

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
Additions

31 Cook Terrace, Mona
Vale

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Statement of Environmental Effects

Alterations and Additions

at 31 Cook Terrace, Mona Vale

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a development application proposing alterations and additions at 31 Cook Terrace, Mona Vale.

The proposed works have been architecturally designed that are responsive to the constraints of the site, the desired future character of the Mona Vale Locality and with development generally in the local area. The proposed works provides a high level of amenity for future occupants of the dwelling, with minimal impact upon the amenity of adjoining properties and the natural environment.

In addition to this SEE, the application is also accompanied by the following:

- Architectural Plans
- Survey
- Landscape Plan
- Stormwater Management Plans
- BASIX Certificate
- Waste Management Plan

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act 1979 (**EP&A Act**),
- Environmental Planning and Assessment Regulation 2021,
- Pittwater Local Environmental Plan 2014 (**PLEP 2014**), and
- Pittwater 21 Development Control Plan 2012 (**P21 DCP**).

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15(1) of the EP&A Act. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

2 Site Analysis

2.1 Site Description and location

2.1.1 The Site

The site has a legal description of Lot 1 in DP 20983 and is commonly referred to as 31 Cook Terrace, Mona Vale. The site is a rectangular shaped allotment measuring a site area of 648m².

An aerial location photograph is at Figure 1 below.



Image 1: Aerial photograph of the subject site

The site is currently developed with a single storey dwelling with a lower level garage. The site has frontage and address to Cook Terrace measuring 16.765m, variable depth of 37.915m and 38.8m, and a splayed rear boundary measuring 16.85m.

The physical and topographical characteristics of the site are depicted on the site survey. The topography slopes up from street level to the rear boundary approximately 8m. The trees identified on the survey are non-prescribed trees.

Development in the local area predominately comprises low density residential uses. The Mona Vale Hospital site is located to the north. In proximity to the site are public recreational areas such as Robert Dunn Reserve and Warriewood Beach to the east and southeast.



Image 2: Streetscape View



Image 3: Streetscape view

3 Description of Proposed Development

3.1 Details of the proposed development

Partial demolition of the existing dwelling is required to facilitate the proposed alterations and additions. The demolition and proposed works are detailed on the architectural plans prepared by Studio PULP. Specifically, this application provides for:

Lower Level:

- Addition of a gym to the rear of the existing garage.
- New side entry
- Internal lift

Ground Floor:

- Internal reconfigurations to create the main living level, 2 bedrooms, bathroom and laundry. The rear will open onto a new terrace.
- New external side entry stairs and access.
- Internal lift

First Floor:

- 3 bedrooms including the master with WIR and Ensuite, bathroom and rumpus room.
- Front facing terrace accessed from the master and rumpus rooms.
- Internal lift

The application proposes an extension to the existing driveway to provide access to the proposed double car garage.

The application is supported by a landscape plan detailing the proposed swimming pool and landscaping treatments.

Stormwater Management Plans demonstrate a suitable water management solution for the site, consistent with Councils' Water Management Policy.

A BASIX Certificate supports the application confirming that the building performs well with regard to sustainability and is consistent with the energy standards.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the EP&A Act, as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

An assessment of the relevant provisions of PLEP 2014 is undertaken, below.

4.1.1 Zoning

PLEP 2014 applies to the subject site and this development proposal. The subject site is located within the C4 Environmental Living zone and dwelling houses are permissible with consent.

The objectives of the C4 Environmental Living zone are considered as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*

Comment: The proposed development is of a form and scale that is compatible with the surrounding urban environment and is an appropriate contextual fit in the streetscape. The proposal does not result in any adverse impacts upon the natural environment,

- *To ensure that residential development does not have an adverse effect on those values.*

Comment: The proposed development is highly articulated and its footprint largely confined to the existing footprint of the dwelling. The development is to be finished in earthy tones and materials to ensure that it blends with the surrounding natural environment and will be secondary to surrounding and nearby landscaping. The proposed development is entirely commensurate with surrounding built form and will not have an adverse impact upon the special values of the site.

- *To provide for residential development of a low density and scale integrated with the landform and landscape.*

Comment: The proposal represents legitimate alterations and additions to an existing dwelling and will be consistent with the landscape and landform.

- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Comment: The proposed development seeks to minimise the net loss of vegetation across the site, with a new integrated landscaping regime.

Council can be satisfied that the proposed works are consistent with the objectives of the zone. Accordingly, there is no statutory zoning or zone objective impediment to the granting of approval to the proposed development.

4.1.2 Height of Buildings

The applicable height control measures 8.5m. The proposed development will breach the height control towards the front of the site where the land slopes down. As such, a clause 4.6 request has been prepared and accompanies this application.

4.1.3 Acid Sulfate Soils

The site is identified within Class 5 on the Acid Sulfate Soils Map of PLEP 2014. The proposed development does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

4.1.4 Earthworks

The consent authority can be satisfied that the excavation proposed to accommodate the new dwelling will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, consistent with the provisions of clause 7.2 of PLEP 2014. See further discussion with regard to clause 7.7 of PLEP 2014.

4.2 Pittwater 21 Development Control Plan

4.2.1 Mona Vale Locality

The site is located within the Mona Vale Locality, which is described as follows:

Strategically positioned at the convergence of routes north to Palm Beach, west to Church Point, and south to Warringah, Mona Vale became the centre of trade and travel in the Pittwater area during the nineteenth century. The Rock Lily Hotel operating from 1886 became a landmark coaching inn where horses were changed and travellers rested. Industries developed among farming settlements and market gardens, including a timber yard in Waratah Street, and blacksmith and boat-building at Winnererremy Bay. From 1947 to 1976, food for Taronga Zoo animals was grown on 40 acres of land in the vicinity of Darley Road, Bassett and Mona Streets. Residential development in the locality increased from the 1950s.

Since this time, the locality has developed with a mix of residential, retail/commercial, industrial, recreational, community and educational land uses. Today, Mona Vale centre is the main commercial centre for the Pittwater area.

Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins

the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue.

The locality is serviced by the Mona Vale Commercial Centre, a major commercial, retail and community centre situated at the crossroads of Barrenjoey, Pittwater, and Mona Vale Roads. The Commercial Centre is focused around Mona Vale Village Park, Memorial Hall and Library. A hub of light industrial, automotive and like businesses adjoins the Commercial Centre to the north in the vicinity of Darley Road and Basset Streets. The locality also contains neighbourhood retail centres at the intersect of Pittwater Road and Vineyard Street, the eastern end of Darley Street, and Parkland Road. The locality also contains the Mona Vale Hospital, Mona Vale Primary School, Sacred Heart Catholic Primary School, Pittwater High School, Mona Vale Hotel, Mona Vale SLSC, Mona Vale library, Pittwater Council offices, community centre, cemetery, police station, fire station, and bus depot, and recreational facilities including Mona Vale Golf Course, Bayview Golf Course, Mona Vale Bowling Club, skateboard ramp, beaches and several reserves.

The facade of the Rock Lily Hotel, houses, and structures in the vicinity of Darley Street, Grandview Parade, Maxwell Street, Mona Street, Orana Road, Park Street, and Pittwater Road, indicative of early settlement in the locality and historical context as a focal point in Pittwater, have been identified as heritage items.

The locality is characterised by a large valley floor to the coast in the east, and ridgelines to the north, southwest and northwest. Due to the topography, some significant views can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.

Much of the natural vegetation has been removed and replaced with non-indigenous species, although some remnant species, in particular canopy trees, are evident.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastline (beach) hazards, and estuary wave action and tidal inundation

The major roads within the locality are Barrenjoey Road, Pittwater Road, Mona Vale Road, and Samuel Street. Barrenjoey Road, Pittwater Road, and Mona Vale Road are major links with land to the north, west and south. Several pedestrian links and pathways exist within the locality, including on the headland and Winnererremy Bay.

4.2.2 DCP Compliance Table

A table demonstrating compliance with the relevant provisions of the P21 DCP is detailed as follows:

Control	Requirement	Proposed	Compliance
Part B General Controls			
B5.15 Water Management	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The application is accompanied by Stormwater Management Plans which demonstrate consistency with Council's Water Management for Development Policy.	Yes
B6.1 Access Driveways and Works on the Public Road Reserve	Access Driveways include the driveway pavements, gutter crossings, supporting retaining walls, suspended slabs and related structures located on the public road reserve between the road edge and property boundary as illustrated in Appendix 10 -Driveway Profiles.	<p>The proposal seeks to replace the existing driveway and provide a driveway addition within the property boundaries to provide access to the double garage.</p> <p>The topography of the road reserve is steep and, as such, stairs are proposed adjacent to the driveway to provide pedestrian access to the dwelling.</p>	Yes
B6.2 Internal Driveways	The design of all internal driveways and ramps shall be in accordance with the current edition of the following Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Off-Street Car Parking.	The proposed driveway extension provides access to the double car garage and has been designed in accordance with the relevant provisions of AS2890.1.	Yes

Control	Requirement	Proposed	Compliance
B6.3 Off-Street Vehicle and Parking Requirements	2 spaces (minimum)	Double car garage is provided achieving 2 spaces.	Yes
B8.1 Construction and Demolition - Excavation	All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater.	The site is not located within a geotechnical hazard area and the proposed swimming pool does not proposed extension excavation greater than 1.5m in depth.	Yes
B8.3 Construction and Demolition – Waste Minimisation	Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.	The application is supported by a Construction and Demolition Waste Management Plan.	Yes
C1 Design Criteria for Residential Development			
C1.1 Landscaping	<p>A built form softened and complemented by landscaping.</p> <p>Landscaping that reflects the scale and form of development.</p>	<p>The proposed development will result in a high-quality landscaped outcome across the site, as detailed in the accompanying Landscape Plans prepared by ATC landscape architects.</p> <p>The landscape plan will see an enhancement of the site with a range of native species and new tree plantings. New treatments forward of the dwelling will complement the streetscape and soften and screen the development when</p>	Yes

Control	Requirement	Proposed	Compliance
		viewed from the public domain.	
C1.2 Safety and Security	The development is to be designed in accordance with the four CPTED principles.	The dwelling provides appropriate casual surveillance of the street.	Yes
C1.3 Views	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	<p>The proposal is consistent with the <i>Tenacity vs Warringah Council</i> view sharing planning principle.</p> <p>The design of the first floor addition has taken into consideration the view corridor towards Mona Vale Beach enjoyed by No. 29. The first floor has been angled to ensure that their view outlook from their upper level windows and terrace are retained.</p> <p>The design was undertaken in collaboration with the neighbour to achieve a reasonable view sharing outcome consistent with the planning principle.</p>	Yes
C1.4 Solar Access	The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.	The application is supported by Shadow Diagrams to confirm that direct sunlight will be retained to the living room windows and areas of private open space of the adjoining dwellings for more than 3 hours between 9am and 3pm	Yes

Control	Requirement	Proposed	Compliance
	Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).	<p>in midwinter, consistent with the provisions of this clause.</p> <p>Additional overshadowing to the neighbouring property will occur more predominately in the morning. By midday there will be no overshadowing of the eastern façade of the adjoining dwelling and they will achieve compliant levels of solar access.</p>	
C1.5 Visual Privacy	Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation (measured from a height of 1.7 metres above floor level).	<p>The addition of the new first floor does not give rise to any unreasonable privacy impacts to adjoining dwellings.</p> <p>Window treatments at this level comprise highlight windows and will not facilitate any overlooking. The front facing terrace on the first floor includes a generous side setback and will not overlook any private open space areas or have direct sight lines into windows to the property to the north east.</p>	Yes
C1.6 Acoustic Privacy	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	The proposed development is unlikely to result in any adverse acoustic privacy impacts above that of a typical residential dwelling.	Yes

Control	Requirement	Proposed	Compliance
C1.7 Private Open Space	Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres.	More than 80m ² of private open space is provided across the site.	Yes
C1.17 Swimming Pool Safety	Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the Swimming Pools Act 1992 and regulations.	The proposed swimming pool will be consistent with the Swimming Pools Act 1992 and regulations.	Yes
Part D1 Mona Vale Locality			
D9.1 Character as viewed from a public place	<p>The facades of buildings presenting to any public place must address these public places, provide visual interest, have a street presence and incorporate design elements that are compatible with any design themes existing in the immediate vicinity. Blank facades that front public places are not supported.</p> <p>The bulk and scale of buildings must be minimised.</p> <p>Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a</p>	<p>The proposed development is highly articulated and incorporates a palette of natural materials and finishes. The first floor addition has been recessed further back from the existing front alignment to minimise its prominence when viewed from the street.</p> <p>The dwelling will be consistent with the bulk and scale of surrounding development, in particular with No. 29 that had a first floor addition approved (DA2021/2205) that was also recessed back from the existing front building alignment.</p> <p>The landscape plan details extensive landscaping treatments forward of the dwelling which will soften and</p>	Yes

Control	Requirement	Proposed	Compliance
	public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.	screen the dwelling while contributing positively to the streetscape.	
D9.2 Building Colours	Dark and earthy tones	The proposed development incorporates natural materials and finishes to blend with the surrounding natural environment. A schedule of materials and finishes are included in the architectural set.	Yes
D9.6 Front Building Line	6.5m	The existing setbacks to the lower and ground floors are retained. The new first floor is compliant.	Yes
D9.7 Side and Rear Building Lines	1m to one side, 2.5m to the other. FBL applies	Existing setbacks to the lower and ground floor are maintained and compliant. The first floor provides setbacks in excess of the requirements. Rear setback complies.	Yes
D9.9 Building envelope	Development is to be maintained below planes projected at 45 degrees from a height of 3.5 metres above ground	The elevations and section drawings provided demonstrate consistency with the building envelope control.	Yes

Control	Requirement	Proposed	Compliance
	level (existing) at the side boundaries to the maximum building height.		
D1.14 Landscaped Area – Environmentally Sensitive Land	60% minimum	<p>The proposal will see a reduction in soft landscaping from 396.32m² to 254.25m² (38.3%). Up to 6% of the site area can be included that is hard surface provided it is used for recreation. With the 6% include that equates to 45.2% landscape area.</p> <p>While not in strict accordance with the control the proposal does include a landscape plan which will see significant improvements across the site with a range of native trees, plants and shrubs.</p> <p>The footprint of the dwelling is being largely retained. The reduction in soft landscaping is a result of the proposed swimming pool and driveway extension. The driveway extension will support access to the proposed double car garage. The swimming pool provides for recreational space for the future occupants.</p> <p>Despite the non-compliance the landscaping proposed will improve the amenity of private open space areas and represent a significant improvement from the existing circumstance.</p>	Yes

4.3 State Environmental Planning Policy (Sustainable Buildings) 2021

This application is supported by a BASIX certificate which confirms that the proposal meets the energy efficiency requirements of the SEPP.

4.4 Matters for Consideration pursuant to section 4.15(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15(1) of the EP&A Act (as amended):

(i) *any environmental planning instrument*

The proposed dwelling is permissible and consistent with the objectives of PLEP 2014 and P21 DCP as they are reasonably applied to the proposed works given the constraints imposed by the site's location, environmental and topographical characteristics.

(ii) *Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

There are no draft instruments that are applicable in relation to the proposed development.

(iii) *Any development control plan*

P21 DCP applies and the relevant provisions have been considered in this statement.

(iiia) *Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and*

N/A

(iv) *The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

N/A

(v) *Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)*

N/A

(b) *The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,*

[The assessment considers the Guidelines (in italics) prepared by the Department of Planning and Environment in this regard].

Context and Setting

i. What is the relationship to the region and local context in terms of:

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

These matters have been discussed in the body of this report.

ii. What are the potential impacts on adjacent properties in terms of:

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

The development provides adequate carparking facilities in conformity with the objectives of P21 DCP.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

This matter has been discussed in detail in the body of this report.

Flora and Fauna

The proposal will result not result in any unreasonable impacts upon flora and fauna.

Waste Collection

The proposed development provides appropriate onsite waste storage, with waste to be collected from the street weekly by Council's contractors.

Natural hazards

No known hazards

Economic Impact in the locality

The proposed development will generate temporary employment during construction, which is appropriate given the residential nature of the site.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*

- *building fire risk – prevention and suppression*
- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

Construction

i) What would be the impacts of construction activities in terms of:

- *The environmental planning issues listed above*
- *Site safety*

Normal site safety measures and procedures will ensure that no safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The adjacent development does not impose any unusual or impossible development constraints. The site is well located with regards to utility services. The development will not cause excessive or unmanageable levels of transport demand.

The development responds to the topography and constraints of the site, is of adequate area, and is a suitable design solution for the context of the site.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The proposed works are permissible and consistent with the intent of the PLEP 2014 and P21 DCP standards and controls as they are reasonably applied to the proposed development. The development would not be contrary to the public interest.

5 Conclusion

The proposal is permissible and in conformity with the objectives of PLEP 2014 as they reasonably relate to this form of development on this particular site, and the guidelines contained within the P21 DCP.

The proposed development responds positively to the desired future character of the Mona Vale Locality. The works will provide a high level of amenity for occupants of the dwelling, without any adverse impacts upon the amenity of adjoining residences or the natural environment.

The identified non-compliances have been acknowledged and appropriately justified. Such variations succeed pursuant to section 4.15(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.

Having given due consideration to the matters pursuant to Section 4.15(1) of the EP&A Act as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance, and that the development is appropriate on merit and worthy of approval.

Boston Blyth Fleming Pty Limited

William Fleming

Director