

# Statement of Environmental Effects

- i) Under deck extension
- ii) Boundary wall tidy up
- iii) New bedroom window
- iv) Carport

11 Wandearah Avenue, Avalon Beach

Lot 39 DP 207049

Prepared for: Arclab  
Ref: 101804

Date: 25 August 2020

# **1. Executive Summary**

## **1.1 Introduction**

This Environmental Effects Statement is to support Development Application (DA) and accompanying plans for

i) a proposed extension underneath the existing deck on Lot 39 DP 207049 at 11 Wandearah Avenue, Avalon Beach.

In addition some minor works are planned to tidy up the existing property. Namely

ii) a low retaining wall extension (max height 800mm) to an existing retaining wall along the site boundary to expedite aesthetic improvement

iii) a new window to a bedroom on the north western side of the building. (Note the view from this bedroom was built out to the North East by the development at 13 Wandearah Avenue)

iv) a carport above the existing hard surface entrance drive

Collectively these works are referred herein as the 'Proposed Construction Works'

## **1.2 Site Details**

The subject site comprises Lot 39 DP 207049 with a street address of 11 Wandearah Avenue, Avalon Beach.

The site has a total combined area of 844.2m<sup>2</sup>, with a street frontage of 12.8m to Wandearah Avenue and 6.75m to Riviera Avenue.

The site is zoned E4 – Environmental Living under the Pittwater Local Environmental Plan (LEP) 2014.

Development for the purposes are permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.

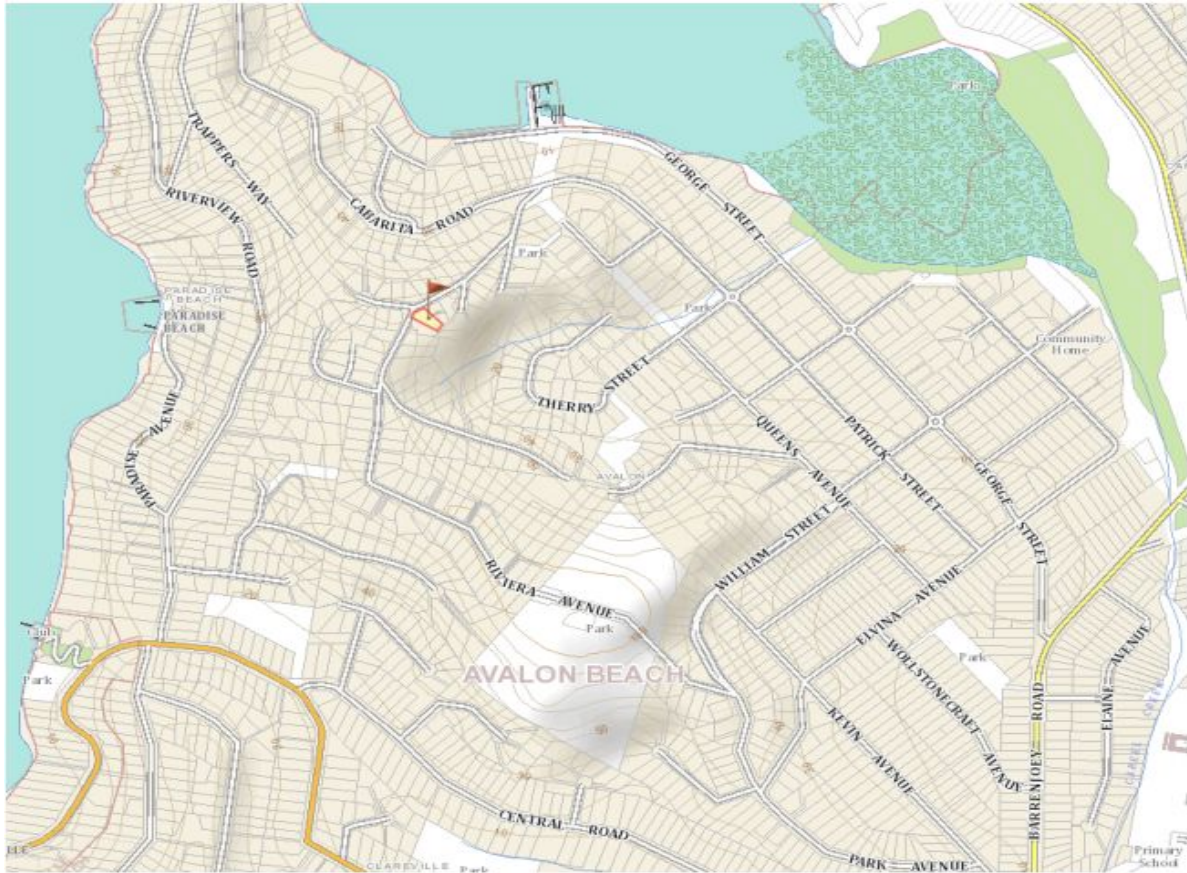


Figure 1: Locality of the subject site.

## 1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 78A(9) of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

## **2. Proposed Development**

### **2.1 Proposal Objectives**

The objective of the proposed development is to seek approval for the construction of the Proposed Construction Works on the subject allotment.

### **2.2 Summary of Development**

The proposed development involves;

- a proposed extension underneath the existing deck on Lot 39 DP 207049 at 11 Wandearah Avenue, Avalon Beach.
- a low retaining wall extension(max height 800mm) to an existing retaining wall along the site boundary to expedite aesthetic improvement
- a new window for a bedroom on the north western side of the building. (Note the view from this bedroom was built out to the North East by the development at 13 Wandearah Avenue)
- a carport above the existing hard surface entrance drive

The proposed extension to the dwelling is underneath the existing wooden deck structure, totally within it's envelope and footprint to the rear of the building. It does not directly overlook any of the adjacent property buildings.

The proposed low retaining wall structure would provide retaining between marginal differences of land height between adjoining properties as well as an aesthetic tidy up to works that have been unfinished from building inception. Both parties to the boundary wall are generally amenable.

A boundary fence will later be placed along the top of this as a separate entity from this planning development application, to a height of 1.8m above the existing uncut land height.

The proposed new bedroom window will be aesthetically in keeping with the other windows on this level. The need for this window was brought about when the existing window with Pittwater and Ocean views to the North East was previously built out by the development works at 13 Wandearah Avenue (when the house was extended with a second level approximately 10 years ago).

The proposed carport is simply to provide some protection from weather (sun, rain and hail) to the vehicles on the drive and to persons getting in and out of the vehicles

Visual impact to the property will be negligible.

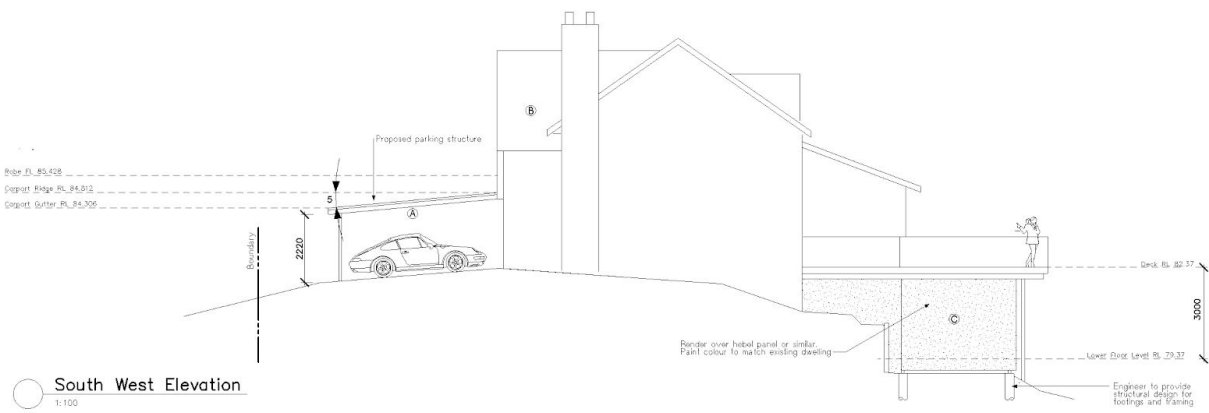
Landscaping and fencing are further proposed that are sympathetic to the local vegetated streetscape and it is considered that they will further enable the changes to be visually softened and blend in with

the surroundings and be largely unperceivable from the street due to a combination of vegetation and topography.

The following images portray these changes. These demonstrate that any visual impact on the streetscape will be minimal.



Figure 2: Post development viewed from the north



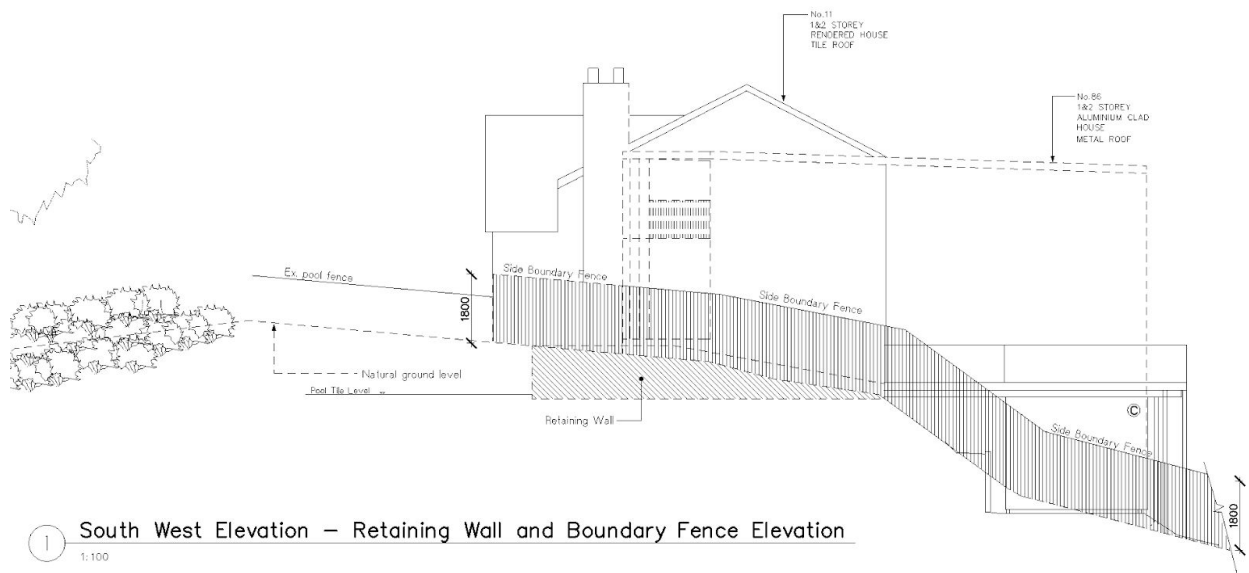


Figure 3: Post development viewed from the west



Figure 4: Post development viewed from the south

### **3. Characteristics of the Site and Locality**

#### **3.1 The Site**

The subject site comprises Lot 39 DP 207049, and is known as 11 Wandearah Avenue, Avalon Beach.

The site has a combined total area of approximately 844.2m<sup>2</sup>, with a frontage of 12.8m to Wandearah Avenue and 6.765m to Riviera Avenue.

Existing on the site is a one and two storey rendered dwelling house, Vehicle parking access is via a Wandearah Avenue and an existing double garage attached to the front of the dwelling and a recently constructed Swimming Pool and retaining Wall, (Subject to prior DA currently going through final stages of compliance)

The site rises gently from the street before it falls significantly to the rear and it is in this rear setback that the bulk of the on-site vegetation is located.



Figure 5: Subject Site

### 3.3 Land Uses

The subject site currently contains a one and two storey rendered residence.

Vegetation on site is largely contained to the properties rear setback area and will not be impacted by the development.

Some further planting to the rear is planned as the rear garden has been cleaned of weeds and overgrowth pursuant to Bush Fire Prevention recommendations.



### **3.4 Topography**

The site rises gently from the street before it falls significantly to the rear and it is in this rear setback that the bulk of the on-site vegetation is located.

### **3.5 Contamination and Geotechnical Considerations**

#### **3.5.1 Contamination**

The site is not known to have any past contaminating uses.

#### **3.5.2 Acid Sulfate Soils**

The subject site is identified as containing potential Acid Sulfate Soils, Class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

#### **3.5.3 Land Slip**

The portion development site subject to the development is not identified on the Geotechnical Hazard Map – Sheet GTH\_016 as being within any Geotechnical Hazard Zones.

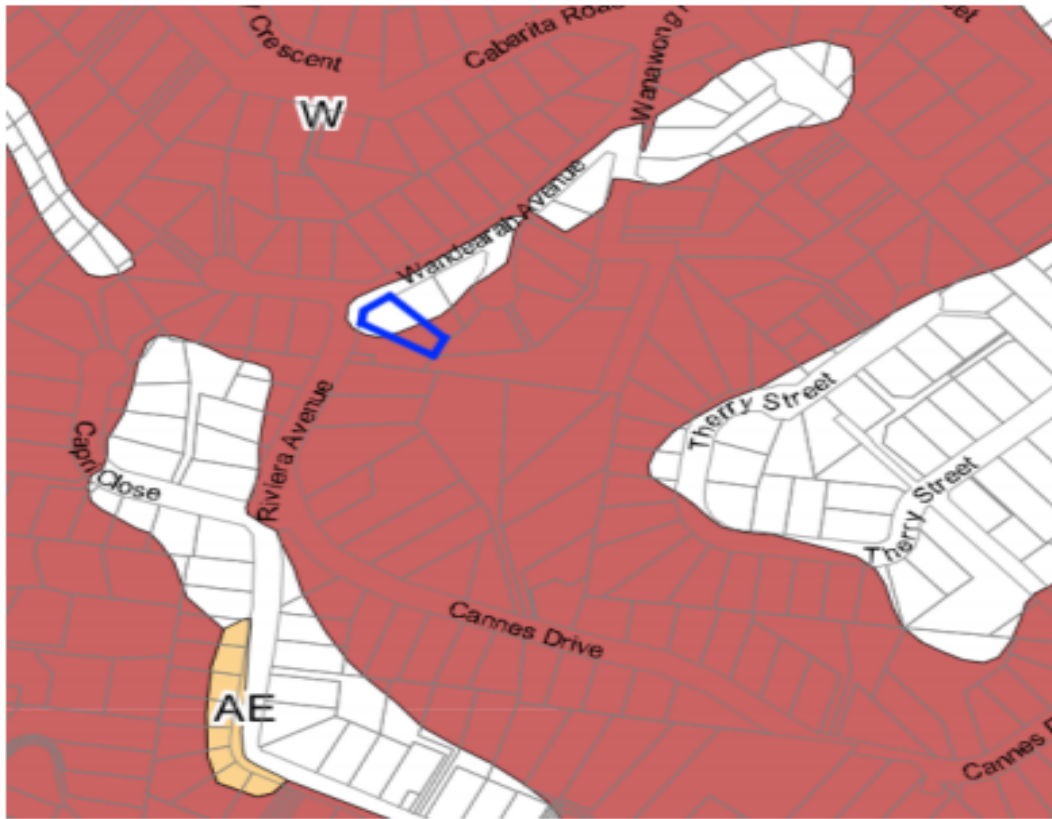


Figure 7: Geotechnical Hazard Zones.

### 3.6 Vegetation

The subject site contains scattered large vegetation mainly confined to the sites rear, northern boundary. The new works will not require any vegetation to be removed.

Conversely it allows the opportunity to plant along boundary walls and fences and in front of the extension area.

### 3.7 Bushfire

The development site is not noted as being bushfire prone.

### **3.8 European and Aboriginal Archaeological Heritage**

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

The site is not known to contain any items of Aboriginal archaeological significance. Though again, given that the proposal is for the purpose of a boundary adjustment it is considered that any possible Aboriginal relics located on the site will not be affected.

### **3.9 Traffic, Access and Road Network**

The site is located on Wandearah Avenue, Avalon Beach.

Given the minor scale of the development and the fact that no modification to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

### **3.10 Coastal Zone**

The development site is not subject to the provisions of the NSW Coastal Policy.

### **3.11 Services and Utilities**

The site is currently serviced with both reticulated water and sewer.

## **4.Planning Controls**

### **4.1 State Planning Controls**

#### **Environmental Planning and Assessment Act 1979**

Section 91 The development is not considered to constitute integrated development under the provisions of Section 91 of the Environmental Planning and Assessment Act 1979.

#### **State Environmental Planning Policies**

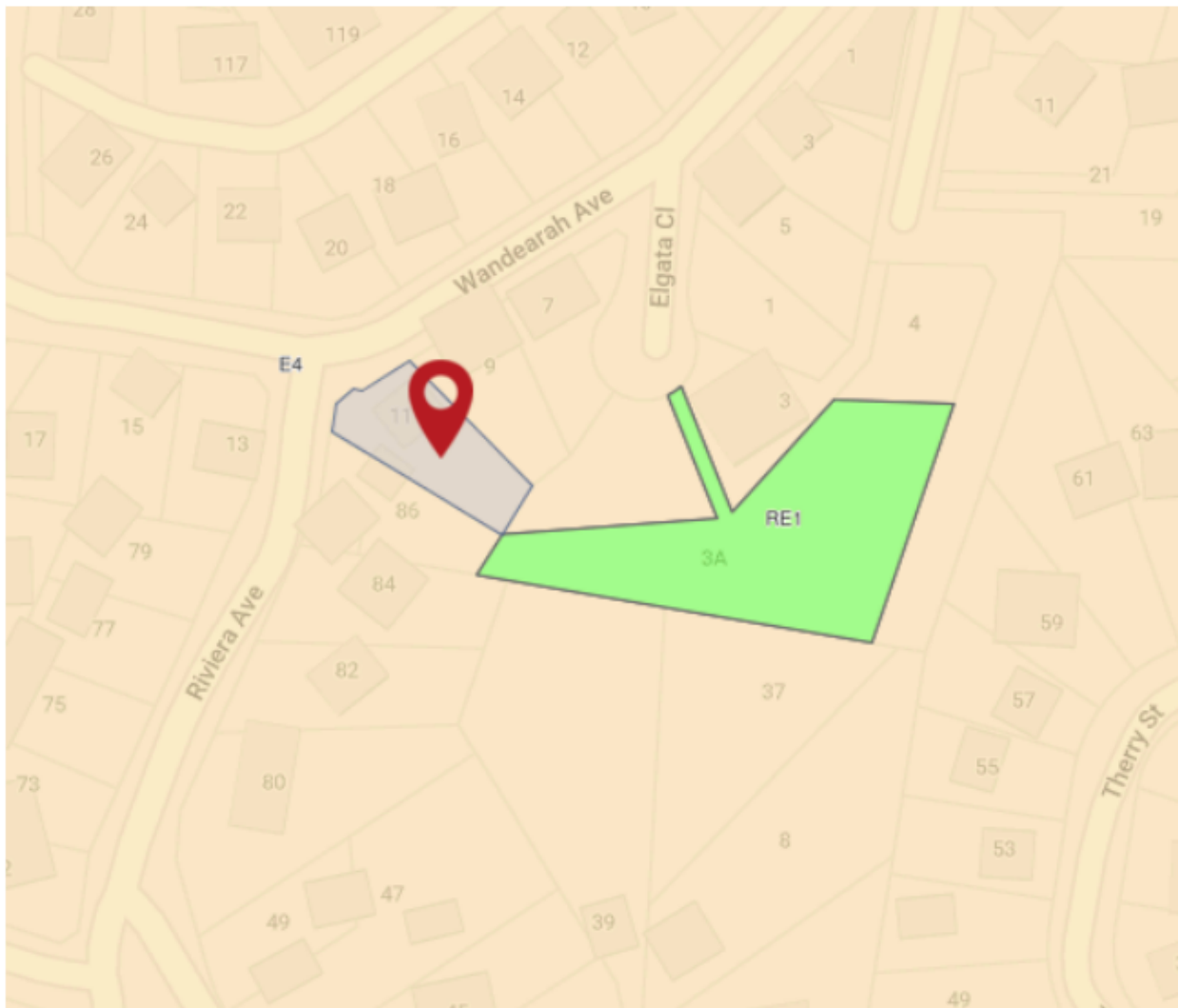
No State Environmental Planning Policies have been relied upon for this development.

### **4.2 Local Planning Controls**

The development site is currently controlled by the provisions of the Pittwater Local Environmental Plan 2014.

#### **Pittwater Local Environmental Plan 2014**

Under the Pittwater Local Environmental pan 2014, the site is zoned E4 – Environmental Living. An excerpt of the Pittwater Local Environmental Plan 2014 zoning map is shown in Figure 8.



**Figure 8: Site Zoning under Pittwater Local Environmental Plan 2014**

The provisions for the E4 – Environmental Living zone state;

- *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.*

**Comment:** The proposed extension works (with the exception of the car port and boundary retaining wall/fence) are within the envelope of the building

No vegetation is to be removed and the proposal will not result in adverse impacts to the streetscape or area amenity.

## **2 Permitted without consent**

*Home businesses; Home occupations*

## **3 Permitted with consent**

*Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Water recreation structures*

## **4 Prohibited**

*Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3*

**Comment:** Under subclause 3, Dwelling Houses and ancillary development are permissible with Consent.

## **Part 4 - Principal Development Standards**

No Principle development standards are applicable to the development.

## **Part 7 - Additional Local Provisions**

### **Clause 7.1 Acid Sulfate Soils**

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

### **Clause 7.7 Geotechnical Hazards**

The portion of the site in which the pool will be sited is not mapped as being within an area constrained by a Geotechnical Hazard.

### **Clause 7.2 Earthworks**

Clause 7.2 States;

*(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

*(2) Development consent is required for earthworks unless:*

*(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*

*(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters: (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, (i) the proximity to and potential for adverse impacts on any heritage item, archaeological site or heritage conservation area.*

The earthworks proposed for the site are minimal in nature and limited to the excavations required to facilitate the proposed extension and new bedroom window

It is not considered that the excavations will present any nuisance or hazard to adjoining properties, nor is it considered likely to have any impact on the existing drainage patterns.

The fill to be excavated is unlikely to contain any contamination based on the sites history. Any excess that cant be retained on site will be disposed of at an approved landfill site or waste facility.

#### **Clause 7.6 Biodiversity Protection**

No vegetation is proposed for removal and it is considered any impacts from the development are contained within the site.

#### **Clause 7.10 Essential Services**

The subject site is serviced by reticulated water and sewer.

## Pittwater Development Control Plan 21

The following relevant controls have been considered in the preparation of the subject application.

The development is considered to be compliant with the DCP controls for single dwellings.

### B3 - Hazard Controls

| Controls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Response                                                                                                                                                                                                                                                                                       |
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| <p>B3.2 Bushfire Hazard</p> <p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <ul style="list-style-type: none"><li>- Planning for Bushfire Protection (2006)</li></ul> <p>AS 3959 - Construction of a Building in a Bushfire Prone Area</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The development site is not noted as being bushfire prone.</p>                                                                                                                                                                                                                              |
| <p>B3.5 Acid Sulfate Soils</p> <p>Works involving the disturbance of soil or the change of groundwater levels, as described in the following table, shall not be carried out on land of the class specified for those works, unless it has been determined whether acid sulphate soils are present and whether the proposed works are likely to disturb these soils.</p> <p>If it is determined that acid sulphate soils are present or are likely to be present on the land, consideration must be given to:</p> <ul style="list-style-type: none"><li>- the likelihood of the proposed development resulting in the discharge of acid water; and</li><li>- any comments from the Department of Planning.</li></ul> <p>Consent for development to be carried out by Councils or drainage utilities is required despite:</p> <ul style="list-style-type: none"><li>- clause 35, and items 2 and 11 of Schedule 1, to the Environmental Planning and Assessment Model Provisions 1980, as adopted by Pittwater LEP 1993; and</li></ul> <p>clause 10 of SEPP No 4 Development Without Consent and Miscellaneous Complying Development</p> | <p>The subject site is identified as containing potential Acid Sulfate Soils, class 5.</p> <p>The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.</p> |



## **B5 - Water Management**

| <b>Controls</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Response</b>                                                                                                                                                                                                                                                                                                                                     |
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| <p><b>B5.2 Wastewater Disposal</b><br/>All premises must be connected to the Sydney Water centralised sewerage waste disposal system where available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The subject site is connected to the Sydney Water reticulated sewer and water system.</p>                                                                                                                                                                                                                                                        |
| <p><b>B5.3 Greywater Reuse</b><br/>Blackwater reuse and on-site disposal is not permitted on sewered lands.<br/>Council will only consider approval of on-site treatment, disposal and/or reuse of greywater subject to demonstration of scheme feasibility and compliance with all relevant State and Federal regulatory requirements and the referenced guidelines.<br/>The greywater treatment and reuse system shall have a current NSW Health Accreditation (where accreditation is necessary).<br/>All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>As the site is fully serviced there will be no requirement to dispose of grey water.</p>                                                                                                                                                                                                                                                         |
| <p><b>B5.7 Stormwater Management - On-Site</b><br/><b>Stormwater Detention</b><br/>An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m<sup>2</sup> (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.<br/>OSD facilities are to be designed and installed to temporarily detain stormwater on a site to limit the discharge leaving the property to ensure that the development does not increase stormwater discharge downstream of the land over and above that of the existing stormwater discharge conditions up to the 1% AEP storm event.<br/>All additional roof surface area of the development is to be drained initially to the rainwater tank which is to be fitted with an overflow pipework system connected to the OSD facility.<br/>All additional ground surface hard stand (impervious) areas are to be drained via a stormwater tank/pit to the OSD facility.<br/>Surface stormwater runoff from properties upstream of the land is to be independently managed to that of the additional ground surface stormwater collection and OSD system and is required to bypass the OSD</p> | <p>The development will not result in an impervious area greater than 50m<sup>2</sup> being created.<br/>While the developed area will increase by 100m<sup>2</sup> the pool represents a hard stand increase of 33m<sup>2</sup> with the decking being a permeable developed area of 67m<sup>2</sup>.<br/>No additional stormwater is required</p> |

system.

Rainwater tanks and OSD facilities may also be combined in an integrated system and may be either above or below ground. Should an oversized rainwater tank be used, then 25% of the excess storage volume can be credited towards the OSD Tank Capacity

## **B8 Site Works Management**

| <b>Control Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Control Response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p><b>B8.1 Construction and Demolition - Excavation and Landfill</b></p> <p>Excavated and landfill areas must be constructed to have no adverse impact on any structures, bushland or significant trees to be retained on the site. Excavation and landfill must be constructed to have no adverse impact on any adjoining public or private lands due to settlement or structural instability. Excavation and landfill areas must be constructed so as not to redirect or concentrate stormwater or surface water runoff onto adjoining properties so as to cause a nuisance. Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"> <li>- Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation, and/or;</li> <li>- Any excavation greater than 1.5 metres deep below the existing surface, and/or;</li> <li>- Any excavation that has the potential to destabilise a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property, and/or;</li> <li>- Any landfill greater than 1.0 metres in height, and/or;</li> <li>- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils,</li> </ul> <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council</p> | <p>The development has been designed so as to minimise the amounts of cut and fill to be undertaken. Siting the development to the rear of the dwelling would have required extensive cut, fill or a bulky suspended structure. A 1.2m retaining wall (cut) will be required at the south-western end of the pool. The development plan sections show the natural ground level in relation to the pool. It is shown in these cross sections that minimal cut is required in relation to the existing natural ground level at the pools North-eastern end with this excavation increasing along the pool. Cutting the pool into the ground will reduce the perceived bulk of the development from the street. All retaining walls are located a minimum of 1.3m from the side boundary in compliance with this clause.</p> |
| <p><b>B8.2 Construction and Demolition - Erosion and Sediment Management</b></p> <p>Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands. Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Erosion and Sedimentation controls will be in place during the construction process in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004), particularly during the excavation period and while exposed earth is being stabilised.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| <p>works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Appropriate devices are to be in place at all times to prevent the migration of sediment off the site</p>                                                                                                                                                             |                                                                                                                                                                                                                 |
| <p><b>B8.3 Construction and Demolition - Waste Minimisation</b></p> <p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</p>                                                                                                                                                                                                                                                            | <p>Waste will be managed through the construction process.</p>                                                                                                                                                  |
| <p><b>B8.4 Construction and Demolition - Site Fencing and Security</b></p> <p>All sites are to be protected by site fencing for the duration of the works.</p> <p>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act</p>                                                                                                                                             | <p>Appropriate site fencing will be implemented during construction.</p>                                                                                                                                        |
| <p><b>B8.6 Construction and Demolition - Traffic Management Plan</b></p> <p>All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times.</p> <p>All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance.</p> <p>All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.</p> | <p>No works are proposed to be undertaken within the public road reserve.</p> <p>Sufficient off street manoeuvring space exists to ensure that no public nuisance is caused during the construction period.</p> |

**C1 Design Criteria for  
Residential Development**

| <b><u>Control</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b><u>Response</u></b>                                                                                                                                                                                                        |
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| D1.1 – Character as viewed from a public place. 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.                                                                                              | The development will appear for the most part unchanged from the street and will have no impact on the existing character of the immediate locality.<br>Landscaping is proposed to mask the pool and fencing form the street. |
| Walls without articulation shall not have a length greater than 8 metres to any street frontage.                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                                                                                                                           |
| Any building facade to a public place must incorporate at least two of the following design features:<br><ul style="list-style-type: none"> <li>• entry feature or portico;</li> <li>• awnings or other features over windows;</li> <li>• verandahs, balconies or window box treatment to any first floor element;</li> <li>• recessing or projecting architectural elements;</li> <li>• open, deep verandahs; or</li> <li>• verandahs, pergolas or similar features above garage doors.</li> </ul> | No change is proposed to the existing façade other than an over garage window in congress with other windows and not visually any different                                                                                   |
| The bulk and scale of buildings must be minimised. street.                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change to the existing bulk, scale and appearance of the dwelling will be visible from the street.                                                                                                                         |

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| <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.</p> <p>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 lesser</p> | <p>Compliant with last rule and aesthetically minimised</p>                                                                          |
| <p>Landscaping is to be integrated with the building design to screen the visual impact of the built form.</p> <p>In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.</p>                                                                                                                                                    | <p>Existing site landscaping and vegetation is proposed to be supplemented with additional landscaping</p>                           |
| <p>Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.</p> <p>General service facilities must be located underground.</p>                                                                                                                                                                | <p>First N/A</p> <p>Second, in the process of having Telephone cable removed from Aerial to Underground</p>                          |
| <p>Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.</p>                                                                                                                                                                                                        | <p>No plumbing is proposed for the public facades of the structure.</p> <p>Where possible all electrical cabling will be hidden.</p> |
| <p>D1.4 –Scenic Protection. Development shall minimise any visual impact on the</p>                                                                                                                                                                                                                                                                                                   | <p>It is not considered that when viewed from any</p>                                                                                |

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| natural environment when viewed from any waterway, road or public reserve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | waterway, road or public reserve that the development will have any adverse visual impacts.                                                               |
| D1.5 – Building Colours and materials<br>External colours and materials shall be dark and earthy tones as shown below<br>Finishes are to be of a low reflectivity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Currently use earthy greens of low reflectivity, this aura and ambience will be preserved.                                                                |
| D1.8 – Front Building Line<br>All other land – Merit Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change to building sky-line front and back. Carport in foreground at front but aesthetically minimised to blend in.                                    |
| Built structures (including swimming pools), other than driveways, fences and retaining walls are not permitted within the front building setback.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The car port and shading is in the front building line, only posts and roof structure, in congress with house and other building aesthetics.              |
| D1.9 – Side and Rear Building Line<br><br>Outcomes<br>To achieve the desired future character of the Locality. (S)<br>The bulk and scale of the built form is minimised.<br>(En, S)<br>Equitable preservation of views and vistas to and/or from public/private places. (S)<br>To encourage view sharing through complimentary siting of buildings, responsive design and well positioned landscaping.<br>To ensure a reasonable level of privacy, amenity and solar access is provided within the development site. and maintained to residential properties. (En, S)<br>Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)<br>Flexibility in the siting of buildings and access. (En, | No changes are proposed to the existing side setbacks to the dwelling or the rear setbacks<br>All works are inside the envelope of the existing building. |

|                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>S)<br/>Vegetation is retained and enhanced to visually reduce the built form. (En)<br/>A landscaped buffer between commercial and residential zones is achieved.(En,S)<br/>Controls<br/>2.5 at least to one side; 1.0 for other side<br/>6.5 rear (other than where the foreshore building line applies)</p> |                                                                                                                                                        |
| <p>D1.11 – Building Envelope<br/>Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p>                                                               | N/A                                                                                                                                                    |
| <p>D1.13 – Landscaped Area General.<br/>The use of porous materials and finishes is encouraged where appropriate.</p>                                                                                                                                                                                           | N/A                                                                                                                                                    |
| <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped Area.</p>                                                                                                                                                                                    | <p>In its current configuration, some 45% of the site is retained as landscaped area.</p> <p>This landscaped area will be retained with no change.</p> |



## **5. Conclusion**

This proposal is for Alterations and Additions to an existing Dwelling on an E4 – Environmental. Living zoned parcel of land.

The proposal is considered to be consistent with the provisions of the Pittwater Local Environmental Plan 2014 and the provisions of Pittwater DCP 21.

Furthermore, the proposal is considered to have no adverse impacts upon the environment or the general locality or surrounding properties.

Council support to the proposal is therefore requested.

