

STATEMENT OF ENVIRONMENTAL EFFECTS

REPORT INFORMATION

Reference:	SEE.139.25
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Associated Documentation:	Architecture Documentation prepared by Ode Architecture Studio Landscape Plan prepared by Ode Architecture Studio Sedimental Erosion + S.Management Control Plan & Waste Management Plan prepared by Ode Architecture Studio Detail Survey prepared by James McClure Geotechnical Report by JKGeotechnics

We acknowledge the Traditional Custodians of the land upon which we live and practice, and pay our respects to Elders past and present. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial. We profoundly respect the legacy of this nations first architects and designers.

SITE INFORMATION

Address:	205 Riverview Road, Avalon Beach 2107
Lot/ Section/Plan	4 / - / DP18667
Local Government Area:	Northern Beaches Council
Site Area:	762.4sqm
Site Frontage:	13.6m
Existing Structures	Two-Storey Dwelling with Carport, Inclinator & Boatshed
Zoning:	C4 - Environmental Living
Height:	8.5m
FSR:	N/A
Minimum Lot Size	N/A
Heritage:	N/A
Land Reservation Acquisition:	N/A
Foreshore Building Line:	Foreshore Building Line
Acid Sulfate Soils:	Class 1 & 5
Local Provisions:	Geotechnical Hazard H1
Terrestrial Biodiversity:	Biodiversity
Tree Canopy Cover	73.40 (2019) 62.63 (2022)
Local Aboriginal Land Council	Metropolitan

PROPOSED DEVELOPMENT

Application:	4.55(2) Amendment to Approved DA
Development:	Alterations & Additions to Existing Dwelling
Previous Approval Reference:	REV2020/0023
Previous Approval Description:	Alts & Ads to a Dwelling House inc. Swimming Pool

1. INTRODUCTION:

This Statement of Environmental Effects has been prepared by Ode Architecture on behalf of Simon & Kristen Rooney to accompany a Modification Application 4.55(2) for alterations and additions to the existing dwelling at 205 Riverview Road, Avalon Beach.

Specifically, this SoEE includes:

- an analysis of the site and the surrounding locality;
- a detailed description of the proposed development;
- an analysis of the proposal against the provisions of the Pittwater Local Environmental Plan 2014, Pittwater Development Control Plan 2014, relevant SEPPs and deemed SEPPs, and other relevant statutory controls that apply to the site; and
- summary and conclusion.

This SoEE is submitted in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires the consideration of environmental impacts, the suitability of the site for the development, and the public interest. This document addresses the following key considerations as outlined in the Act:

- Compliance with applicable environmental planning instruments, proposed instruments subject to public consultation, development control plans, and any relevant planning agreements or proposed planning agreements under section 7.4.
- Evaluation of the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.
- Assessment of the site's suitability for the proposed development.
- Consideration of any submissions made in accordance with the Act or regulations.
- Ensuring that the development aligns with the public interest.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 2014. We are pleased to present this SoEE for the alterations and additions to the existing dwelling, which, once approved, will enhance the functionality and aesthetic appeal of the property, thereby contributing positively to the local community.

2. THE SUBJECT SITE & LOCALITY:

Local Character: Riverview Road in Avalon exhibits a distinctive local character defined by its harmonious integration with the surrounding natural landscape. The streetscape is characterised by a mix of contemporary and traditional coastal architecture, with dwellings that respond to the steep topography through elevated designs, terraced gardens, and the use of natural materials such as timber and stone. Mature trees, native vegetation, and well-established landscaping contribute to a leafy, low-density residential environment that enhances the area's scenic quality. The proximity to Pittwater provides a strong visual and recreational connection to the waterfront, reinforcing the relaxed and nature-oriented lifestyle that defines the locality. The road itself follows the contours of the land, with properties generally orientated to maximize water views while maintaining a sense of privacy and seclusion.

Site: The subject site, identified as Lot 4, DP 18667, is located at 205 Riverview Road, Avalon Beach. Positioned on the western side of Riverview Road, the property features a regular, rectangular-shaped lot with an east-west orientation. The site has a steep fall of approximately 30 meters from the street down to Pittwater, allowing for exquisite views across Pittwater. The site currently features a two-storey freestanding dwelling of brick construction with a tiled roof. Pathways and landscaped garden areas extend down to the foreshore, where a boatshed is situated at the western boundary. At the street boundary, a brick carport accommodates two car spaces.

3. DETAILS OF THE PROPOSED DEVELOPMENT:

Previous Approval: The active DA approval is described as 'Alterations & Additions to a Dwelling House including a Swimming Pool' (ref: REV2020/0023). The building contains four bedrooms, over four storeys, with a pool and two carparks.

Modified Application: Ode Architecture was engaged by Simon & Kristen Rooney to assist in transitioning the above approved Development Application towards construction. During this process, we identified unnecessary complexities in the previous design, particularly regarding internal planning, visual appearance, landscaping, structural engineering, and contextual relationships - which impacted the overall construction feasibility. To address these concerns, we conducted a comprehensive audit of the design and identified significant opportunities for rationalisation and improvement. This audit became the basis of a revised architectural design, which is described in the attached architectural documentation. The modifications are summarised as follows:

- Internal Planning: A rationalisation of the internal planning has resulted in the removal of an entire floor, reducing the building height from four storeys to three. Consequently, the gross floor area (GFA) has been reduced from 427.2sqm to 318sqm, representing a reduction of 26%.
- Visual Appearance: The previous design incorporated a complex mix of materials, roof forms, and window articulation, resulting in a visually cluttered and disjointed appearance. The revised design simplifies these elements, ensuring a more refined and cohesive architectural outcome that is more in keeping with the streetscape, built context and surrounding environment.
- Landscape Enhancements: A key objective of the redesign was to enhance landscape outcomes, that reflect the leafy character of Riverview Road, as follows:
 - Reducing clutter at the streetscape, including relocating or redesigning the bin store, in favor of deep soil zones;
 - Enlarging the mid-level courtyard to provide a more usable and aesthetically pleasing retreat;
 - Incorporating on-building planters to introduce greenery and soften the built form; and
 - Removing the lower-storey to create a more open and harmonious interface with the existing topography & landscape.
- Structural Improvements: The previous design presented significant engineering challenges due to its complex relationship with the existing structure and site conditions. The revised proposal rationalises the structural approach, reducing complexity and improving feasibility without compromising architectural integrity.
- Contextual Relationships: The streetscape appearance and treatment to neighbouring boundaries has been thoroughly reviewed to improve outcomes, including:
 - Improved material treatment of boundary walls for enhanced neighbour amenity;
 - Full-height glazing oriented westward, and eliminated from north & south facades to improve privacy;
 - Any glazing facing side boundaries is high-level or suitably treated to eliminate privacy concerns;
 - Boundary works (such as stairs) have been reduced and rationalised to minimize construction impacts on neighbours;
 - Solid walls encapsulate the pool for improved visual and acoustic privacy outcomes;
 - Significant reduction in pool size;
 - Improved transparency and view corridors from Riverview Road for enhanced pedestrian experience.
 - Retreat from the western (Pittwater) boundary to reduce visual impact from the waterfront, and minimise construction on areas of natural rock face.

These amendments present a significantly improved outcome that balances architectural quality, functionality, and constructability while enhancing the development's relationship with the streetscape and broader context.

Quantifiable Analysis: The table below outlines the quantifiable variances between the approved DA & proposed amendment:

	APPROVED DA	PROPOSED AMENDMENT	VARIANCE
Storeys	4	3	1 Storey Reduction
Gross Floor Area	427.2 sqm	318 sqm	109.2 sqm Reduction
Carparks	2	2	No Change
Bedrooms	4	4	No Change
Pool	Yes	Yes	No Change
Landscaped Area	414 sqm	558 sqm	144 sqm Increase
Max. Height	8.5 metres	9.0 metres	0.5 metres
Street (East) Setback	0 metres	0 metres	No Change
South Setback	960mm	1130 mm	170mm
West Setback	21300mm	23565mm	2265mm increase
North Setback	1050mm	1010mm	40mm decrease

The primary modification is the removal of a storey (four down to three) and the resulting 26% reduction in Gross Floor Area. There is a minor increase in height (at the streetscape) to allow for a planter box that will improve the buildings harmonious integration with the surrounding natural landscape. Setbacks remain similar to the approved DA, with minor variances to improve constructability onsite.

4. ZONING:

The site is zoned as C4 - Environmental Living with the Pittwater Local Environmental Plan 2014 categorising the potential uses of the site as:

Permitted without Consent: Home businesses; Home occupations

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; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures

Prohibited: Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Objectives of the zone:

- 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 development involves alterations and additions to an existing dwelling, which is a permitted use with consent under the C4 - Environmental Living zoning. The proposed development aligns with the objectives of the C4 zoning by providing housing that is sensitive to the low-density residential environment in a manner that is sympathetic to the scenic and aesthetic qualities of the area.

5. PLANNING ASSESSMENT | Pittwater Local Environmental Plan 2014

- 2.2 Zoning of Land to which Plan applies:

Comment: Refer Section 4.0 above.

Compliance: **Compliant**

- 4.3 Height of Buildings:

Comment: There is a slight increase in building height of 220mm compared to the approved DA at street level. This minor height increase is solely due to the introduction of a rooftop planter box, which is intended to soften the building's visual bulk and strengthen its connection to the established landscaping along Riverview Road. The additional height does not impact any scenic views or visual corridors and is offset by a generous northern setback that enhances public domain views towards Pittwater. Minor height variations throughout the design are the result of a considered reallocation of building bulk from the previously approved scheme, all of which are negligible and present no adverse impact on the surrounding context.

Compliance: **Compliant**

- 7.1, 7.2, 7.7 | Acid Sulphate Soils, Earthworks & Geotechnical Hazards

Comment: A Geotechnical Report for the subject site has been prepared by JK Geotechnics to adress the requirements of this clause. This report was approved as part of the original DA package, and remains relevant for the proposed modifications.

Compliance: **Compliant**

- 7.6 | Biodiversity:

Comment: The proposal remains consistent with the approved Landscape Strategy, Stormwater Strategy, and Arborist Report submitted with the original Development Application. The proposed modification does not result in any additional impact on existing trees, natural landscapes, surrounding context. Instead, it enhances the site's landscaped character by reducing the building footprint, thereby creating a more sympathetic interface with the natural topography and surrounding landscaped setting. The modification also delivers an additional 144 square metres of landscaped area, measured in accordance with the requirements of the DCP.

Compliance: **Compliant**

6. PLANNING ASSESSMENT | Pittwater Development Control Plan 2014

• A4.1 | Localities - Avalon Beach:

Comment: The proposed dwelling has been designed to integrate seamlessly with the relaxed, seaside character of Avalon Beach, maintaining the locality's predominant low-density residential nature. The building is a two-storey residence that respects the established built form, with a scale and height that remain below the tree canopy, ensuring minimal visual impact on the surrounding landscape. The design incorporates natural materials and subdued external finishes that harmonize with the environment, while landscaped, treed frontages enhance the street presence without the need for intrusive fencing. The building footprint has been carefully positioned to preserve existing vegetation, reinforcing the locality's characteristic of houses amongst the trees rather than trees amongst the houses. Setbacks from the street and neighboring properties are consistent with the established pattern, maintaining privacy and openness within the streetscape. The dwelling's form steps down with the natural slope of the site to minimize land disturbance and ensure integration with the landform. Additionally, environmentally sustainable design principles have been adopted, including passive solar orientation, water-sensitive landscaping, and retention of native flora, supporting the locality's commitment to ecological conservation.

Compliance: **Compliant**

• B1 | Heritage:

Compliance: **Not Applicable**

• B2 | Density:

Compliance: **Not Applicable**

• B3.1 | Landslip Hazard:

Comment: A Geotechnical Report for the subject site has been prepared by JK Geotechnics in accordance with the requirements of this clause. This report was approved as part of the original DA package, and remains relevant for the proposed modifications.

Compliance: **Compliant**

• B3.2 | Bushfire Hazard:

Compliance: **Not Applicable**

• B3.3-B3.4 | Coastline Hazard:

Comment: The proposed development is setback significantly from the waters edge (23.5m) ensuring protection from coastal processes. The amended building is setback a further 1.2m from the originally approved development.

Compliance: **Not Applicable**

• B3.6 | Contaminated Land:

Comment: There is no evidence of previous uses or activities that would lead to contamination of the site.

Compliance: **Not Applicable**

• B3.7-B3.10 | Estuarine Hazard:

Comment: The proposed development is setback significantly from the waters edge (23.5m) ensuring protection from coastal processes. The amended building is setback a further 1.2m from the originally approved development.

Compliance: **Not Applicable**

• B3.11 | Flood Prone Land:

Compliance: **Not Applicable**

• B3.12 | Climate Change:

Comment: There is no intensification of the site proposed that would trigger the requirements of this clause.

Compliance: **Not Applicable**

• B4 | Controls Relating to the Natural Environment:

Comment: The proposal remains consistent with the approved Landscape Strategy, Stormwater Strategy, and Arborist Report submitted with the original Development Application. The proposed modification does not result in any additional impact on existing trees, natural landscapes, or the surrounding context. Instead, it enhances the site's landscaped character by reducing the building footprint, thereby creating a more sympathetic interface with the natural topography and surrounding landscaped setting. The modification also delivers an additional 144 square metres of landscaped area, measured in accordance with the requirements of the DCP.

Compliance: **Compliant**

• B5.5 | Rainwater Tanks - Business, Light Industrial and Other Development:

Compliance: **Not Applicable**

• B5.13 | Development on Waterfront Land:

Comment: The proposal does no effect the current state of any waterfront land, nor does the structure negatively impact stormwater flow, aquifers, land stability, or habitat functions associated with waterfront land. Landscaping will incorporate local native plant species, consistent with Council's objectives for development adjoining waterfront land.

Compliance: **Compliant**

• B5.15 | Stormwater:

Comment: Stormwater management for the site has been designed in accordance with Council's Water Management for Development Policy. There is no diversion of water onto adjoining properties, or any environmental impact on natural watercourses.

Compliance: **Compliant**

• **B6.1 | Access Driveways:**

Comment: The carport is positioned adjacent to the street boundary, resulting in a short access driveway. The driveway complies with the required widths for a carport with a 0–3.5m setback from the boundary. Its nearly flat profile and minimal gradient ensure safe and efficient vehicle access.

Compliance: **Compliant**

• **B6.2 | Internal Driveways:**

Comment: As per Clause B6.1.

Compliance: **Compliant**

• **B6.3 | Off Street Vehicle Parking Requirements:**

Comment: The proposal provides two off-street parking spaces for the four-bedroom dwelling, complying with the requirements of this clause. The car parking spaces exceed the minimum spatial standards set by the DCP, and access is designed in accordance with the relevant Australian Standards.

Compliance: **Compliant**

• **B6.5 | Access Driveways & Works on Road Reserves:**

Compliance: **Not Applicable**

• **B6.6 | On-Street Parking Facilities:**

Compliance: **Not Applicable**

• **B6.7 | Transport & Traffic Management:**

Compliance: **Not Applicable**

• **B6.8 | Access Driveways & Works on Public Road Reserves:**

Compliance: **Not Applicable**

• **B6.11 | Scotland Island:**

Compliance: **Not Applicable**

• **B8.1 | Construction and Demolition - Excavation and Landfill**

Comment: The proposal has been designed to follow the natural topography of the site, minimizing excavation and landfill. All groundworks have been engineered by a suitably qualified Structural Engineer as part of the project's due diligence, in accordance with the Geotechnical Report prepared by JK Geotechnics, which has been submitted as part of the application.

Compliance: **Compliant**

• **B8.3 | Construction and Demolition - Waste Minimisation**

Comment: Appropriate waste minimisation strategies will be implemented throughout demolition, excavation, and construction. Any water generated will be assessed for reuse opportunities or transported to a suitable facility for recycling or disposal.

Compliance: **Compliant**

• **B8.4 | Construction and Demolition - Site Fencing and Security**

Comment: Site fencing will be installed, regularly monitored, and properly maintained for the duration of the works.

Compliance: **Compliant**

• **B8.5 | Construction and Demolition - Works in the Public Domain**

Comment: All works within the public road reserve will be managed to ensure pedestrian and vehicular safety at all times. Appropriate traffic and pedestrian management measures will be implemented in accordance with relevant standards to maintain safe and unobstructed movement. Construction activities will be carried out in a manner that minimises disruption to pedestrian and traffic flow, ensuring no adverse nuisance to the surrounding area. Any damage or disruption to public infrastructure resulting from construction works will be rectified to Council's satisfaction, ensuring the integrity and functionality of the public domain are maintained.

Compliance: **Compliant**

• **B8.6 | Construction and Demolition - Traffic Management Plan**

Comment: The proposed development does not involve the transport of excavated material or the importation of fill exceeding 100m³. Therefore, a Construction Traffic Management Plan (CTMP) is not required. Nevertheless, all construction-related transport activities will be managed to minimize disruption to adjoining residences, businesses, and the street network. Best-practice measures will be implemented to ensure safe and efficient truck movements, avoiding adverse impacts on the surrounding area.

Compliance: **Compliant**

• **C1.1 | Landscaping:**

Comment: The proposal remains consistent with the approved Landscape Strategy and Arborist Report submitted as part of the original Development Application. It results in no additional impact on existing trees, natural landscapes, or the surrounding context. The proposal enhances the site's landscaped character by providing an additional 144 square metres of landscaped area when measured in accordance with the DCP requirements. A key objective of the redesign is to deliver improved landscape outcomes, including:

- Reducing visual clutter at the streetscape by relocating or redesigning the bin store to allow for expanded deep soil zones;
- Enlarging the mid-level courtyard to create a more functional and visually appealing outdoor retreat;
- Integrating on-building planters to introduce greenery and soften the appearance of the built form; and
- Removing the lower storey to establish a more open, responsive, and harmonious interface with the existing topography and landscaped setting.

These amendments that reinforce the leafy character of Riverview Road, and contribute to the overall landscape character of the Avalon peninsula.

Compliance: **Compliant**

• **C1.2 | Safety & Security**

Comment: The development incorporates key CPTED principles, including clear surveillance through well-designed articulation, secure access control, visible and appropriately lit entrances, and defined pedestrian pathways. Landscaping delineates site boundaries, and blank walls have been eliminated along public spaces. Public areas will be well-maintained, with prompt repair of any (unlikely) vandalism and effective lighting. These measures work together to create a safe, secure, and well-monitored environment, reducing opportunities for crime and enhancing the overall safety of the development and residents.

Compliance: **Compliant**

• **C1.3 | View Sharing:**

Comment: The proposed modification results in negligible change to view sharing outcomes compared to those established under the approved Development Application. In fact, the revised design introduces several improvements that enhance the visual relationship with neighbouring properties, including:

- Improved treatment of boundary walls through refined materiality, considered window proportions, and a reduction in visual clutter;
- A reduced western setback, which helps maintain peripheral views from adjoining sites; and
- Integration of on-building landscaping to soften the built form and minimise visual impact.
- Replacement of the previously approved pitched metal roof with a flat concrete roof, reducing overall visual bulk and allowing for improved view sharing across the site

For a detailed analysis of view impacts, refer to the visual comparison images included within the architectural drawing set.

• **Compliance:** **Compliant**

• **C1.4 | Solar Access:**

Comment: The proposed modification maintains excellent solar access for both indoor and outdoor spaces throughout the day and across the seasons. The revised design includes multiple outdoor living areas—namely, a rear courtyard, two view-facing decks, and a landscaped front yard oriented towards Pittwater. These spaces provide ample opportunities to capture sunlight at different times of the day, enhancing year-round amenity and liveability.

In addition, the primary living areas have been carefully designed and oriented to receive abundant natural light, contributing to a bright and energy-efficient internal environment. The combination of well-placed openings and generous outdoor spaces ensures the dwelling enjoys strong passive solar performance while maintaining privacy and comfort.

Compliance: **Compliant**

• **C1.5 | Visual Privacy:**

Comment: The proposed modification significantly improves visual privacy outcomes compared to the previously approved Development Application. Key design changes have been made to minimise overlooking and maintain a high level of privacy for both occupants and neighbouring properties. These include:

- Carefully considered window design and placement, with all primary openings oriented singularly toward the western (Pittwater) boundary, away from adjacent dwellings, thereby reducing opportunities for overlooking;
- Reorientation of the swimming pool to align with the revised building layout, combined with the introduction of blade walls that screen the pool's edge and associated activity areas from neighbouring properties, ensuring a more private and enclosed setting.

These measures collectively contribute to a more sensitive and contextually appropriate built outcome, while enhancing amenity for residents and neighbours alike.

Compliance: **Compliant**

• **C1.6 | Acoustic Privacy:**

Comment: The proposed modification results in a substantial improvement to acoustic privacy when compared with the previously approved Development Application. The original design relied heavily on lightweight construction, which offered limited sound insulation between internal spaces and toward adjoining properties. In contrast, the revised proposal incorporates a robust concrete structure that significantly enhances acoustic performance.

The use of concrete floors and walls helps to minimise the transmission of airborne and impact noise, both within the dwelling and externally, thereby improving the overall acoustic environment for occupants and neighbouring properties. These enhancements support a quieter, more private residential setting and are consistent with the amenity objectives of the DCP.

Compliance: **Compliant**

• **C1.7 | Private Open Space:**

Comment: The proposed modification provides a high level of private open space, well distributed across the site to support a range of recreational and passive uses. The design includes a rear courtyard, two view-facing decks, and a generously landscaped front yard oriented toward the beach. Together, these spaces offer diverse and functional outdoor areas that respond to different times of day and seasonal conditions, maximising usability and comfort.

Each zone benefits from good solar access and a high degree of privacy, with connections to internal living areas that promote seamless indoor-outdoor living. The configuration of these open space areas not only supports the lifestyle needs of future occupants but also enhances the overall residential amenity of the development in a manner consistent with the DCP's performance criteria.

Compliance: **Compliant**

• **C1.8 | Dual Occupancy Specific Controls:**

Compliance: **Not Applicable**

• **C1.9 | Adaptable Housing & Accessibility:**

Comment: The development features on-grade access and a passenger lift servicing all levels. Hallways, doorways, and all rooms have been appropriately sized to ensure equitable access throughout the building's lifespan, providing inclusive accessibility for all users.

Compliance: **Compliant**

• **C1.10 | Building Facades:**

Comment: All services, downpipes, and ancillary structures have been seamlessly integrated into the building design to ensure they do not detract from the architectural merit of the development or negatively impact the public domain.

Compliance: **Compliant**

• **C1.11 | Secondary Dwellings & Rural Workers Dwellings:**

Compliance: **Not Applicable**

• **C1.12 | Waste & Recycling Facilities:**

Comment: All works will comply with the relevant sections of the Waste Management Guidelines. A comprehensive Waste Management Plan has been submitted as part of the Development Application, detailing strategies for waste minimisation, disposal, and recycling during the construction process.

Compliance: **Compliant**

• **C1.13 | Pollution Control**

Comment: The residential development will be designed, constructed, maintained, and used in a manner that prevents air, water, noise, and land pollution. All works will comply with the Protection of the Environment Operations Act 1997 and other relevant environmental legislation, ensuring the development is environmentally responsible and sustainable.

Compliance: **Compliant**

• **C1.14 | Seperately Accessible Structures**

Compliance: **Not Applicable**

• **C1.15 | Storage Facilities**

Comment: The proposal far exceeds the minimum requirement of 8 cubic metres of storage as required by this clause.

Compliance: **Compliant**

• **C1.16 | Tennis Courts**

Compliance: **Not Applicable**

• **C1.17 | Swimming Pool Safety**

Comment: Swimming pool fencing and warning notices (including a resuscitation chart) will be designed, constructed, located, and maintained in full compliance with the Swimming Pools Act 1992 and associated regulations. Both the fencing and warning notices will be permanent structures, ensuring ongoing safety and adherence to legal requirements.

Compliance: **Compliant**

• **C1.18 | Car/Vehicle/Boat Wash Bays:**

Compliance: **Not Applicable**

• **C1.19 | Incline Passenger Lifts & Stairways**

Comment: The existing inclinator on site is proposed to be refurbished and adjusted to align with the new building levels. It will be extended approximately 15 meters further to reach the ground floor. The inclinator will follow its current pathway, with installation carried out in accordance with the relevant DCP requirements.

Compliance: **Compliant**

• **C1.20 | Undergrounding of Utility Services**

Comment: Any utility services within the site will be places underground or encastulated within the building as per the requirements of this cluase.

Compliance: **Compliant**

• **C1.21 | Seniors Housing:**

Compliance: **Not Applicable**

• **C1.23 | Eaves:**

Comment: The project does not incorporate traditional eaves but instead utilises deep window reveals to articulate the facade and provide necessary shading to the windows. Eaves are effectively created on the lower levels through the building's stepped design, which offers appropriate shading and facade depth to mitigate the harsh western sun. This approach aligns with the parametres of the concrete-framed structure preferred by the Structural Engineer.

Compliance: **Justifiable**

• **C1.24 | Public Road Reserve - Landscaping and Infrastructure**

Comment: There is no public road reserve adjacent to the site capable of accommodating street trees or substantial streetscape landscaping. To enhance the streetscape, the proposed design has been set back further from the street frontage compared to the approved DA, thereby increasing the available deep soil zones for the establishment of mature plantings. Additionally, a rooftop planter box is incorporated to provide further greenery, contributing positively to the overall landscaping along Riverview Road.

Compliance: **Compliant**

• **C1.25 | Plant, Equipment Boxes and Lift Over-Run:**

Comment: All plant, equipment boxes, air conditioning units, and the lift overrun have been integrated into the building's overall architectural strategy, ensuring that there is no visual or acoustic impact on the neighboring properties or the streetscape.

Compliance: **Compliant**

• **D1.1 Character as Viewed from a Public Place:**

Comment: The proposed design incorporates several features that enhance and contribute to the local streetscape character, including:

- Provision of deep soil zones to support mature plantings,
- A rooftop planter box to introduce additional landscape elements,
- Generous unbuilt areas to maintain view corridors towards Pittwater, and
- Sandstone cladding that reflects the area's immediate geological context.

Overall, we consider this a significant improvement on the originally approved design. It presents a sympathetic yet contemporary aesthetic that aligns with the evolving character of the surrounding area.

Compliance: **Compliant**

• **D1.2 Character - Avalon Beach Village:**

Comment: The proposal reflects the evolving character of Riverview Road, promoting landscaping and enhancing engagement with the public domain and views to Pittwater. The building massing has been strategically shifted downslope to ensure the development presents as sympathetically scaled when viewed from the public realm. Many adjacent sites are undergoing a similar transition toward a contemporary aesthetic, incorporating a refined palette of natural materials—such as concrete, stone, and sandstone—to respond sensitively to the local context.

Compliance: **Compliant**

• **D1.4 | Scenic Protection - General:**

Comment: The proposed development has a reduced impact on the natural environment compared to the approved design. This improvement is largely due to a more sensitive material palette, a reduction in overall building bulk, and greater attention to minimising visual clutter. Mature trees have been retained, and supplementary landscaping—both on and throughout the building—helps to create a cohesive visual relationship with the surrounding landscape.

Compliance: **Compliant**

• **D1.5 | Building Colours & Materials**

Comment: The building's material palette is inspired directly by the surrounding landscape. Light-coloured brick and sandstone have been selected to reflect the area's natural geology, while bronze metal detailing echoes the rich tones of the Ironbark trees found across the site. All materials are presented in their natural state—stone, concrete, and metal—avoiding painted finishes or applied textures, in favour of a more natural, authentic and grounded aesthetic.

Compliance: **Compliant**

• **D1.8 | Front Building Line:**

Comment: The front building line has been set back further than in the originally approved development, allowing for increased landscaping and the capacity to support mature plantings within deep soil zones. This additional setback creates a more pleasant and generous streetscape, providing visual relief from building bulk and enhancing the overall public realm experience.

Compliance: **Compliant**

• **D1.9 | Side & Rear Building Line:**

Comment: There is a negligible change to the side boundary setbacks (approximately 40mm) and a significant improvement to the rear (Pittwater) setback, which has been increased by approximately 2.5 metres from the approved DA. The side elevations have been substantially enhanced through refined materiality, improved aesthetics, and careful consideration of window orientation and proportion. These changes collectively contribute to improved amenity and a more respectful interface between neighbouring properties.

Compliance: **Compliant**

• **D1.11 | Building Envelope:**

Comment: The building envelope for this site must be assessed on its individual merits, in accordance with the requirements of this clause. Due to the steep topography, the envelope parameters are inherently imprecise. However, when compared with the approved DA, the amended design demonstrates an improved contextual response in terms of amenity, aesthetics, and privacy. Building bulk has been strategically redistributed from the original design, resulting in a negligible overall difference in bulk relative to the building envelope.

Compliance: **Compliant**

• **D1.12 | Building Envelope - Avalon Beach Village:**

Compliance: **Not Applicable**

• **D1.13 - D1.14 | Landscaped Area:**

Comment: The proposal remains consistent with the approved Landscape Strategy and Arborist Report submitted as part of the original Development Application. It results in no additional impact on existing trees, natural landscapes, or the surrounding context. The proposal enhances the site's landscaped character by providing an additional 144 square metres of landscaped area when measured in accordance with the DCP requirements. A key objective of the redesign is to deliver improved landscape outcomes, including:

- Reducing visual clutter at the streetscape by relocating or redesigning the bin store to allow for expanded deep soil zones;
- Enlarging the mid-level courtyard to create a more functional and visually appealing outdoor retreat;
- Integrating on-building planters to introduce greenery and soften the appearance of the built form; and
- Removing the lower storey to establish a more open, responsive, and harmonious interface with the existing topography and landscaped setting.

These amendments that reinforce the leafy character of Riverview Road, and contribute to the overall landscape character of the Avalon peninsula.

Compliance: **Compliant**

• **D1.15 - D1.16 | Fences**

Comment: No fences are proposed as part of this application.

Compliance: **Not Applicable**

• **D1.17 | Construction, Retaining Walls, Terracing and Undercroft Areas**

Comment: The building bulk has been carefully stepped to follow the site's natural topography, ensuring that retaining walls, terraces, and undercroft areas are sensitively integrated and rationalised in response to the existing landform. All retaining structures are constructed using natural stone to reflect and complement the surrounding landscape character. The removal of one storey has further strengthened the building's relationship with the site, reducing visual dominance and allowing for a more harmonious and contextually appropriate form that sits comfortably within the natural setting.

Compliance: **Compliant**

• **D1.18 | Development Mix of Shop Top Housing - Avalon Beach Village**

Compliance: **Not Applicable**

• **D1.19 | Character of Public Domain - Avalon Commercial Centre**

Compliance: **Not Applicable**

• **D1.20 | Scenic Protection Category One Areas**

Comment: While we do not consider the site to be located within a Category One Area, a range of strategies—outlined above—have been implemented to preserve and enhance the natural environment. These include a reduction in building bulk, a refined material palette, improved landscaping outcomes, and the enhancement of view corridors through the site.

Compliance: **Compliant**

• **D1.21 | Masterplan - Careel Bay**

Compliance: **Not Applicable**

7. CONCLUSION & RECCOMENDATION:

Ode Architecture is pleased to submit this Statement of Environmental Effects along with the accompanying information for alterations and additions to the existing dwelling at 205 Riverview Road, Avalon Beach.

Specifically, this Statement of Environmental Effects (SoEE) has considered:

- the circumstances of the development;
- an analysis of the subject site and the surrounding locality;
- an analysis of the proposal against the provisions of the Pittwater Local Environmental Plan 2014 & Pittwater Development Control Plan 2013; and
- the potential impacts on the natural and built environments.

The SoEE concludes that the proposal will substantially complement the objectives and vision of the LEP, Zoning, and DCP in particular:

- To contribute to the housing needs of the community within a low-density residential environment.
- To enable certain developments to be carried out within the zone that will not adversely affect residential amenities.
- To enhance the existing dwelling's functionality and aesthetics in a manner consistent with local planning controls.

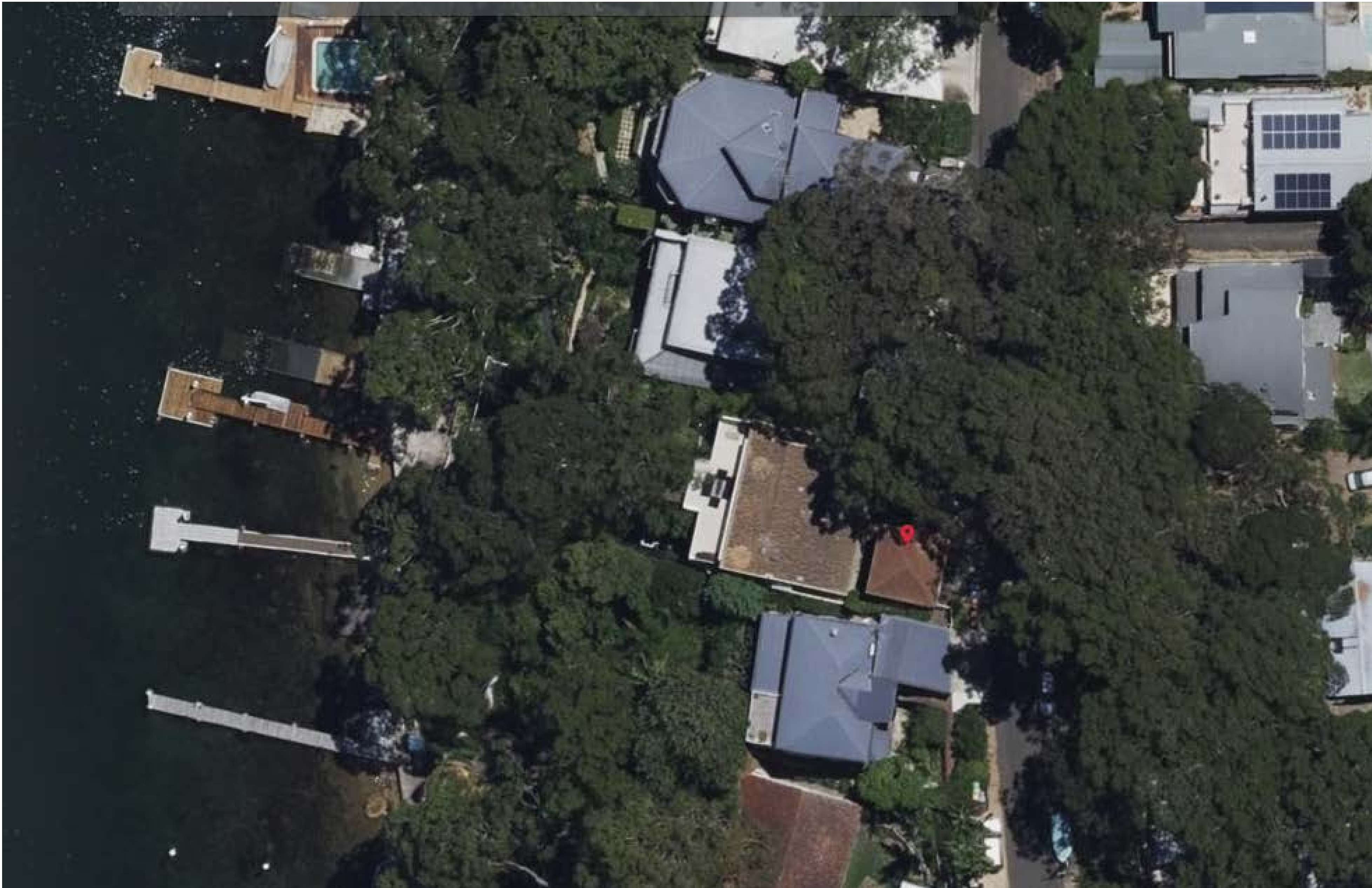
We are pleased to present this SoEE for alterations and additions to the existing dwelling, which, once approved, will enhance the living conditions for the occupants and improve the overall streetscape. The proposed development meets the objectives and provisions of the relevant planning controls as demonstrated by the assessment carried out in this Statement. The proposed development is recommended for the granting of consent subject to appropriate conditions.



Brenton Porter | Professional Registration (NSW ARB #10032) | Design Practitioner Registration (DEP0001290)

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8. AERIAL IMAGE:



9. SITE PHOTOS:



10. 3D VISUAL - APPROVED DA:



11. 3D VISUAL - PROPOSED AMENDMENT:

