



northern
beaches
council

MEMORANDUM

DATE: 14 March 2024

TO: Development Determination Panel (DDP)

FROM: Megan Surtees, Planner

SUBJECT: Item No. 3.1. DA2023/0846 – 11 Capri Close AVALON BEACH

The purpose of this memo is to advise the Panel that, in response to questions from the DDP, a reply has been provided by the assessing officer, being Danielle Deegan of D.M Planning Pty Ltd.

The questions raised, and response provided (in blue), are detailed below.

- *The access driveway is 30 metres in length and is situated on a nil setback to the northern boundary with No. 80 Riverview Road for 90% of that boundary.*

Comment:

The development site does not directly adjoin 80 Riverview Road, there is a 2m access handle between the development site and 80 Riverview Road. This 2m wide access handle provides a buffer between the two properties.

- *The driveway has a long and continuous length, with no variation.*

Comment:

Agreed. It is noted that the 80 Riverview Road has driveway which is approx. 20m long and is highly visible when viewed from the street (see Google image below).



- *The driveway on the boundary completely exposes the driveway, retaining walls, carparking areas and the dwelling itself when viewed from No. 80.*

Comment:

Agreed the driveway and proposed dwelling house will be highly visible from 80 Riverview Road and from the street. The driveway requires significant excavation and vegetation removal.

The subdivision section of P21DCP has Outcomes, including:

- *Achieve the DFC (desired future character)*
- *Maintain the existing environment*
- *Built form does not dominate the natural setting*

The Avalon Beach Locality Statement states as follows:

- *Minimise bulk and scale*

Comment:

The bulk and scale of the proposed dwelling house is appropriate as demonstrate by compliance with the majority of built form controls.

- *Existing and new native vegetation will be integrated with development*

Comment:

While the proposal results in the removal of six trees, the majority of existing site vegetation is retained. In addition, the planting Schedule includes the planting of twenty (20) additional trees as shown in the planting schedule (extract below):

Plant List

ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Qty
Trees						
Allo-tur	<i>Allocasuarina torulosa</i>	Forest Oak	45L	5 - 8 m	2 - 3m	3
CG	<i>Corymbia gummifera</i>	Red Bloodwood	45L	15 - 20m	3.5 - 6m	2
Cmac	<i>Corymbia maculata</i>	Spotted Gum	45L	over 30m	10 - 15m	1
EReti	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	45L	8m	3m	4
EP	<i>Eucalyptus botryoides</i>	Bangalay Gum	75L	20	10m	6
Euc-pan	<i>Eucalyptus paniculata</i>	Grey ironbark	45L	10 - 30m	6m	2
EPip	<i>Eucalyptus umbra</i>	Broad-leaved White Mahogany	75L	15 - 20m	6 - 10m	1
Glo-fer	<i>Glochidion ferdinandi</i>	Cheese Tree	45L	5 - 10m	6 - 10m	1

- *Houses to sit amongst the trees*

Comment:

The existing and proposed dwelling houses will be surrounded by many trees (both existing and proposed).

- *Native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment*

Comment:

The proposal removes 6 trees and retains 13 of the 19 trees assessed on the site. An Additional 20 trees are proposed.

As the site exceeds the maximum 30% slope for subdivision, the suitability of the site for development is under more scrutiny as to satisfying the other planning controls.

Questions:

1. *Based on the issues associated with the length, siting and nil setback of the driveway to the northern boundary, how does the proposal provide appropriate softening and screening of the driveway, retaining walls, car parking and dwelling when viewed from the street and the adjoining property at No. 80 Riverview Road?*

Comment:

The 2m buffer provided by the access handle provides some spatial separation between the driveway and 80 Riverview Road. In addition, the existing vegetation on 80 Riverview Road and in the road reserve will provide some screening when viewed from the street and the adjoining property. However, I agree that the driveway, parking areas and retaining walls will be highly visible from the street. This is particularly obvious when compared to the existing, heavily vegetated and underdeveloped nature of the allotment. However, the proposal is not dissimilar to other driveways and development in the area.

2. *Having regard, to Q1, how is this proposal consistent with the existing and desired future character in Riverview Road?*

Comment:

The proposal is consistent with the desired character for Avalon as follows:

- The proposal is low density development. The proposed dwelling house is a maximum of two storeys in any one place in a landscaped setting.
- The proposed building height is below the tree canopy.
- Existing and new native vegetation, including canopy trees, have been integrated with development. I believe the objective of 'houses amongst the trees' has been satisfied.
- The proposed dwelling house is a contemporary and utilises facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials harmonise with the natural environment. The dwelling house steps down the slope.
- The proposed dwelling house steps down the slope

The one comment the proposal does not satisfy is to 'minimise site disturbance'. However, having regard to the following statement in the Desired Character statement:

"A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land."

I believe that the proposal achieves the appropriate balance between maintaining the landforms, landscapes and other features of the natural environment, and the development of land.

Recommendation –

The Panel note the above response from Danielle Deegan of D.M Planning Pty Ltd.