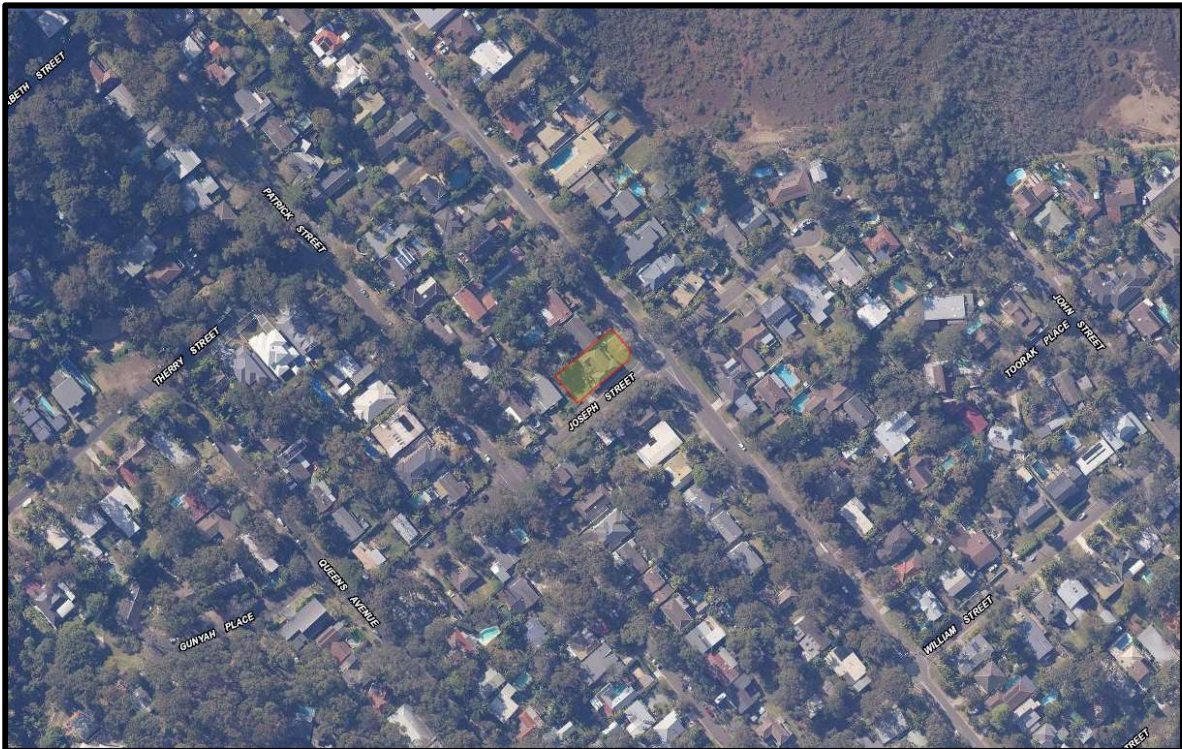


STATEMENT OF ENVIRONMENTAL EFFECTS



SITE: Lot A DP 161572
71 George Street
Avalon Beach

APPLICANT: Rawson Homes
PO Box 3099
RHODES NSW 2138

PROPOSAL: Construction of a two storey 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 erection of a new two storey brick dwelling containing four (4) bedrooms, study, lounge and family / dining rooms along with an attached garage.

The site is a corner allotment with a primary frontage of 14.63m to George Street, a secondary frontage to Joseph Street of 34.44m and a land area of 690.1m². The site currently contains a dwelling and associated structures that are to be demolished via separate application to Council.

Several trees are required to be removed within the central part of the allotment. Replacement planting and additional landscaping is to be provided upon completion of the construction phase.

The subject site has a moderate fall the eastern corner with drainage to be directed to an approved system via rainwater tanks as per the hydraulic details.

The area generally consists of a mix of detached dwellings of a single and two-storey nature as anticipated within an existing residential area.

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

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 permissible within the zone and defined in the Plan as “**dwelling house**” meaning “*a building containing only one dwelling*”.

The identified zone permits the construction of a ‘dwelling house’ 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 low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

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

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	8.23m	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 5.9 Preservation of Trees or Vegetation

Two trees within the central part of the allotment are proposed to be removed as part of the subject application. Replacement planting and additional landscaping is to be provided upon completion of the construction phase. The landscape character of the area will be maintained by the proposed development.

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 proximity of heritage items.

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 Sulfate Soils.

Clause 7.2 Earthworks

Minor ground disturbance is required to provide a footings to site the building footprint. The extent of earthworks is not considered excessive for the site as the dwelling incorporates bearer and joist construction, and dropped edge beams to reduce site disturbance outside of the dwelling footprint. All earthworks can be suitably battered and/or retained to ensure structural adequacy and minimal impact on the adjoining properties.

Clause 7.3 Flood planning area

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

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 detached dwelling is to be located on a 690.1m² existing allotment being in keeping with the typical size for the area. Two trees are identified for removal however replacement planting and additional landscaping is to occur following construction to ensure the landscape character of the area is maintained.

The proposed two storey dwelling is considered to be consistent with the intended character of the area and the character of Avalon Beach. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling 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 erection of the dwelling will meet with the objectives of the low-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

Two trees are to be removed as part of the proposed development with replacement planting proposed upon completion of the construction phase 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 a two storey design proposed to reduce the dwelling footprint and overall impact of the dwelling.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the 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 an item of heritage significance, within a conservation area or within proximity of a heritage item.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area following reference to Council's Bushfire Prone Land Map.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation for the placement of footings. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils. The site is not known to be affected by flood.

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 an approved system via rainwater tanks as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the BASIX requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Capable of Complying	Yes
Driveway width at kerb to be maximum of 3.5m	Capable of complying	Yes
Required parking spaces per dwellings 1 bedroom – 1 space 2 bedrooms + - 2 spaces	2 spaces within garage and additional hard stand parking spaces provided within the driveway.	Yes

B8 Site works management

Cut and fill within the site is noted on the accompanying plans. 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 the dwelling or removal of trees.

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% of front setback is capable of being landscaped.	Yes
<u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it.	Large entry door with glass inserts to allow	Yes

<p>Casual surveillance of front yard.</p> <p>Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.</p>	<p>views of the porch and entry approach.</p> <p>Family / dining room windows and entry allows casual surveillance of the front yard of the dwelling.</p> <p>Appropriate lighting proposed to reduce potential for damage / vandalism without detrimentally impacting the adjoining properties.</p>	<p>Yes</p> <p>Yes</p>
<p><u>C1.3 View sharing</u></p>	<p>The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks.</p>	<p>Yes</p>
<p><u>C1.4 Solar access</u></p> <p>3hrs to POS of proposed and adjoining 9am-3pm.</p> <p>3hrs to 50% glazing of proposed and adjoining living area windows.</p>	<p>3hrs solar access provided to the proposed dwelling and adjoining dwellings due to favourable orientation of lot and appropriate setbacks and height of the proposed dwelling. Shadow cast from the proposed dwelling are to the secondary street and are not beyond anticipated levels for an allotment with north to the side boundary of the allotment.</p>	<p>Yes</p> <p>Yes</p>
<p><u>C1.5 Visual privacy</u></p>	<p>No loss of visual privacy anticipated from the proposed development. The first floor contains</p>	<p>Yes</p>

	bedrooms and bathrooms along the side elevations which are deemed to be low trafficable areas ensuring minimal overlooking and privacy intrusion. First floor windows are appropriately offset, treated and setback from adjoining properties to further reduce overlooking and privacy intrusion. Ground floor living areas are appropriately setback and offset from adjoining living and POS areas.	
<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 ² 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.	>80m ² Min >3.0m POS to the alfresco and rear yard. Provided in the rear yard POS accessed via family / dining room North-eastern orientation provided to the alfresco. Adequate space available with the rear yard.	Yes Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage within the side setback.	Yes

	Waste Management Plan provided for Council's consideration.	Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	450-610mm eaves provided to the entire dwelling.	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.

Design of the residence has entailed a streetscape appearance of a two storey dwelling that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the provision of entry and balcony features. The front façade does not contain any unarticulated component in excess of 8m.

Car parking is provided in the attached double garage which is setback from the building line which ensures the garage is not a dominant feature of the streetscape. Planting within the front setback ensures the dwelling is softened and does not dominate the street. The articulation and high quality design of the dwelling will ensure the visual bulk of the dwelling is minimised.

Based upon the design of the 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 George 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 dwelling is designed with contemporary design elements to compliment the 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;

Design Guidelines	Proposed	Compliance
<u>D1.5 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For consideration by Council.
<u>D1.8 / Front Building line</u> Land adjoining Barrenjoey Road – 10m	N/A	N/A
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	N/A	N/A
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	N/A	N/A
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.	9.6m in keeping with the streetscape.	Yes
All other land – Merit consideration	N/A	N/A
<u>D1.9 / Side and rear building line</u>		
Land zoned R2, R3 or E4: 2.5m to one side;	4.13m to south-eastern boundary	Yes

1.0m to other side.	1.718m to north-western boundary	Yes
6.5m to rear (except land in foreshore)	10.399m	Yes
<u>D1.11 / Building envelope</u>		
3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Dwelling within the building envelope with the exception of a small portion of the first floor.	No*
<u>D1.13 / Landscaped Area – General</u>		
Landscape area min = 50%	N/A	N/A
<u>D11.11 / Landscaped Area – Environmentally Sensitive Land</u>		
Landscape area min. = 60%	65.25%	Yes
<u>D1.15 Fences</u>		
	No front fencing proposed.	N/A
	Internal dividing fences to be retained / replaced as required.	Yes
<u>D1.17 / Retaining Walls</u>		
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.	Provided	Yes
Retaining Walls visible from street ideally of sandstone or similar materials.	Retaining walls capable of being suitably constructed.	Capable of complying.
Undercroft areas limited to 3.5m and provided with landscaping.	No undercroft area proposed.	N/A

Variations

Landscape area - Council's policy requires that the proposed dwelling is to be contained within the building envelope that applies to sites within the R2 zone. The DCP allows for variations to the building envelope if it can be demonstrated that a

variation to the control improves the design, external appearance or utility of the proposed building.

The dwelling is provided with a compliant side setback of 1.718m, and has a 20° pitched roof. It is considered that the geometrical proportions of the design would be inaccurate and restrictive on design if strict compliance with the building envelope were necessary.

The non-compliance creates no additional adverse visual impact to the streetscape and is considered to be in context with the built form envisaged for the area. The dwelling is not considered to create shadows beyond that anticipated for a two storey dwelling with north to the side boundary of the site. Privacy of the adjoining properties will not be compromised as a result of the requested variation as living areas have been provided within appropriate setbacks, offsetting of windows and no direct overlooking to the neighbouring properties.

The proposed design can satisfy the objectives of the clause and the non-compliance is considered acceptable in the circumstances. It is requested that the variation be supported in this instance.

* * *

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 contemporary two storey development will be compatible with surrounding developments, and is considered consistent with a typical two storey dwelling in a well-established suburban location.

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

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

Sedimentation Control

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

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.

(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 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 dwelling is 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 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 the construction of a new two storey development 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.



Maxine Booth
Town Planner
Urban Planning & Building Consultants
August 2019