



Statement of Environmental Effects

ADDITIONS AND ALTERATIONS, NEW SWIMMING POOL AND
LANDSCAPING
28 BASSETT ST, MONA VALE

Sheralee Hogan | Site Specific Designs | April 2025

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT:

- Partial demolition of existing house, decks and driveway
- New two storey additions to the front of the house, including new garage and driveway
- New pool, Alfresco and pool pavilion to the backyard.
- Existing gable roof removed for new flat roof
- Convert existing garage into a home gym
- Existing lower ground to have slab lowered for ceiling height compliance, new office constructed in front
- New terraced gardens and landscaping to the entire site
- Stormwater to be collected and flow to the street
- New design will accommodate 5 bedrooms, two living spaces, home office, Kitchen, dining room, laundry, four bathrooms and an ensuite. This includes the pool pavilion and Alfresco space.

The external materials and finishes include lightweight rendered cladding, feature cladding, rendered brick and concrete walls, metal roof sheeting, aluminium doors and windows, louvres and privacy screens, tiled decking, sandstone cladding and cobblestone driveway.



Pool, Pavilion and Alfresco Perspective

SITE DESCRIPTION

Lot 17 Sec B DP6195, 28 Bassett Street, Mona Vale NSW 2103.

The site is located in the Northern Beaches Local Government Area.

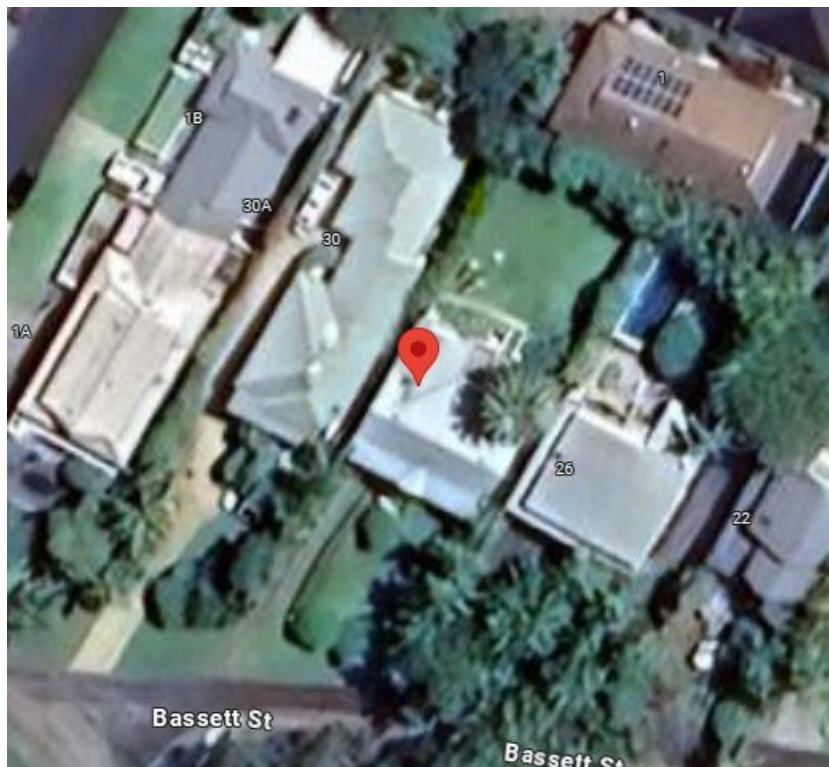
The site is located on the Northern side of Bassett Street, Mona Vale and is zoned R2 Low Density Zone.

The block is irregular in shape with a width of 15.67m at the street, and with a depth of 50.04m to 53.68m. It has a gently sloping front yard facing the street, with a constant rise to the rear boundary of 6.5m and a cross site fall of almost 1.5m.

The site does not contain any heritage items, nor is it in a heritage conservation area.



Existing House at 28 Bassett St, Mona Vale



Google Earth Satellite Image of 28 Bassett Street, Mona Vale

LOCALITY

The locality comprises predominantly one and two-storey detached dwellings, with many renovated homes, in a variety of styles from modern, contemporary houses to more traditional gabled timber framed homes. Larger homes with smaller rear yards and pools are common (see above aerial satellite image). Across the road there are also larger Unit and apartment developments.

9-11 Bassett St, Mona Vale



3-5 Bassett St, Mona Vale



Zone R2	Low Density	Lot 17 DP6195	SA.790.4m2
Codes	Required	Proposed	Compliance
Building Height	8.5m	7.67m	Yes
Site Area	700m2	790.4m2	Yes
Envelope	3.5m & 45'	Refer DA04+ DA05	No
Front Setback	6.5m	7.9m	Yes
Side Setback	1m & 2.5m	1.06m West,0.9m East	No(existing)
Rear Setback	6.5m	8.13m	Yes
Landscaping (Bushland)	50%	48.5% includes 6% variation for recreation	No
Carparking	2	2	Yes
Private Open Space	80m2	47m2 hard surface + 204m2 soft surface	Yes
Landslip Area	H1 + H2	Cut greater than 1.5m – report supplied	Yes
Acid Sulfate Soils	Class 1-5	Class 4 +5	Yes
Bushfire Zone	Veg Cat 1-3, Buffer	N/A	Yes
Flood Zone	Low, Med, High	N/A	Yes

DISCUSSION OF COMPLIANCE AREAS - PLEP 2014 - PDCP

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 the residents
- To provide for a limited range of other land uses of low intensity and scale, compatible with surrounding land uses

The proposed dwelling house is permissible with consent in the R2 Zone, and is compatible with the objectives

PLEP 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.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

(2C) Despite subclause (2), development on an area of land shown in Column 1 of the table to this subclause and identified as such on the [Height of Buildings Map](#), may exceed the maximum building height shown on the [Height of Buildings Map](#) for that land, if the height of the development is not greater than the height shown opposite that area in Column 2.

Column 1	Column 2
Area	Maximum height above the flood planning level
Area 1	11.5 metres
Area 2	8.5 metres on the street frontage and 10.5 metres at the rear
Area 3	8.5 metres
Area 4	7.0 metres

Proposed Development Response

- Maximum Height allowed is 8.5m, 7.67m proposed development maximum height– complies

PLEP 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.*

<i>Class of land</i>	<i>Works</i>
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	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.

- (6) *Despite subclause (2), development consent is not required under this clause to carry out any works if:*
- (a) *the works involve the disturbance of less than 1 tonne of soil, and*
- (b) *the works are not likely to lower the watertable.*

Proposed Development Response - Class 5, Acid Sulphate, the proposal is not within 500m of Class 1,2,3,or 4 land that is below 5m AHD, or Class 4 with works proposed more then 2m below existing ground surface.- complies

PLEP 7.7 GEOTECHNICAL HAZARDS

- (1) *The objectives of this clause are to ensure that development on land susceptible to geotechnical hazards:*
- (a) *matches the underlying geotechnical conditions of the land, and*
- (b) *is restricted on unsuitable land, and*
- (c) *does not endanger life or property.*
- (2) *This clause applies to land identified as “Geotechnical Hazard H1” and “Geotechnical Hazard H2”on the Geotechnical Hazard Map.*

Proposed Development Response –

A Geotechnical report has been prepared by White Geotechnical Engineers, J5993 and it found;

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

BUILT FORM CONTROLS – Pittwater DCP

SECTION A – SHAPING DEVELOPMENT IN PITTWATER

A4 – Locality (A4.9 Mona Vale Locality)

LAND WITHIN THE LOCALITY

Land within the Mona Vale Locality is identified on the Mona Vale Locality Map.

CONTEXT

...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.

DESIRED CHARACTER

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

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 the development. 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.

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, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Proposed Development Response – The proposed new flat roofs sit below the existing tree canopy, and the roof garden and deck above the garage add a sense of depth and softness to the front façade. From the street front, the new covered deck with extended roof eaves adds depth and modulation to the façade, whilst utilising strong roof elements to minimise the bulk of the façade reducing it to a human scale. The Height is under 7.7m, which is below the tree canopy existing and proposed vegetation. The large 8m deep by 15.67m wide frontage allows an open landscape zone to be established, with the ability to enhance the local endemic vegetation on the site - complies

PART B – GENERAL CONTROLS

B4 Controls Relating to the Natural Environment (B4.22 Preservation of Trees & Bushland)

Outcomes

- *To protect and enhance the urban forest of the Northern Beaches.*
- *To effectively manage the risks that come with an established urban forest through professional management of trees.*
- *To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
- *To protect, enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
- *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.*
- *To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.*

Proposed Development Response

Two Frangipani trees are proposed to be transplanted, with all other existing palms and hedges retained where possible. There is no tree removal proposed on site of trees over 5m high. The Landscaped Plan by Diana Harden March 25, Issue B shows increased native landscaping proposed to the site– complies

Front Garden Looking West, 28 Bassett St



B5 Water Management (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.*

Proposed Development Response

The existing stormwater water runs down to the street, and the proposed stormwater management plan provided by Northern Beaches Consulting Engineers is shown to do the same with a series of new pits and pipes. The plans provided by NB Consulting also had a letter attached that states in part;

The Stormwater Management Plans propose to use the existing stormwater system that discharges to Bassett Street via an existing outlet pipe. The Stormwater discharged from the site is collected by a council owned kerb inlet pit on Bassett Street approximately 17m downstream (South) which is located within the Medium Risk flood precinct. As the development site discharges to a flood affected area, the delayed release of stormwater from an On-Site Detention system may coincide with peak runoff from upstream catchments resulting in possible increased flows and exacerbated flooding downstream. NBCE recommends that this development be excluded from On-Site Detention requirements. – complies

B6 Access & Parking (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 impacts while maximising pedestrian and vehicle safety.*
- *Safe and convenient parking.*

Proposed Development Response

As per the controls stated, there are 2 or more bedrooms and there is parking for 2 vehicles. 2 car garage proposed – complies.

B8 Site Works Management (B8.1 Construction and Demolition – Excavation and Landfill)

Outcomes

- *Site disturbance is minimised. (En)*
- *Excavation, landfill and construction not to have an adverse impact. (En)*
- *Excavation and landfill operations not to cause damage on the development or adjoining property. (S)*

Proposed Development Response

A report from White Geotechnical group is provided J5993 summarised below;

- *An excavation to a maximum depth of ~1.1m is required for the house extension on the NE side of the house.*
- *An excavation to a maximum depth of ~1.1m for the proposed pool and spa.*

The excavations are expected to be through deep clayey soil and clay. It is envisaged that excavations through soil and clay can be carried out with an excavator and toothed bucket. 12. Vibrations It is expected the proposed excavations will be carried out with an excavator and bucket

and the vibrations produced will be below the threshold limit for building or infrastructure damage using a domestic sized excavator up to 16 tonnes....

All retaining structures are to have sufficient back-wall drainage and be backfilled immediately behind the structure with free draining material (such as gravel). This material is to be wrapped in a non-woven Geotextile fabric (i.e. Bidim A34 or similar), to prevent the drainage from becoming clogged with silt and clay. If no back-wall drainage is installed in retaining structures the full hydrostatic pressures are to be accounted for in the retaining structure design.

The site classification is Class M in accordance with AS2870-2011.

The foundations supporting the existing house were observed to be at least partially supported on the natural clayey soil from within the foundation space (Photo 3). Geotechnical Consultants footing material changes across the structure, construction joints or similar are to be installed to prevent differential settlement between the old and new portions of the structure. A maximum allowable bearing pressure of 600kPa can be assumed for footings on Extremely Low to Very Low Strength Shale or better. It should be noted that this material is a soft rock and a rock auger will cut through it so the builders should not be looking for refusal to end the footings.

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.– complies

(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. (En)

Controls

- 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.

Proposed Development Response

Waste management report provided– complies

PART C – DEVELOPMENT TYPE CONTROLS

C1 Design Criteria for Residential Development

C1.1 Landscaping

Outcomes

- A built form softened and complemented by landscaping. (En)
- Landscaping reflects the scale and form of development. (En)
- Retention of canopy trees by encouraging the use of pier and beam footings. (En)
- Development results in retention of existing native vegetation. (En)
- Landscaping results in the long-term retention of Pittwater's locally native tree canopy. (En)
- Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species (En)
- Landscaping enhances habitat and amenity value. (En, S)
- Landscaping results in reduced risk of landslip. (En, Ec)
- Landscaping results in low watering requirement. (En)

Proposed Development Response

2 canopy trees at the front, one in the rear of the property. Proposal includes existing *Murraya* trees along the front Eastern side boundary to be retained, and established Bangalow palms in the backyard. See photographs below.



Frontyard above, Backyard Below



C1.2 Safety & Security

Outcomes

- *On-going safety and security of the Pittwater community. (S)*
- *Opportunities for vandalism are minimised. (S, Ec)*
- *Inform applicant's of Council's requirements for crime and safety management for new development. (S)*
- *Improve community awareness in relation to Crime Prevention through Environmental Design (CPTED), its principle strategies and legislative requirements (S)*
- *Identify crime and safety priority areas in Pittwater LGA (S, Ec)*
- *Improve community safety and reduce the fear of crime in the Pittwater LGA (S)*
- *Develop and sustain partnerships with key stakeholders in the local area who are involved in community safety. (S)*

Proposed Development Response

The design and layout of the home with the entry at the front provides for visual connection to the streetfront. - complies

C1.3 View Sharing

Outcomes

- *A reasonable sharing of views amongst dwellings. (S)*
- *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. (S)*
- *Canopy trees take priority over views. (En, S)*

Proposed Development Response

There are no views from the site, or across the site. The large bulk of the existing Gable roof is proposed to be removed and replaced with a flat roof providing more open distant views to properties uphill, behind and beside the home. – complies

C1.4 Solar Access

Outcomes

- *Residential development is sited and designed to maximise solar access during mid-winter. (En)*
- *A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development. (En)*
- *Reduce usage and/dependence for artificial lighting. (En)*

3 hours of sunlight between the hours of 9am and 3pm on 21 June. There is 50% of sunlight in the Principal Living and Recreational Areas.

Proposed Development Response

The proposed removal of the gable roof improves the access to sunlight for the Western neighbour at number 30 Bassett St. The neighbour at number 26 Bassett Street, is upslope and already a two storey home with no windows on the western façade so is minimally impacted by the proposal.

The bulk of the new shadows fall in the front yard of the site itself or on the Road reserve. The required three hours of sunlight during the Winter solstice to neighbouring private open spaces, and Living areas is achieved, as well as to the neighbours existing solar panels - complies.

C1.5 Visual Privacy

Outcomes

- *Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)*
- *A sense of territory and safety is provided for residents. (S)*

Proposed Development Response

The removal and construction of the new front deck further towards the street, improves privacy to the neighbouring home at number 30 with only small Bedroom, high Living room(2.27m sill) or frosted Bathroom windows facing the western side boundary.

As mentioned the home at number 26 has no windows along this side boundary façade, so will not be impacted by the proposed new two storey additions to the front of the home for privacy. There is only one high window proposed in the pool pavilion, and that is a high window for the bathroom. Even the Alfresco has high windows proposed to improve visual and acoustic privacy to adjoining outdoor recreational areas.- complies

C1.6 Acoustic Privacy

Outcomes

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

Proposed Development Response

All noise sensitive rooms are away from neighbouring private outdoor spaces. Noise associated with the pool and plant facilities can be appropriately mitigated under the sunken Living room. As mentioned the wall with fixed glazing along the Alresco side boundary will improve acoustic privacy between neighbouring outdoor spaces- complies

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. (S)*
- *Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)*
- *Private open space receives sufficient solar access and privacy. (En, S)*

Proposed Development Response

Control requires 80m² area, dimension >3m. The proposed development is 47m² of hard surface and 204m² of soft surface off the primary Living space – complies

C1.10 Building Facade

Outcomes

- *Improved visual aesthetics for building facades. (S)*

Proposed Development Response

The new modern coastal aesthetic will be an improvement to the dated existing house to be partially demolished, with additional depth and texture added to the façade to create a visually more appealing and inviting street front presence (see image below) – complies



PART D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D9 – Mona Vale Locality

D9.1 – Character is viewed from a public space

Outcomes

- *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. (En, S, Ec)*
- *To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.*
- *High quality buildings designed and built for the natural context and any natural hazards. (En, S)*
- *Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)*
- *To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.*

Proposed Development Response

The proposal achieves the desired future character of the Mona Vale locality, All controls used – complies

D9.2 – Scenic Protection - General

Outcomes

- *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. (En, S)*

Proposed Development Response Landscaped front yard, house setback – complies

D9.3 – Building Colours and Materials

Outcomes

- *Achieve the desired future character of the Locality.*
- *The development enhances the visual quality and identity of the streetscape. (S)*
- *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 and its location with the natural landscapes of Pittwater.*
- *The colours and materials of the development harmonise with the natural environment. (En, S)*
- *The visual prominence of the development is minimised. (S)*
- *Damage to existing native vegetation and habitat is minimised. (En)*

Proposed Development Response

Primary colours of earthy tones with natural materials of stone and timber – complies

D9.6 – Front building line

Outcomes

- *Achieve the desired future character of the Locality.*
- *Equitable preservation of views and vistas to and/or from public/private places. (S)*
- *The amenity of residential development adjoining a main road is maintained. (S)*
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*
- *Vehicle manoeuvring in a forward direction is facilitated. (S)*
- *To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*
- *To encourage attractive street frontages and improve pedestrian amenity.*
- *To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*

Proposed Development Response

Required setback – 6.5m. Proposed setback – 7.9m – complies

D9.7 – Side and rear building line

Outcomes

- *To achieve the desired future character of the Locality. (S)*
- *The bulk and scale of the built form is minimised. (En, S)*
- *Equitable preservation of views and vistas to and/or from public/private places. (S)*
- *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. (En, S)*
- *Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)*
- *Flexibility in the siting of buildings and access. (En, S)*
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*
- *To ensure a landscaped buffer between commercial and residential zones is established. (En, S)*

Controls - Required side setback – 1m & 2.5m. 6.5m Rear

Proposed Development Response -

The existing Eastern side setback is 900mm and this is retained with the proposal. There is no established landscaping that will be impacted on this boundary by the proposal and the neighbouring established Bangalow palms and the sites Murraya hedge will aid in softening the structure. See photograph below.

The Western side boundary is existing at 1.06m, and the new structure in front of this is at 1.43m for the garage and 2.47m for the bedroom above. This will allow for the existing row of established golden can palms to remain and soften the built form from the street. (refer photograph Page 8).

The new pool is proposed to be set 1.94m off the side boundary at the rear, in order to retain the existing established palm landscape screening for privacy. (refer photograph below)

The non compliances do not prevent the provision of landscaping along the side boundary, and they do not contribute to any unreasonable impacts upon neighbouring homes.

We believe the proposal achieves the outcomes required by minimising the bulk and scale of the development with landscaping, preserving vistas and view sharing, and ensuring privacy, amenity and solar access is retained for neighbouring properties.



Looking East from front deck.

Looking West towards the existing home from the Backyard (new pool location)



D9.9 – Building Envelope

Outcomes

- *To achieve the desired future character of the Locality. (S)*
- *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. (En, S)*
- *Equitable preservation of views and vistas to and/or from public/private places. (S)*
- *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*

Proposed Development Response

The proposed development has a building envelope of 3.5m & 45', refer DA04, DA05. The South East elevation has a non-compliance with the building envelope at the front of the home where the neighbour has their driveway and established Bangalow palms. (See photograph below pg17). The neighbour is upslope and has the front deck and glazing 1m above the proposed ground floor

addition.(see South West elevation DA05). The North West façade also has a non-compliant portion of the proposal at the front of the site, but again due to the 2.47m setback, allows for the established palms to remain and soften the built form.

As mentioned there are no views from across this site, with the ocean east from the site, with existing homes and vegetation blocking any potential views. The outcomes are met below;

- To achieve the desired future character of the Locality. (S) – **Response**, Two storey dwelling consistent with coastal contemporary style
- To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment. **Response**, Two storey dwelling consistent with height and neighbouring setbacks, retaining palms that are of similar height
- To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. **Response**, Retains established hedges and palms, along with a generous front garden
- The bulk and scale of the built form is minimised. (En, S) **Response**, The removal of the gable roof and replacement with a flat roof reduces the bulk of structure when viewed from the street
- Equitable preservation of views and vistas to and/or from public/private places. (S) **Response**, Views and vistas retained
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S) **Response**, Shadows fall on the site itself or in the road reserve.
- Vegetation is retained and enhanced to visually reduce the built form. (En) **Response**, Retains established hedges and palms, along with a generous front garden

- complies with the objectives

Driveway of Number 26 Bassett St



D9.10 – Landscaped Area

Outcomes

- *Achieve the desired future character of the Locality. (S)*
- *The bulk and scale of the built form is minimised. (En, S)*
- *A reasonable level of amenity and solar access is provided and maintained. (En, S)*
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*
- *Conservation of natural vegetation and biodiversity. (En)*
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)*
- *To preserve and enhance the rural and bushland character of the area. (En, S)*
- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)*

Controls – 50% required.

Proposed Development Response

The proposed new landscape area is a slightly under the 50% requirement at 48.5%. This includes the 6% of the site area associated with outdoor recreation, along with 336m² (42.5%) of soft landscaping. The outcomes are discussed below;

- *Achieve the desired future character of the Locality. (S) Response*, Existing open landscape design at the front with borders of palms and hedges, and increased native landscape planting similar to neighbouring homes.
- *The bulk and scale of the built form is minimised. (En, S) Response*, Existing established palms and hedges along the boundaries retained to soften the built form
- *A reasonable level of amenity and solar access is provided and maintained. (En, S) Response*, New shadows fall primarily on the front of the site itself and road reserve, not on primary outdoor spaces, or Living rooms
- *Vegetation is retained and enhanced to visually reduce the built form. (En) Response*, Existing established palms and hedges along the boundaries retained to soften the built form
- *Conservation of natural vegetation and biodiversity. (En) Response*, New landscape plan includes an increase to native planting on site, all trees retained or transplanted.
- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En) Response*, Existing established gardens retained and lawn areas to reduce cross site runoff. A new stormwater plan is provided.
- *To preserve and enhance the rural and bushland character of the area. (En, S) Response*, New landscape plan includes an increase to native planting on site.
- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S) Response*, New landscape plan includes a mix of gardens with native plants along with lawn areas to allow for infiltration in the front and backyards. 42.5% of soft landscaping is proposed.

- complies with the Objectives

CONCLUSION

The proposed design for Additions and Alterations includes partial demolition of the existing home and construction additions to the front and rear of the home including a new garage and pool, and has been thoughtfully designed to improve the amenity for the owners, whilst making a positive contribution to the streetscape.

The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access and privacy, and provided a design that is consistent in character to the existing streetscape.