

Northern Development Assessment

STATEMENT OF ENVIRONMENTAL EFFECTS

TO ACCOMPANY
DEVELOPMENT APPLICATION

FOR
PROPOSED DEMOLITION OF EXISTING RESIDENTIAL DWELLING AND CONSTRUCTION
OF A NEW RESIDENTIAL DWELLING

AT
618 BARRENJOEY ROAD, AVALON BEACH
LOT 13 DP 14017

Prepared By

DAVE MOODY

B.Plan. (UNSW), Dipl. Build. & Const. (MIBT), MPIA.

0401 450 989

dave@ndassessment.com.au

www.ndassessment.com.au

Suite 11, 303 Barrenjoey Road,

Newport NSW

2106.

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1. INTRODUCTION

1.1 Summary

I have been commissioned to prepare a Statement of Environmental Effects (SEE) in relation to a Development Application (DA) seeking consent for proposed demolition of an existing residential dwelling and construction of a new residential dwelling on land described as Lot 13 DP 14017, 618 Barrenjoey Road Avalon Beach (The site).

The proposed development is subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The following SEE will consider the potential environmental impacts of the development, having regard to the matters for consideration under Section 4.15(1) of the *EP&A Act 1979*.

This SEE also addresses relevant matters under the *Pittwater Local Environmental Plan 2014* and the *Pittwater 21 Development Control Plan*. In the preparation of this SEE consideration has been given to the following documents:

- a) Plans of the proposed development prepared by Cristina Gomes Architecture and Design dated August 2024;
- b) State Environmental Planning Policy (Resilience and Hazards) 2021
- c) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- d) Pittwater Local Environmental Plan 2014 (LEP)
- e) Pittwater 21 Development Control Plan (DCP)
- f) Planning Principles of the NSW Land and Environment Court.

During the preparation of this SEE, I have attended the subject site and the surrounding locality to gain an understanding of the proposal and its future relationship with the developing 'streetscape' and the immediately surrounding sites.

I am satisfied that the proposal as submitted will not only offer a high standard of accommodation for future residents but will do so in a manner that respects its juxtaposition with adjacent and nearby dwellings and will provide a high standard of design and sustainability when completed.

1.2 Site Description

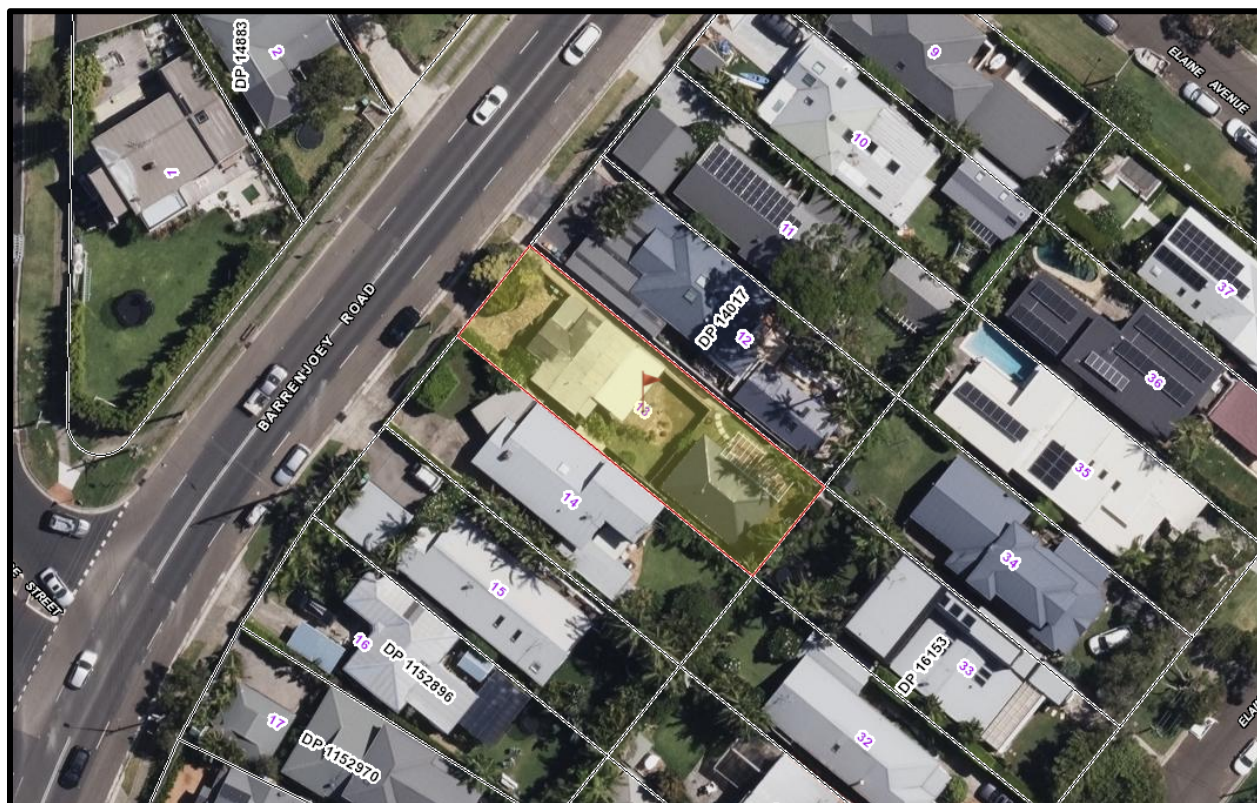
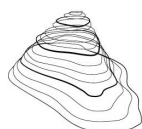


Figure 1.2.1 – Subject Site

The site consists of a single allotment located on the eastern side of Barrenjoey Road, 5 lots south of the intersection with Elaine Avenue. The subject site currently contains a single storey residential dwelling with a secondary dwelling located at the rear of the property. The residential dwelling is of weatherboard and fibro construction with a metal roof whilst the secondary dwelling is of weatherboard construction with a metal roof.

The site has a frontage to Barrenjoey Road and obtains vehicle access from this frontage.

The site is regular in shape and has a total site area of approximately 490.4m² with the topography maintaining a slight slope from north-west down to the south east. The north-western boundary fronts Barrenjoey Road has a total length of approximately 12.190m. The northern boundary adjoins 620 Barrenjoey Road and has a total length of approximately 40.23m. The south-western boundary adjoins 12 Elaine Avenue and has a length of approximately 12.190m, whilst the southern boundary adjoins 616 Barrenjoey Road and has a length of 40.23m.



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The immediate area is characterised by 1-2 storey residential dwellings. Adjoining and surrounding development is characterised by low density residential dwellings within a landscaped setting.

1.3 The Proposed Development

The proposed development involves the demolition of the existing residential dwelling and construction of a new residential dwelling incorporating the following;

Ground Floor

- Double Carport
- New Permeable Driveway
- Entry and internal access
- Bathroom and Laundry
- Bedroom 1 and ensuite
- Kitchen, pantry, dining room and living room
- Media room
- Rear balcony
- New side access to replace existing access to secondary dwelling

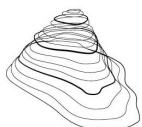
First Floor

- Internal access
- Study
- Bedroom 2 and ensuite
- Bedroom 3 and ensuite
- Master Bedroom with walk in robe, ensuite and rear facing balcony

Roof

- 3 skylights

The proposed development is shown on plans prepared by Cristina Gomes Architecture and Design dated August 2024. The Architectural Plans detail the full scope of works and should be referred to in their entirety.



2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aim of Policy

- (1) *Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:*
 - a) *an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and*
 - b) *the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.*
- (2) *The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.*
- (3) *This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.*

Comment:

The DA is accompanied by a BASIX Certificate. This BASIX Certificate confirms that the proposed development achieve compliance with the relevant objectives and requirements of the above State Environmental Planning Policy.

2.2 State Environmental Planning Policy (Resilience and Hazards) 2021



Chapter 2 Coastal Management

2.1 Aim of Chapter

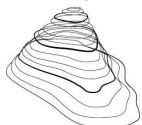
The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

Comment:

The subject site is not identified as being within the Coastal Use Area or Coastal Environmental Area Map of State Environmental Planning Policy (Coastal Management) 2018, which relates to commitments within a proposed development to ensure that development protects the environmental assets of the coast.

Accordingly, further assessment under State Environmental Planning Policy (Coastal Management) 2018 is not required.



4.1 Object of this Chapter

(1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

Comment:

Due to the previous lengthy residential history of the subject site, the prevailing evidence does not indicate the existence of contamination on the subject site.

I have not been made aware of any evidence of previous contamination of the subject site. Accordingly, I consider that no further assessment is required under State Environmental Planning Policy (Resilience and Hazards) 2021.

2.2 Pittwater Local Environmental Plan 2014 (PLEP)

Zone



Zone R2 Low Density Residential

1 Objectives of zone

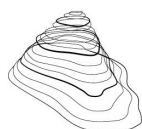
- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

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; Dual



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occupancies; Dwelling houses; Environmental protection works; Exhibition homes; 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; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

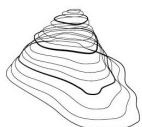
Comment

The proposal, relating to the construction of a new residential dwelling, is permitted with consent within the R2 Low Density Residential Zone.

The proposed development complies with the relevant Objectives of the R2 Zone as follows;

- The proposed development will provide for additional housing of quality architectural design, incorporating significant internal amenity. The improved and additional bedrooms and living areas serve the needs of the current occupants of the subject site providing for the housing needs within the community.
- The proposed dwelling will contribute to the variety of housing types and densities within the immediate area. The proposed development ensures that a low density form of housing is maintained in keeping with the zone objectives. Furthermore, I note that the existing secondary dwelling is retained, ensuring affordable forms of housing are maintained.
- The proposed development will result in a residential dwelling that remains consistent in setback, landscaped area and building height with development within the locality and surrounding development. The proposed design assists in maintaining a scale of development in keeping with that of the existing streetscape.
- Furthermore, the proposed development will provide an increased front setback for the proposed dwelling compared to the existing structure, whilst maintaining established trees and vegetation within the front boundary. These design features ensure an attractive presentation to the streetscape is provided.

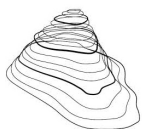
The proposed residential dwelling remains sympathetic to the existing streetscape and the low-density residential environment. These design elements ensure that the proposed development, when viewed from the street, complements the identified streetscape.



4.1 Minimum subdivision lot size



- (1) *The objectives of this clause are as follows:*
- (a) *to protect residential character and amenity by providing for subdivision where all resulting lots are consistent with the desired character of the locality, and the pattern, size and configuration of existing lots in the locality,*
 - (b) *to provide for subdivision where all resulting lots are capable of providing for the construction of a building that is safe from hazards,*
 - (c) *to provide for subdivision where all resulting lots are capable of providing for buildings that will not unacceptably impact on the natural environment or the amenity of neighbouring properties,*
 - (d) *to provide for subdivision that does not adversely affect the heritage significance of any heritage item or heritage conservation area,*
 - (e) *to provide for subdivision where all resulting lots can be provided with adequate and safe access and services,*
 - (f) *to maintain the existing function and character of rural areas and minimise fragmentation of rural land,*
 - (g) *to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.*



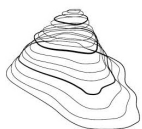
Comment

The subject site has a Minimum Lot Size Standard of 700m². Whilst I note that the proposed development does not incorporate further subdivision, the existing lot size of the subject site (490m²) remains significantly below the Minimum Lot Standard identified. Despite the undersized nature of the lot, I note that the proposed development provides an increase in front setback and Landscaped Area compared to the existing development, based on the figures provided in the Architectural Plans.

4.3 Height of buildings



- (1) *The objectives of this clause are as follows:*
- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
 - (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
 - (c) *to minimise any overshadowing of neighbouring properties,*
 - (d) *to allow for the reasonable sharing of views,*
 - (e) *to encourage buildings that are designed to respond sensitively to the natural topography,*
 - (f) *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*



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Comment

I note that entirety of the proposed roof form remains significantly below the 8.5m Maximum Height of Buildings Standard. The proposed flat roof form significantly contributes to the proposed level of compliance.

The maximum RL of the proposed development will be RL 18.33. This results in a maximum building height of 7.534m when measured from the existing ground level to the south-easternmost point of the proposed first floor roof form.

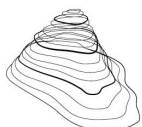
Further to the proposed numerical compliance with the Height of Buildings Development Standard, I consider that the proposed development also complies with the following relevant objectives of this clause;

- The proposed development will provide for a building height and scale of development that is consistent with the desired character of the locality.
- As evidenced by the Shadow Diagrams accompanying this DA, the proposed development will not result in unreasonable overshadowing to the private open space areas of adjoining properties. Overshadowing Impact is limited to 2 ground floor windows and the existing roof form of 616 Barrenjoey Road, Avalon. I note that a shading device is currently located over these windows within 616 Barrenjoey Road.
- Due to the location of the subject site on the low side of Barrenjoey Road, the proposed development will maintain the reasonable sharing of views. I note that adjoining properties are orientated to the south-east and the proposed dwelling maintains this alignment.
- The proposed development generally maintains the existing natural topography, noting no significant levels of excavation or fill are required ensuring that the proposed development remains sensitive to the natural topography.
- The proposed development is not considered to result in an unreasonable visual impact on the natural environment, noting that existing levels of landscaped Area are improved in both quality and quantity with only a single tree to be removed. I note that existing established trees and vegetation are retained within the front boundary to further improve the presentation of the proposed development to the streetscape.
- The subject site is not located within a Heritage Conservation Area and does not contain a Heritage Item. Furthermore, no Heritage Items are located in proximity to the subject site. In relation to the natural environment, the proposed development will not result in any adverse visual impact.

5.9 Preservation of trees or vegetation

(1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

(2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.



Comment

The proposal does not require the removal of any significant trees or vegetation. I note that that existing levels of landscaped Area are improved in both quality and quantity with only a single tree to be removed which I have been advised is capable of being removed under Exempt Development.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Pittwater,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Comment

The subject site does not contain any Item of Heritage Significance or Environmental Heritage and is not located in proximity to any Heritage Items. Furthermore, the subject site is not located within a Heritage Conservation Area.

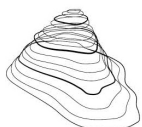
5.21 Flood planning

(1) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

Comment

I note that the subject site is not identified as containing Flood Prone Land.



7.1 Acid sulfate soils



1. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
2. Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Comment

The subject site is located in a Class 5 Acid Sulfate area. It is not considered that the proposed development will unreasonably disturb, expose or drain acid sulfate soils throughout construction and any associated excavation.

The proposed works have been designed to facilitate the proposed development with minimal disturbance to the underlying soil profile. As noted, no significant excavation is proposed or required to allow for construction.

7.2 Earthworks

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.*

Comment

The proposed development is limited to very minor excavation for structural requirements.

The proposed works have been designed to facilitate the proposed development with minimal disturbance to the underlying soil profile.

All earthworks associated with the proposed development will be undertaken in a manner that meets the objectives and achieves compliance with the requirements of this clause.

7.10 Essential services

1. *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:*
 1. *the supply of water,*
 2. *the supply of electricity,*
 3. *the disposal and management of sewage,*
 4. *stormwater drainage or on-site conservation,*
 5. *Suitable vehicular access.*

Comment

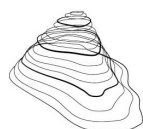
The subject site is already serviced by essential services.

SUMMARY

Table 2.1 provides a summary of the relevant provisions of the LEP and outlines their relationship with the proposed development;

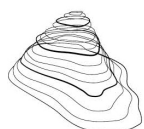
Table 2.1 – LEP Compliance Summary

Clause	Control	Comment
4.1: Minimum Subdivision Lot Size	700m ² minimum	N/A
4.3 Height of Buildings	8.5 metres	Complies



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4.4 Floor Space Ratio	N/A	N/A
5.10 Heritage	Consider Objectives	N/A
5.21 Flood planning	Consider Objectives	N/A
7.1 Acid Sulfate Soils	Consider Objectives	Complies
7.2 Earthworks	Consider Objectives	Complies
7.4 Floodplain Risk Management	Consider Objectives	N/A
7.5 Coastal Risk Planning	Consider Objectives	N/A
7.6 Biodiversity	Consider Objectives	N/A
7.7 Geotechnical Hazards	Consider Objectives	N/A
7.8 Limited development on Foreshore area	Consider Objectives	N/A



2.3 Pittwater 21 Development Control Plan

A4.1 Avalon Beach Locality

The most important desired future character is that Avalon Beach will continue to provide an informal relaxed casual seaside environment. The locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that have less tree canopy coverage, species and habitat diversity, fewer hazards and other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, commercial, community and recreational facilities will serve the community.

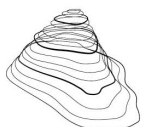
Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport. Vehicular and pedestrian access into and through the locality is good. Pedestrian links, joining the major areas of open space (Angophora Reserve, Stapleton Park and Hitchcock Park) and along the foreshores, should be enhanced and upgraded. Similarly, cycle routes need to be provided through the locality. Carparking should be provided on site and where possible integrally designed into the building.

Future development will maintain a building height limit below the tree canopy, and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with development. The objective is that there will be houses amongst the trees and not trees amongst the houses.

Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

Most houses are set back from the street with low or no fencing and vegetation is used extensively to delineate boundary lines. Special front building line setbacks have been implemented along Avalon Parade to maintain the unique character of this street. This, coupled with the extensive street planting of canopy trees, gives the locality a leafy character that should be maintained and enhanced.

The design, scale and treatment of future development within the Avalon Beach Village will reflect the 'seaside-village' character of older buildings within the centre, and reflect



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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.

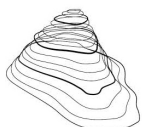
A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, 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.

Comment

The proposed development is in keeping with the desired character of the locality. I wish to note the following points;

- The proposed development maintains the existing low density residential use and proposes a maximum 2 storey built form. The proposed development ensures that the residential dwelling remains in keeping with the landscape setting noting that no significant trees or vegetation are required to be removed) and that the quality and quantity of Landscaped Area is to be improved based on the Architects calculations.
- The proposed development remains significantly below the maximum height of Buildings Standard and provides a 2 storey built form, ensuring the proposed development remains below any existing tree canopy.
- The proposed development is of a high architectural design incorporating an attractive palette of colours and materials. The proposed design utilises facade modulation and the proposed building colours and materials will harmonise with both the natural and surrounding residential environment.
- The setback of the proposed carport remains in keeping with nearby development and the proposed residential dwelling is considered to be in keeping with immediately adjoining developments, providing a 9m setback.
- The proposed design ensures the maintenance of the existing landform, landscape and other features of the natural environment. The proposed design does not impact locally native tree canopies or vegetation.



B2.2 Subdivision - Low Density Residential Areas

Outcomes

Achieve the desired future character of the locality.

Maintenance of the existing environment.

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

The built form does not dominate the natural setting.

Population density does not exceed the capacity of local and regional infrastructure and community services.

Population density does not exceed the capacity of local and regional transport facilities.

Comment

No further subdivision of the subject site is proposed.

B3.2 Bushfire Hazard

Outcomes

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.

Comment

The subject site is not identified as containing Bushfire Prone Land.

B3.6 Contaminated Land and Potentially Contaminated Land

Outcomes

Protection of public health.

Protection of the natural environment.

Successful remediation of contaminated land.

Comment

Due to the historic residential use of the subject site it is not considered that there is any contaminated land on the subject site. Furthermore, the proposed development requires minimal excavation to incorporate the proposed works.

However, should any potentially contaminated land be uncovered during development it will be handled in accordance with this clause.

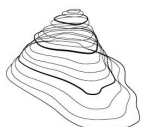
B3.11 Flood Prone Land

Objectives

Protection of people.

Protection of the natural environment.

Protection of private and public infrastructure and assets.



Comment

I note that the subject site is not identified as containing Flood Prone Land.

B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land

Outcomes

The long-term viability and enhancement of locally native flora and fauna and their habitats.

Comment

The proposed development is not expected to restrict the long-term viability and enhancement of locally native flora and fauna and their habitats. I note that the proposed development does not require the removal of any significant trees or vegetation and will result in an improvement in the quality and quantity of Landscaped Area.

B5.13 Development on Waterfront Land

Outcomes

Protection of waterways and improved riparian health

Stormwater and creek flows are safely managed.

Appropriate setback between waterways and development

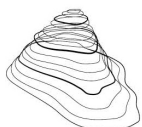
Comment

The proposed development is significantly setback from the waterfront and not readily visible from any waterways.

B5.15 Stormwater

Outcomes

- *Improve the quality of water discharged to our natural areas to protect and improve the ecological and recreational condition of our beaches, waterways, riparian areas and bushland;*
- *Minimise the risk to public health and safety;*
- *Reduce the risk to life and property from any flooding and groundwater damage;*
- *Integrate Water Sensitive Urban Design measures in new developments to address stormwater and floodplain management issues, maximise liveability and reduce the impacts of climate change.*
- *Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle*
- *Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources*
- *Protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised by development activities.*



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Comment

The proposed development is in keeping with this clause, ensuring that water management is achieved through good design. The proposed development will connect new downpipes to the existing stormwater system in accordance with AS3500.

Furthermore, I note that a 9000L On-Site-Detention Pit is proposed underneath the proposed carport in addition to a 2000L rainwater tank to be contained underneath the rear ground floor deck.

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

Outcomes

Safe and convenient access.

Adverse visual impact of driveways is reduced.

Pedestrian safety.

An effective road drainage system.

Maximise the retention of trees and native vegetation in the road reserve.

Comment

The proposed development will maintain the existing vehicle cross over, ensuring clear lines of sight, minimal impact on adjoining properties and safe access for occupants is maintained.

B6.2 Internal Driveways

Outcomes

Safe and convenient access.

Reduce visual impact of driveways.

Pedestrian safety.

An effective road drainage system.

Maximise the retention of trees and native vegetation.

Reduce contaminate run-off from driveways.

Comment

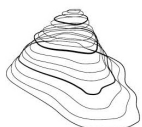
The proposed development incorporates the replacement of the existing driveway with a permeable surface and incorporates the construction of a new carport which allows for the forward entry and exit of vehicle from the subject site. The proposed development is considered to achieve compliance with this clause.

B6.3 Off-Street Vehicle Parking Requirements

Outcomes

An adequate number of parking and service spaces that meets the demands generated by the development.

Functional parking that minimises rainwater runoff and adverse visual or environmental



Statement of Environmental Effects – 618 Barrenjoey Road, Avalon Beach

*impacts while maximising pedestrian and vehicle safety.
Safe and convenient parking.*

Comment

The proposed development incorporates the construction of a new double carport to provide to car spaces and storage ensuring compliance with the outcomes of this clause.

The proposed carparking will provide an adequate number of parking spaces for occupants of the subject site.

B6.5 Access Driveways and Works on Road Reserves on or Adjacent to a Main Road Outcomes

Compliance with the requirements of the Environmental Planning and Assessment Act and the Roads Act 1993 (s 138).

Safety.

Pedestrian access and amenity

Maximise retention of native vegetation and trees.

Reduce contaminate run-off from driveways.

Comment

The proposed development does not require any changes to the existing vehicle cross over and driveway.

B6.7 Transport and Traffic Management Outcomes

Safe and orderly traffic, pedestrian and cyclist access to and from all development via the surrounding road network and transport infrastructure.

The developer meets the cost of upgrading the surrounding road, and traffic and transport infrastructure to meet the needs generated by the development.

Comment

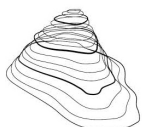
It is not considered that the proposed development will have an unreasonable adverse impact on the surrounding road work, being of a residential nature. The proposed development does not result in an increase in development density on the subject site and it is considered that existing levels can be easily managed by the existing network.

B8.1 Construction and Demolition - Excavation and Landfill Outcomes

Site disturbance is minimised.

Excavation, landfill and construction not to have an adverse impact.

Excavation and landfill operations not to cause damage on the development or adjoining property.



Comment

The proposed construction will carry out the minimum required site disturbance during building works. I note that only very minor excavation is required to undertake the proposed development.

B8.3 Construction and Demolition - Waste Minimisation

Outcomes

Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.

Comment

All waste generated by construction of the residential dwellings will be carried out in accordance with this clause with all waste being disposed off correctly and re-used on site where possible.

A Waste Management Plan accompanies this DA.

B8.4 Construction and Demolition - Site Fencing and Security

Outcomes

*Ensuring public safety.
Protection of public domain.*

Comment

The subject site will implement site fencing and security throughout the construction period.

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

Outcomes

*Protection of Infrastructure.
Ensuring Public Safety.
Compliance with the Roads Act 1993.*

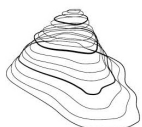
Comment

All works carried out in the public domain will be carried out in accordance with this clause ensuring that all existing infrastructure is protected and safe work practices are implemented.

B8.6 Construction and Demolition - Traffic Management Plan

Outcomes

*Minimal disturbance to the residential community.
Protection of Roads.*



Statement of Environmental Effects – 618 Barrenjoey Road, Avalon Beach

Comment

It is not considered that the proposed works will cause unreasonable disturbance on the existing road network.

C1.1 Landscaping

Outcomes

A built form softened and complemented by landscaping.

Landscaping reflects the scale and form of development.

Retention of canopy trees by encouraging the use of pier and beam footings.

Development results in retention of existing native vegetation.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species

Landscaping enhances habitat and amenity value.

Landscaping results in reduced risk of landslip.

Landscaping results in low watering requirement.

Comment

The proposed development will be landscaped in accordance with this clause. The proposed residential structure is to be 'complimented by landscaping with existing vegetation being retained where possible'. I note that no significant trees or vegetation are required to be removed. Please refer to the Landscape Plan accompanying this DA.

Please refer to additional comments in this SEE.

C1.2 Safety and Security

Outcomes

On-going safety and security of the Pittwater community.

Opportunities for vandalism are minimised.

Inform applicant's of Council's requirements for crime and safety management for new development.

Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements

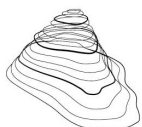
Identify crime and safety priority areas in Pittwater LGA

Improve community safety and reduce the fear of crime in the Pittwater LGA

Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety.

Comment

The proposed development will result in an improvement in CPTED design principals through the addition of a first floor presentation to the road reserve.



C1.3 View Sharing

Outcomes

A reasonable sharing of views amongst dwellings.

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced.

Canopy trees take priority over views.

Comment

Due to the location of the subject site on the low side of Barrenjoey Road, the proposed development will maintain the reasonable sharing of views. I note that adjoining properties are orientated to the south-east and the proposed dwelling maintains this alignment.

No views and vistas from roads and public places to water, headland, beach and/or bush views will be impacted by the proposed development.

C1.4 Solar Access

Outcomes

Residential development is sited and designed to maximise solar access during mid-winter.

A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.

Reduce usage and/dependence for artificial lighting.

Comment

As evidenced by the Shadow Diagrams accompanying this DA, the proposed development will not result in any unreasonable overshadowing to adjoining properties remaining compliant with the numerical requirements of this clause. I note that the proposed development will result in additional overshadowing to 2 ground floor windows and the existing roof form of 616 Barrenjoey Road. I note that a shading device is currently located over these windows within 616 Barrenjoey Road.

C1.5 Visual Privacy

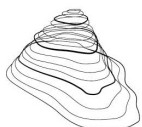
Outcomes

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.

A sense of territory and safety is provided for residents.

Comment

Through good design principals the proposed development will have a good level of visual privacy whilst also ensuring that visual privacy to adjoining properties is maintained.



Statement of Environmental Effects – 618 Barrenjoey Road, Avalon Beach

I note that the proposed windows at first floor level facing side boundaries are limited to bathrooms and bedrooms. The windows on the north-eastern elevation are limited to highlight windows to further ensure no unreasonable privacy impacts to adjoining properties.

C1.6 Acoustic Privacy

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas

Comment

It is not considered that the acoustic privacy of adjoining dwellings or the proposed development will be adversely affected by residential noise generated by the proposal.

C1.7 Private Open Space

Outcomes

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants.

Private open space is integrated with, and directly accessible from, the living areas of dwellings.

Private open space receives sufficient solar access and privacy.

Comment

The proposed development will achieve the private open space requirements outlined in this clause, providing functional areas that are directly accessible from living areas of the proposed dwelling.

C1.12 Waste and Recycling Facilities

Outcomes

Waste and recycling facilities are accessible and convenient, and integrate with the development.

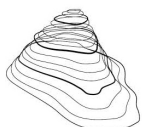
Waste and recycling facilities are located such that they do not adversely impact upon amenity of the adjoining development or natural environment.

Comment

Waste and recycling facilities have been incorporated into the design of the residential dwelling. Please refer to the Architectural Plans and Waste Management Plan accompanying this DA.

C1.13 Pollution Control

Outcomes



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Development that does not adversely impact on public health, the environment or other lands.

Comment

The proposed residential development is not considered to cause unreasonable pollution levels, however design measures are to be implemented into the build to ensure compliance with this control.

C1.23 Eaves

Outcomes

Housing that reflects the coastal heritage and character of Pittwater.

Optimise roof forms.

Appropriate solar access and shading is achieved

Comment

The proposed development has been designed to remain in keeping with the character of the surrounding area implementing shading devices whilst ensuring appropriate solar access is achieved.

C1.24 Public Road Reserve - Landscaping and Infrastructure

Outcomes

Desirable character of the Pittwater streetscape.

Consistency in the design and construction of landscape works in the road reserve.

Comment

No works are proposed in the road reserve.

C1.25 Plant, Equipment Boxes and Lift Over-Run

Outcomes

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

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

To achieve reduction in visual clutter.

The appropriate location and design of noise generating equipment.

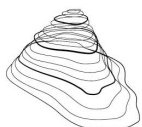
Comment

All plant and equipment boxes shall be visually and acoustically treated to ensure minimal impact on surrounding new and existing development.

D1 Avalon Beach Locality

D1.1 Character as viewed from a public place

Outcomes



Statement of Environmental Effects – 618 Barrenjoey Road, Avalon Beach

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

High quality buildings designed and built for the natural context and any natural hazards.

Buildings do not dominate the streetscape and are at 'human scale'.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

Comment

The proposed development complies with the Outcomes of this clause and is considered to achieve the future character of the area as previously outlined in this SEE.

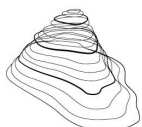
The proposed development is considered to reinforce and sensitively relate to the spatial characteristics of the existing built and natural environment due to the following design features;

- The proposed development is located on the low side of Barrenjoey Road and remains significantly below the maximum height of buildings standard.
- The proposed development does not require the removal of any significant trees or vegetation and will provide an improvement in both the quality and quantity of landscaping.
- The proposed residential dwelling does not result in unreasonable view loss, overshadowing, acoustic or visual privacy impacts.

The proposed presentation to the streetscape is considered to be in keeping with adjoining and nearby development, noting the range of parking structures located within the front setback area within the vicinity of the subject site. I note that the proposed parking structure is of an open and light weight design. The proposed building façade incorporates design features in accordance with the requirements of this clause.

The proposed dwelling incorporates timber privacy screens that provide sun protection to the west along with privacy from the street. The location of these windows at First Floor Level and the ability of the privacy screens to be retracted ensures an improvement in CPTED principles allowing for passive surveillance of Barrenjoey Road.

The above design elements ensure that the proposed development enhances the existing streetscapes and promotes a scale and density that is in keeping with the height of the natural environment.



D1.4 Scenic protection – General

Achieve the desired future character of the Locality.

Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.

Comment

The proposed development does not require the removal of any significant trees or vegetation and will ensure that after construction, the residential dwelling will not detract from Council's Outcome of ensuring that the bushland landscape remains the predominant feature of Pittwater. Furthermore, the proposed development incorporates an increased front setback for the proposed residential dwelling and the retention of existing established trees and vegetation within the front setback area.

D1.5 Building colours and materials

Outcomes

The development enhances the visual quality and identity of the streetscape.

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment.

The visual prominence of the development is minimised.

Damage to existing native vegetation and habitat is minimised.

An informal beachside appearance of the Avalon Beach Village.

Comment

The proposed building colours and materials have been chosen to minimise visual impact though the use of colour and material that complement the existing characteristics of the locality, blend into the existing vegetation and result in minimal reflectivity. Please refer to the schedule of materials and photomontage that accompany this DA.

D1.8 Front building line

Outcomes

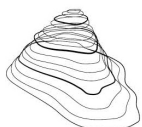
To achieve the desired future character of the Locality.

The amenity of residential development adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Vehicle manoeuvring in a forward direction is facilitated.

To encourage attractive street frontages and improve pedestrian amenity.



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To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Comment

The subject site has a front building line control of 10m or the established building line. The front setback of the proposed dwelling remains in keeping with adjoining and surrounding development, providing a 9m setback. The proposed carport, being a lightweight open structure is located within this front setback area, consistent with development along this section of Barrenjoey Road.

Existing mature trees are retained within the front setback area to assist in screening the proposed development when viewed from the streetscape.

I note that the proposed works within the front setback area will ensure that vehicles can enter and leave the site in a forward direction.

As outlined previously, the proposed development achieves the desired future character of the locality and ensures that the amenity of adjoining residential development is maintained. The proposed development does not require the removal of any significant trees or vegetation and will result in an improvement in Council's Landscaped Area requirements.

D8.6 Side and rear building line.

Outcomes

To achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

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

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Vegetation is retained and enhanced to visually reduce the built form.

To ensure a landscaped buffer between commercial and residential zones is established.

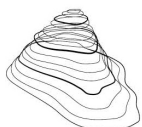
Controls

The minimum side and rear building line for built structures including pools and parking structures other than driveways, fences and retaining walls, shall be in accordance with the following -

2.5 at least to one side;

1.0 for other side

6.5 rear



Statement of Environmental Effects – 618 Barrenjoey Road, Avalon Beach

Comment

A side and rear setback control of 2.5m to at least one side; 1.0m for other side and 6.5m to the rear applies to the subject site.

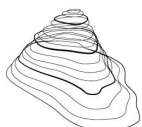
I note that the existing residential dwelling provides a side boundary setback of 1.685m to the north-east and 1m to the south-west. I note that the residential dwelling to the north-east incorporates a garage structure immediately adjoining the shared boundary, whilst the property to the south-west provides a 1.261m setback to the shared boundary.

The proposed residential dwelling provides a compliant 1m side boundary setback to the south-western boundary at ground level, which is increased to 1.685m at first floor level. The proposed setback to the north-eastern boundary provides a 1.685m setback at both ground and first floor level, in lieu of the required 2.5m. Therefore, the proposed development provides a compliant setback to the south-western boundary at ground floor and greater than required setback at first floor by 0.685m, whilst the north-eastern setback is deficient by 0.815m.

I note that the proposed development would result in additional overshadowing to the neighbour's dwelling to the south, if the proposed first floor level was shifted the to the south in order to achieve the side setbacks compliances.

It is considered that the proposed development is in keeping with the following relevant outcomes of this clause;

- As outlined in this SEE, it is considered that the proposed development achieves the desired future character of the locality.
- The proposed development does not result in any unreasonable view loss from nearby properties. The proposed development does not impact views and vistas to and/or from public/private places.
- View sharing is maintained through complimentary siting of buildings, responsive design and well-positioned landscaping.
- The proposed development maintains privacy, amenity and solar access within the development site and maintained to adjoining residential properties.
- The proposed development does not require the removal of any significant trees or vegetation.
- As outlined through this SEE, the bulk and scale of the built form has been minimized ensuring no removal of any significant trees or vegetation, improvement in the quality and quantity of landscaping and remaining significantly below the Maximum Height of Buildings Standard, whilst requiring only minimal excavation.
- The proposed development will not result in any unreasonable impact on privacy, amenity and solar access within the development site and nearby residential properties.



D8.8 Building envelope

Outcomes

To achieve the desired future character of the Locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

The bulk and scale of the built form is minimised.

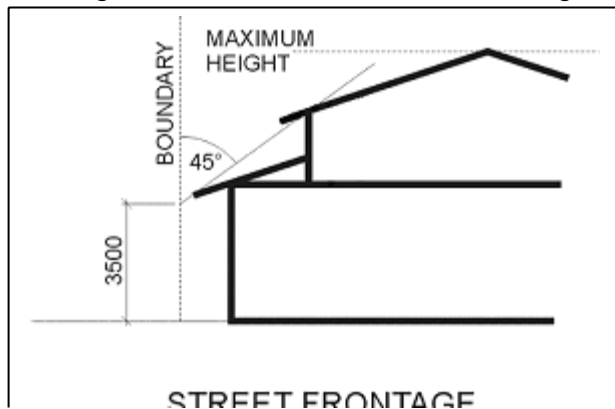
Equitable preservation of views and vistas to and/or from public/private places.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Vegetation is retained and enhanced to visually reduce the built form.

Controls

Buildings are to be sited within the following envelope:

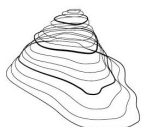


Comment

The proposed development results in moderate non-compliances with Council's Building Envelope Control, acknowledging that whilst the flat roof form ensures the proposed development remains significantly below the height of Buildings Standard, it does contribute to the breach of the Building Envelope Control.

The moderate breach of the Building Envelope Control is considered reasonable in these circumstances due to the fact that despite the numerical non-compliance, the proposed development achieves the following relevant outcomes of this clause;

- As evidenced throughout this SEE, the proposed development achieves the desired future character of the locality.



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- The proposed development has negligible impact on the existing streetscape due to its location and promotes a scale and density that is in keeping with the height of the natural environment and surrounding development. I note that the proposed dwelling, whilst being located on the low side of Barrenjoey Road, also remains substantially below the Height of Buildings Standard.
- The proposed development is considered to “respond to, reinforce and sensitively relate to the spatial characteristics of the existing built and natural environment.” This is evidenced through the residential dwelling which remains significantly below Council’s Height of Buildings Standard and provides an improvement in the quality and quantity of Landscaped Area.
- In relation to the equitable sharing of views, due to the location of the subject site, the proposed development maintains the reasonable sharing of views. The properties located on the opposite side of Barrenjoey Road sit significantly higher and consideration of these properties has been incorporated into the design through the flat roof form and a dwelling which remains significantly below the Height of Buildings Standard, in order to ensure they will not be unreasonably impacted by the proposed development.
- The proposed development does not result in any unreasonable impacts on privacy, amenity or solar access to adjoining properties.
- No significant trees or vegetation are required to be removed to facilitate the proposed development. The proposal will result in an improvement in the quality and quantity of landscaped area.

D1.13 Landscaped Area - General

Outcomes

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity.

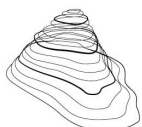
Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment

Based on the calculations provided by the Architect, the proposed development will result in a minor increase in Landscaped Area, increased by 36.4m² and represents an improvement in Council’s Landscaped Area requirement maintaining 44.7% of the subject site as landscaping.



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The proposed development does not require the removal of any significant trees or vegetation and will ensure that after construction, the bushland landscape remains the predominant feature.

The proposed development is in keeping with the character of the locality, ensuring that the site when viewed from street and adjoining properties, the development will retain the predominance of landscaping and vegetation. This is further reinforced through the retention of existing established trees and vegetation within the front boundary of the site.

D8.10 Fences Outcomes

To achieve the desired future character of the Locality.

To discourage the use of fencing.

To provide fencing only where necessary and to ensure that such fencing is sympathetic to the bushland setting of the locality.

To ensure fences compliment and conserve the visual character of the street and neighbourhood.

To contribute positively to the public domain.

An open streetscape that allows casual surveillance of the street.

Fences, where provided, are suitably screened from view from a public place.

Safe sight distances and a clear view of the street including to and from driveways for motorists and pedestrians.

To ensure heritage significance is protected and enhanced.

To ensure an open view to and from the waterway is maintained.

Comment

A 1.275m – 1.3m high front fence is proposed incorporating an automatic gate to allow vehicle entry/exit. I note that this front fencing will replace the existing timber fence of a much greater height. Furthermore, I note that existing established trees and vegetation are to be retained within the front boundary.

The proposed fencing is considered consistent with the streetscape and nearby development.

D1.17 Construction, Retaining walls, terracing and undercroft areas Outcomes

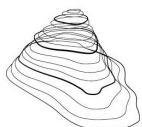
To achieve the desired future character of the Locality.

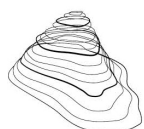
To protect and minimise disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography.

Comment

The construction and location of the required retaining walls will ensure no impact on adjoining properties, minimal site disturbance and compliance with Council's controls.





3. SECTION 4.15 ASSESSMENT

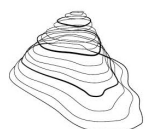
Assessment of the current DA requires consideration under the provisions of Section 4.15 of the Environmental Planning and Assessment Act in terms of the merits of the proposal.

Previous sections of this SEE have addressed relevant matters to be considered under Section 4.15, in particular the relevant environmental Planning Instruments and Development Control Plan.

The following additional comments are provided for assessment: -

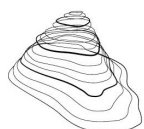
Table 3.1: Section 4.15 Summary

Impact on the Natural Environment	
Matter	Potential Impact?
Acid Sulfate Soils	The proposed development does not incorporate any excavation that will impact acid sulfate soils.
Flooding	The site is not subject to flooding.
Bushfire	The site is not identified as bushfire prone land.
Drainage	This matter has been addressed within the SEE.
Flora & Fauna	This matter has been addressed throughout the SEE.
Impact on the Built Environment	
Matter	Potential Impact?
Aboriginal Cultural Heritage	A search of the AHIMS concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site, and having regard to the considerations in the Code, it is considered that the presence of artefacts and or sites of Aboriginal heritage value would be highly unlikely.
Environmental Heritage	The site does not contain any known items of environmental heritage.
Traffic	This matter has been addressed in the SEE.
Scenic qualities	The proposed development is consistent with the current and future character of the locality as expressed within the provisions of LEP 2014 and the DCP. For the reasons outlined in this SEE, I consider that the proposed development will not have an adverse impact on the scenic qualities of the area.
Compatibility with adjacent land uses	The proposed development is compatible with adjoining residential dwellings.



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Height, Bulk and Scale	The proposed height, bulk and scale are eminently reasonable for the reasons outlined in this SEE.
Overshadowing	Please refer to previous comments in relation to Overshadowing Impact.
Overlooking	Please refer to previous comments in relation to Overlooking Impact.
Acoustic	Please refer to previous comments in relation to Acoustic Impact.
Views and vistas	For the reasons outlined in this SEE, the proposed development will not have an adverse impact on views and vistas from private properties or the public domain.
Site design	The site design has been configured to ensure that no unreasonable impacts will result.
Public domain	As previously noted, there will be no adverse impact on the public domain.



4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development will enhance the use of the low density residential nature of the site providing a greater level of access and amenity without unreasonable amenity impacts on adjoining lands or without representing an overdevelopment of the site.

The proposal will not result in any negative social or economic impacts.

The site is suitable to accommodate the proposed development.

Approval of the development does not raise any issues contrary to the public interest.

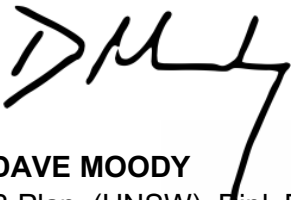
5. CONCLUSION

The proposed development relates to the demolition of the existing residential dwelling and construction of a new residential dwelling.

The proposal is consistent with the relevant objectives of the R2 Zone and is compliant with the relevant provisions of the *Local Environmental Plan*. Furthermore, the proposal complies with the relevant Objectives and is consistent with appropriate controls contained within the *Development Control Plan*.

The proposed development will not result in unacceptable ecological impacts or amenity impacts to adjoining properties.

As stipulated previously in this report, the matters for consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* have been satisfactorily addressed demonstrating the proposed development is compatible with the surrounding environment.



DAVE MOODY

B.Plan. (UNSW), Dipl. Build. & Const. (MIBT), MPIA.

0401 450 989

dave@nda.live

www.nda.live

Suite 11, 303 Barrenjoey Road, Newport NSW 2106

