – 27m	Lot 1: 62m Lot 2: 49.95m Lot 3: 27.42m	Yes

Maximum Slope – 30%	<p>Lot 1: 25%</p> <p>Lot 2: 28.5%</p> <p>Lot 3: 29.5%</p>	Yes
Minimum Building Area – 175m ²	Building footprints in excess of 175m ² provided on plans	Yes

As demonstrated in the above table, the proposed allotments comply with the provisions of Clause B2.2 of the DCP.

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 has been identified on Council’s Geotechnical Hazard Map as being within a H1 zone. A Geotechnical Report has been prepared by Jack Hodgson Consultants Pty Ltd, Reference no. MO 29071, dated 14 July 2015 and has been provided to address the provisions of this clause.

The report concludes that future development is suitable for the proposed allotments and will achieve the Acceptable Risk Management Criteria of Council’s Geotechnical Risk Management Policy.

B3.2 Bushfire 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. (Ec)

The site is identified as bushfire prone land on Council’s Bushfire Prone Land Map. The proposal is accompanied by a Bushfire Report and Risk Assessment Certificate prepared by Ron Coffey and dated 2 December 2015.

The Certificate identifies the site as being subject to various Bushfire Attack Levels, all below BAL 29. The report concludes that the future development is suitable for the proposed allotments and will achieve compliance with the requirements of Planning for Bushfire Protection (2006) and AS 3959:2009 – *Construction of a building in a bushfire-prone area*. The proposal is therefore considered acceptable in accordance with this control.

B3.6 Contaminated Land and Potentially Contaminated Land

The controls seek to achieve the outcomes:

Protection of public health. (S)

Protection of the natural environment. (En)

Successful remediation of contaminated land. (En, S)

The site has a history of residential use. As such, no further investigation is required.

B4.2 Flora and Fauna Conservation Category 1 and Wildlife Corridor

The controls seek to achieve the outcomes:

The long-term viability of locally native flora and fauna and their habitats and the retention and enhancement of wildlife corridors in the Pittwater LGA. (En)

The proposed subdivision retains the majority of the High and Medium Retention Value trees on site. The proposal will therefore not result in any significant loss of canopy cover, and the natural landscape of the site will be maintained.

B4.4 Flora and Fauna Conservation Category 2 and Wildlife Corridor

The controls seek to achieve the outcomes:

Conservation, enhancement and/or creation of habitats for locally native flora and fauna to ensure the long-term viability of locally native flora and fauna and their habitats. (En)

The proposed subdivision retains the majority of the High and Medium Retention Value trees on site. The proposal will therefore not result in any significant loss of canopy cover, and the natural landscape of the site will be maintained.

B4.22 Preservation of Trees or Bushland Vegetation

The controls seek to achieve the outcomes:

To protect and enhance the amenity that trees and/or bushland vegetation provide.

To protect and enhance the scenic value and character that trees and/or bushland vegetation provide (En, S).

To protect, enhance and account for the contribution trees and/or bushland vegetation provide to the ecological value and biodiversity of Pittwater, including habitat for locally native plant and animal species, threatened species populations and endangered ecological communities (En).

To promote the benefits that corridors of trees and/or bushland vegetation provide for the movement of flora and fauna (En, S).

An Arboricultural Impact Statement has been prepared by Bluegum Tree Care and Consultancy, dated October 2015, and accompanies this submission. The report concludes that of the forty-

eight trees assessed, eleven trees will be affected by the proposal and their removal is sought. The majority of the High Retention Value trees are to be retained. The proposed subdivision is therefore considered to maintain the natural landscape of the site.

B5.2 Waste Water Disposal

The controls seek to achieve the outcomes:

Effective management of sewage and wastewater systems and disposal to central reticulation system. (En, S)

Effective management of on-site sewage and effluent systems to ensure environmental and public health protection(En, S)

The site is currently connected to the Sydney Water centralised sewerage waste disposal system.

B5.10 Stormwater Discharge into Public Drainage System

The controls seek to achieve the outcomes:

All new development is to have no adverse environmental impact at the discharge location. (En, S)

Stormwater from the existing dwelling and the proposed new allotments will be directed by gravity to Trentwood Park.

B6.1 Access Driveways and Works on the Public Road Reserve

The controls seek to achieve the 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.

The existing driveway, in conjunction with the extension of the driveway within the rear portion of the site, will service the three proposed allotments. As the street frontage is less than 30m wide, only one access driveway is proposed in accordance with this provision.

The proposal is accompanied by a Traffic Report, prepared by Ray Dowsett Traffic and Transport Planning Pty Ltd and dated 19 June 2015. The report provides an assessment in relation to the vehicle access arrangements and the traffic generation and impact. The report concludes that the proposal will have no unacceptable traffic related environmental implications and that the proposed vehicle access arrangements will be adequate for the residential use of the subdivision.

B6.2 Internal Driveways

The controls seek to achieve the 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.*

The existing and proposed driveway grades area addressed in the Traffic Report, prepared by Ray Dowsett Traffic and Transport Planning Pty Ltd and dated 19 June 2015. The report concludes that the proposed vehicle access arrangements will be adequate to cater for the proposed subdivision.

B6.7 Traffic and Transport Management

The controls seek to achieve the outcomes:

- Safe and orderly traffic, pedestrian and cyclist access to and from all development via the surrounding road network and transport infrastructure. (En, S)*
- The developer meets the cost of upgrading the surrounding road, and traffic and transport infrastructure to meet the needs generated by the development. (S, Ec)*

The proposal is accompanied by a Traffic Report, prepared by Ray Dowsett Traffic and Transport Planning Pty Ltd and dated 19 June 2015. The report provides an assessment in relation to the traffic generation and impact of the proposed subdivision. The report concludes that the proposal will have no unacceptable traffic related environmental implications.

B8.1 Construction and Demolition – Excavation and Landfill

The controls seek to achieve the outcomes:

- Site disturbance is minimised. (En)*
- Excavation, landfill and construction not to have an adverse impact. (En)*
- Excavation and landfill operations not to cause damage on the development or adjoining property. (S)*

The site has been identified on Council's Geotechnical Hazard Map as being within a H1 zone. A Geotechnical Report has been prepared by Jack Hodgson Consultants Pty Ltd, Reference no. MO 29071, dated 14 July 2015.

The report concludes that future development is suitable for the proposed allotments and will achieve the Acceptable Risk Management Criteria of Council's Geotechnical Risk Management Policy.

6.2.3 Section C Design Criteria For Subdivision

C4.1 Subdivision - protection from hazards

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 has been identified on Council's Geotechnical Hazard Map as being within H1 zones. A Geotechnical Report has been prepared by Jack Hodgson Consultants Pty Ltd, Reference no. MO 29071, dated 14 July 2015 and has been provided to address the provisions of this clause.

The report concludes that future development is suitable for the proposed allotment and the site can achieve the Acceptable Risk Management Criteria of Council's Geotechnical Risk Management Policy.

C4.2 Subdivision – access driveways and off-street parking facilities

The controls seek to achieve the outcomes:

Safe and functional access for vehicles, cyclists and pedestrians. (S)

Safe and convenient access and parking is provided on each lot.

The proposal addresses the outcomes and identified controls in that a safe and functional driveway and access from Trentwood Park has been designed for the site. A right of way will ensure vehicular access to the proposed lots.

This clause requires that the design of each individual lot created is to provide for off street parking facilities compatible with the proposed development uses for that lot. Residential dwellings require two parking spaces. The two parking spaces for the existing dwelling will be retained. It is considered that the proposed new allotments are of sufficient area and dimension to allow for two parking spaces on site.

C4.3 Subdivision – traffic and transport management

The controls seek to achieve the outcomes:

Safe and orderly traffic and pedestrian access to and from all development via the surrounding road network and transport infrastructure. (En, S)

The cost of upgrading the surrounding road, traffic and transport infrastructure to meet the needs generated by the development is met by the developer. (S, Ec)

The proposal is accompanied by a Traffic Report prepared by Ray Dowsett Traffic and Transport Planning Pty Ltd, dated 19 June 2015. The design will continue to maintain a single access point to Trentwood Park, which is consistent with the existing conditions.

The report concludes that the proposal complies with Council's DCP in this regard and that the proposal will have no unacceptable traffic related environmental implications and that the proposed vehicle access arrangements will be adequate for the residential use of the subdivision. The proposal will therefore achieve the outcomes of Clause 4.3.

C4.5 Subdivision – utility services

The controls seek to achieve the outcomes:

- Adequate utility services capacity to meet the demands of subdivision development. (En, S)*
- Safety of building occupants being maintained and enhanced. (S)*
- Security of utility services is improved. (S)*
- Opportunities for street tree planting enhanced. (En)*
- Visual pollution by aerial cables is reduced. (En, S)*
- Improved safety by removal of visual clutter. (En, S)*

In accordance with the suggested controls of Clause 4.5, the lots in the proposed subdivision will be provide with all services including electricity, water, gas, sewer and communications. All new services will be provided underground.

C4.7 Subdivision – amenity and design

The controls seek to achieve the outcomes:

- Desired character of the locality*
- Protection of the natural environment. (En)*
- Ecologically sustainable development. (En)*
- Minimal design constraints. (S)*
- Adequate access and services. (En, S)*
- Access driveways to public roads are minimised.*

In regard to the identified controls, the following matters are noted:

- a) *all properties, both existing and proposed, achieve/retain a level of amenity commensurate with the locality and the desired character of the area*

It is considered that the proposed allotments are of a suitable size and configuration so as to allow for the development of the lots in a manner which is consistent with the existing development pattern of the adjoining development in the locality. The proposed allotments will allow for a future development which will provide for good levels of residential amenity for the residents of the subject and neighbouring sites.

- b) *the impact on the environment of the completed development (including buildings to be constructed on the proposed lots) has an acceptable impact on the environment.*

Given the minor nature of the new driveway works and the appropriate allotment sizes, it is not anticipated that the development will have a significant impact on the local environment.

The development of the site will necessitate the removal of eleven trees. An Arboricultural Impact Statement has been prepared by Bluegum Tree Care and Consultancy, dated October 2015, and accompanies the application.

6.2.4 Section D Locality Specific Development Controls

The **Section D10 Avalon Beach Locality Statement** contains a number of outcomes for the future development of the site. The future Development Application for the development of the new allotments will consider the Section D requirements and provide for a dwelling design which is consistent with the desired character of the Avalon Beach Locality.

Clause D1.1 relates to Character as viewed from a public space.

The controls seek 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.

As discussed, it is considered that the proposed allotments are of a suitable size and configuration so as to allow for the development of the lots in a manner which is consistent with the existing development pattern of the adjoining development in the locality.

The new allotments will allow for a future development which will provide for good levels of residential amenity for the residents of the subject and neighbouring sites.

The streetscape view of the site will be largely unchanged.

7.0 Matters for Consideration under Section 79C 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 draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

There are no draft LEP controls relevant to the proposal at this stage.

7.3 Any development control plan

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

The application has been prepared having regard to the requirements of Sections A & B and the future development of the sites will address the additional design criteria of Section C and the Locality Specific Controls of Section D of the Pittwater 21 DCP.

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 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

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

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

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

7.6 Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

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

7.7 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 Torrens Title subdivision of one allotment into three, 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 existing residential character of the area by virtue of the resultant size of the allotments being consistent with the size and shape of the allotments in the vicinity.

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 and the Avalon Beach Locality Statement.

7.8 The suitability of the site for the development

The subject land is currently zoned E4 Environment Living under the Pittwater Local Environmental Plan 2014 and is considered suitable for the proposed development.

The subject site does not exhibit any significant constraint to the construction of the proposed development.

7.9 Submissions made in accordance with this Act or the regulations

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

7.10 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.

The proposed subdivision of the land also sees the economic and orderly use of the land to provide for additional housing within the area, which will be designed and constructed in an environmentally friendly and sustainable manner, to the benefit of the wider community.

8.0 CONCLUSION

The principal objective of this development is to provide for the subdivision of one lot into three, including the demolition of an existing detached garage and extension of the existing driveway, with a future application to be presented for the development of the new allotments.

It is considered that the proposed works satisfy the stated objectives of Council's Development Controls and reinforce the residential character of the area. The subdivision of the land sees the opportunity for the provision of additional housing within the area, which responds to the special nature of the site and the locality, and will present the opportunity for additional family living in a development which will be conscious of and responsive to the environmental qualities of the locality.

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.

VAUGHAN MILLIGAN

Town Planner

Grad Dip in Urban and Regional Planning (UNE)