

Statement of Environmental Effects

Alterations and Additions at 29 Cook Terrace, Mona Vale

November 2021



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Introduction

This Statement of Environmental Effects has been prepared by Navon Solutions on behalf of Tom Cotton and Emily Basham in relation to alterations and additions to the existing dwelling at 29 Cook Terrace, Mona Vale. The proposed modifications to the dwelling will sufficiently integrate with the existing dwellings in the vicinity of the site and will enhance the character of the streetscape through its sympathetic design and materials. We have assessed the proposal against the relevant State and Council planning controls and given it fully complies, it is worthy of Council approval.

The Site and Surrounding Area

The site is located at 29 Cook Terrace, Mona Vale and has an area of 594qm. The legal description of the site is Lot 33 DP16692. The site has a frontage of 15.24m to Cook Terrace, the rear boundary has a length of 15.245m, the eastern boundary has a length of 38.8m and the western boundary is 39.25m. There is a steep slope from the front towards the rear of the site by more than 5m. The surrounding area is characterised by detached single and two storey dwellings of various styles.

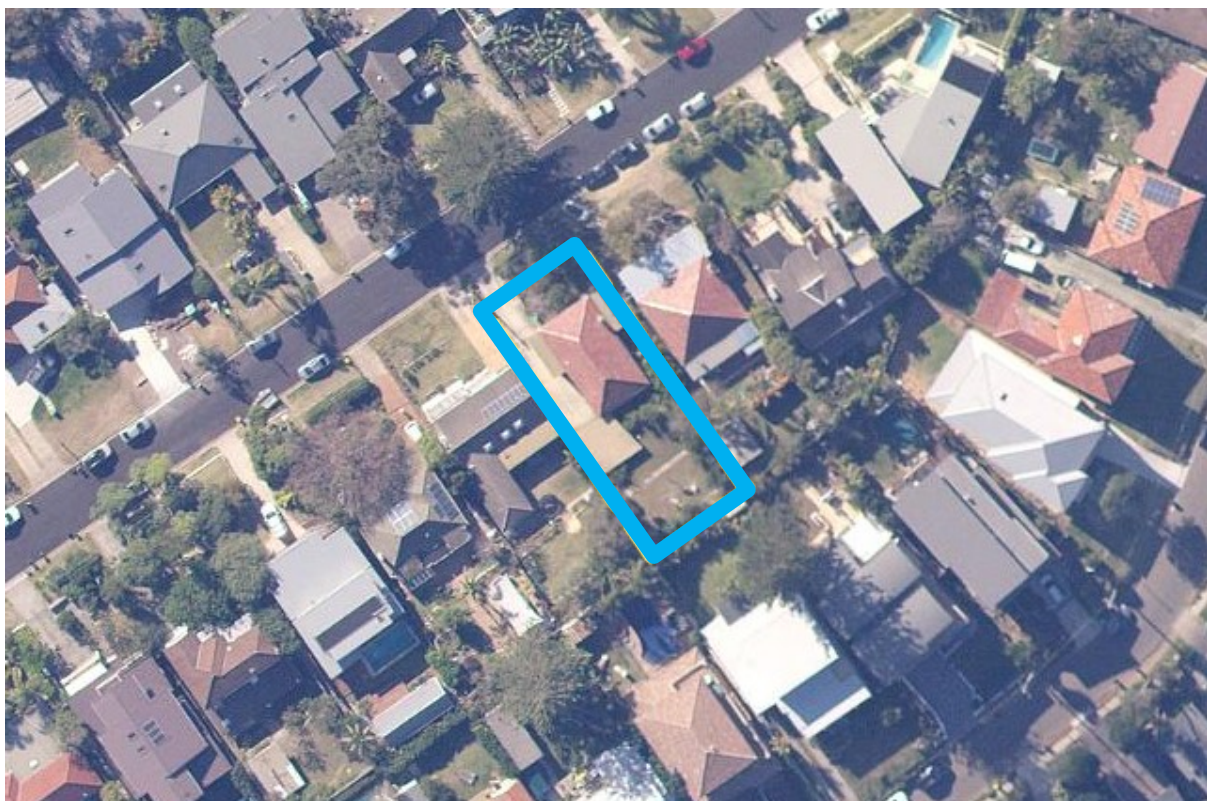


Figure 1: The site and surrounding area



Figure 2: The site from Mona Vale Road



Figure 3: Adjoining dwelling to the west



Figure 4: Adjoining dwelling to the east



Figure 5: View of existing dwelling from rear garden



Figure 6: View of rear garden



Figure 7: View of existing carport

The Proposal

The proposal at 29 Cook Terrace, Mona Vale, seeks approval for alterations and additions to the existing two storey dwelling. The intention of the proposal is to improve the internal and external amenity for the residents. In detail, the proposal incorporates the following:

Lower Ground Floor

- New garage
- Bedroom
- Bathroom
- Rumpus

Ground Floor

- Open plan kitchen, dining, living room
- Verandah
- Three bedrooms
- Bathrooms
- Powder/Laundry room

First Floor

- Two bedrooms
- Study
- Ensuite bathroom
- Front balcony

External

- Landscaping
- Demolition of the existing garage
- New plunge pool and deck

Refer to the submitted plans prepared by Barbara Architecture and Interior for more details.

Assessment of Relevant Planning Controls

Below is a review of the proposal in relation to the relevant planning controls under Section 4.15 of the Environmental Planning and Assessment Act 1979.

Draft Environmental Planning Instruments

There are no relevant draft environmental planning instruments that impact the proposal.

State Environmental Planning Policy 55 - Remediation of Land

The existing site has been zoned residential purposes for many years. The site is unlikely to have been used for any uses that would cause the site to be contaminated. The proposal is therefore consistent with SEPP 55.

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

A BASIX Certificate has been submitted with this application demonstrating compliance with the required environmental outcomes.

Pittwater Local Environmental Plan 2014

The site is zoned E4 Environmental Living under the Pittwater Local Environmental Plan 2014. The proposal for alterations and additions is permissible in the zone.

Below are the relevant zoning objectives:

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

Comment: The proposal addresses the need for housing in the community by providing additional living space at the existing dwelling without compromising ecological, scientific or aesthetic values.

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

Comment: The proposal is sought in response to the housing type and densities demanded in the area and respects the ecological and aesthetic values of the site and surrounding area.

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

Comment: The proposal does not involve the removal of significant vegetation and the minimum amount of earthworks is proposed to ensure the carport is removed efficiently and a new plunge pool installed and integrated with the landform and landscape.

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

Comment: The proposed alterations and additions to the existing dwelling will have no impact on foreshore vegetation and wildlife corridors.

The proposal has been assessed against the relevant LEP provisions in the table below.

Control	Proposal	Complies
Height of Buildings Max. 8.5m	The proposed height is 7.75m	Yes
Floor Space Ratio	There is no FSR applicable to the site.	Yes
Heritage Conservation	The site is not identified as a heritage item or is located within a heritage conservation area.	Yes
Acid sulphate soils	The property is within Class 5 acid sulphate soils. Given the minor scale of the development, it will not result in any notable disturbance, exposure or drainage of any acid sulphate soils. The site is located within the lowest class of acid sulphate soil affectation and therefore, the likelihood of any adverse impacts is further lessened.	Yes

Control	Proposal	Complies
Earthworks	The proposed alterations will require typical earthworks that is unlikely to have any major effects on the existing drainage patterns and soil stability.	Yes

Pittwater Development Control Plan

An assessment of the relevant DCP provisions appears in the following table.

Control	Proposal	Complies
SECTION B - GENERAL CONTROLS		
B5 Water Management	A compliant stormwater plan has been prepared by NB Consultants and supports the proposed work.	Yes
B6 Access and Parking		
B6.1 Access driveways and Works on the Public Road Reserve		
<u>General Requirements</u> An Access Driveway to the standards as set out below must be provided any new development;		
<u>Access Driveway Design</u> The design of all Access Driveways shall be in accordance with the current edition of following Australian Standards:	The proposed access driveway meets the desired outcomes of this section and fulfills the requirements of the controls.	Yes
Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking.	The proposal will comply with the relevant Australian standards.	Yes
Australian Standard AS/NZS 2890.2-2002: Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities except as qualified in this control.		

Control	Proposal	Complies
<u>Number of Access Driveways per Allotment</u> The number of permissible Access Driveways to an allotment is as follows: -where the frontage of an allotment to a local public road is less than 30m, one only access driveway. -where the frontage of an allotment to a local public road is 30m or more, a second access driveway will be considered on merit. -where the allotment has a frontage to a second local public road, one additional access driveway to the second local road frontage will be considered on merit, based on Council's consideration of the site constraints.	Only one access point proposed. Not proposed. Not proposed.	Yes Yes Yes
B6.3 Off-Street Vehicle Parking Requirements <u>Parking requirements</u> 2 spaces required for 2 bedroom or more Single car parking spaces on hard stand and Single Carport: 2.4 metre x 5.5 metre with 0.3m minimum clear space each side for access to doors Enclosed garage (internal dimension): 3.0 metre x 6.0 metre, with 2.4 metre minimum width entry	Given the proposal will incorporate more than 2 bedrooms, 2 parking spaces is required. This will be provided by the proposal. Provided. The proposed garage complies.	Yes Yes Yes
B8 Site Works Management		
B8.1 Construction and Demolition - Excavation and Landfill		

Control	Proposal	Complies
Excavation and landfill on any site that includes the following:		
-Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;	The proposal complies.	Yes
-Any excavation greater than 1.5 metres deep below the existing surface;	The proposal complies.	Yes
-Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;	Not proposed.	Yes
-Any landfill greater than 1.0 metres in height; and/or	Not proposed.	Yes
-Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate	Refer to the submitted Geotechnical Report prepared by Crozier for more details.	Yes
B8.2 Construction and Demolition - Erosion and Sediment Management		
<u>Erosion and Sediment Management</u> Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems,	Refer to the attached Erosion and Sediment plan that accompanies this DA that illustrates how the appropriate measures are in place.	Yes

Control	Proposal	Complies
public reserves, road reserve or adjoining private lands.		
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.	Refer to the Waste Management Plan that accompanies this DA which demonstrates compliance with this control.	Yes
B8.4 Construction and Demolition - Site Fencing and Security All sites are to be protected by site fencing for the duration of the works. Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act 1993.	To comply. To comply.	Yes Yes
B8.5 Construction and Demolition - Works in the Public Domain All works undertaken within the public road reserve must be protected in a manner to ensure pedestrian and vehicular safety at all times. All works undertaken on site or in the public road reserve must make provision for pedestrian and traffic flow and not adverse nuisance. All works undertaken on a site or in the public road reserve must make good any damage or disruption to the public infrastructure.	To comply. To comply. To comply.	Yes Yes Yes

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Control	Proposal	Complies
Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m ³ within this area to ensure growth is not restricted.	The proposal complies.	Yes
The following soil depths are required in order to be counted as landscaping: 300mm for lawn 600mm for shrubs 1metre for trees	To comply.	Yes
The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows: -A planter or landscaped area with minimum dimensions of 4m ² for shop top housing developments, -60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and -50% for all other forms of residential development. Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.	The existing vegetation is considered suitable to meet the requirements of this control. The new alterations and additions to the existing dwelling will be suitably screened from Cook Terrace.	Yes
In bushfire prone areas, species shall be appropriate to the bushfire hazard.	The property is not within bushfire prone land.	Yes
Landscaping shall not unreasonably obstruct driver and pedestrian visibility.	The proposed landscaping will have no impact on driver and pedestrian visibility.	Yes
Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	To be proposed.	Yes

Control	Proposal	Complies
Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.	Not required given no new trees are proposed.	Yes
C1.2 Safety and Security	The proposed dwelling has been designed to meet the relevant CPTED principles.	Yes
C1.3 View Sharing	No views are impacted by the proposal.	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.	Refer to the attached shadow diagrams which demonstrates compliance with this control.	Yes
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).	Refer to the shadow diagrams which accompany this DA.	Yes
Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.	Can comply.	Yes
Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.	Clothes drying area to be located at the rear which will have ample sunshine.	Yes
The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and	The proposed shadowing can comply.	Yes

Control	Proposal	Complies
Environment Court planning principle for solar access.		
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 as shown in the diagram below (measured from a height of 1.7 metres above floor level).	The proposed alterations have been designed to ensure there will be minimal privacy impacts between the site and adjoining sites. This has been achieved through varied window sizes, offsetting and the internal layout.	Yes
Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	The balcony is located at the front of the dwelling and the plunge pool is located at the rear.	Yes
Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	The carefully selected locations of the windows ensure that overlooking is reduced in private open space areas.	Yes
C1.6 Acoustic Privacy		
Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited.	The proposal provides suitable acoustic privacy for the residents and neighbouring properties.	Yes
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	Bedrooms are located towards the west and eastern boundary. Family living spaces are generally facing the front and rear of the property.	Yes
Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking	Given the design of the proposed alterations and additions to the dwelling and the living area/room configuration, the proposal is considered to comply with these controls.	Yes

Control	Proposal	Complies
areas, living areas and communal and private open space areas and the like.		
C1.7 Private Open Space		
Private open space shall be provided as follows:- a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-		
Minimum 80m ² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.	69sqm is proposed at the front and 276sqm is proposed at the rear.	Yes
Within the private open space area, a minimum principal area of 16m ² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).	More than 16sqm at 4m is proposed.	Yes
Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.	Private open space will be directly accessible from living areas.	Yes
Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).	The private open space area has access to direct sunlight throughout the year.	Yes
Private open space should be located to the rear of the dwelling to maximise privacy for occupants.	The majority of private open space is located at the rear of the site.	Yes
Where this open space needs to be provided to the front of the dwelling, the	The open space area at the front of the property is adequately screened by the existing trees off Cook Terrace along the property boundaries.	Yes

Control	Proposal	Complies
<p>area should be screened from the street to ensure that the area is private.</p> <p>A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.</p> <p>An accessible and usable area for composting facilities within the ground level private open space is required.</p>	<p>The balcony at the front of the dwelling is not required to be included in the calculation of private open space.</p> <p>Clothes drying facility is located on the southern side of the property.</p> <p>To be located in the garden.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>C1.10 Building Facades</p> <p>Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.</p>	<p>Not proposed.</p>	<p>Yes</p>
<p>C1.12 Waste and Recycling Facilities</p> <p>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan</p>	<p>Complies as per the Waste Management plan.</p>	<p>Yes</p>

Control	Proposal	Complies
C1.13 Pollution Control Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution.	The proposed alterations and additions to the existing dwelling does not adversely impact on public health, the environment or other lands.	Yes
C1.14 Separately Accessible Structures A separately accessible structure may be permitted for use as a studio, home office, workshop area, rumpus room and the like, provided that: it is ancillary to a dwelling; it is not designed for separate habitation and does not contain any cooking facilities.	Not proposed.	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 fencing and warning notices (resuscitation chart) shall be permanent structures.	The proposed plunge pool will comply.	Yes
C1.23 Eaves Dwellings shall incorporate eaves on all elevations. Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.	This is proposed. Refer to the attached plans. This is proposed. Refer to the attached plans.	Yes Yes
SECTION D – LOCALITY SPECIFIC DEVELOPMENT CONTROLS		

Control	Proposal	Complies
D9 Mona Vale Locality		
Character as viewed from a public place Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.	The control measures to provide a well designed entry feature, soft landscaping, façade articulation, recesses and architectural elements, and with roof forms were carefully considered. With use of simple materials, form and landscaping, the bulk and scale as viewed from Cook Terrace and is compatible and coherent with the locality.	Yes
Walls without articulation shall not have a length greater than 8 metres to any street frontage.	Appropriate articulation is proposed.	Yes
Any building facade to a public place must incorporate at least two of the following design features: entry feature or portico; awnings or other features over windows; verandahs, balconies or window box treatment to any first floor element; recessing or projecting architectural elements; open, deep verandahs; or verandahs, pergolas or similar features above garage doors.	A verandah and balcony are proposed at the front.	Yes
The bulk and scale of buildings must be minimised.	The dwelling has been designed to carefully ensure bulk and scale is minimised. It is compliant with council's height and building envelope guidelines, and its location on the site ensures minimal overshadowing for any neighbour.	Yes
Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking	The integrated garage ensures it does not dominate the site or the dwelling.	Yes

Control	Proposal	Complies
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.		
Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	Proposed landscaping is integrated.	Yes
Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.	To comply.	Yes
General service facilities must be located underground.	To comply.	Yes
Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.	To comply.	Yes
D9.2 Scenic protection – General		
Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	The proposed alterations and additions to the existing dwelling will have no impact on the bushland landscape and the desired future character of the locality.	Yes
D9.3 Building colours and materials		
Limited use of corporate colours may be permitted within Business and Light Industrial zoned land.	Refer to the attached drawing for the submitted Schedule of Colours and Finishes.	Yes
Finishes are to be of a low reflectivity.	Low reflectivity finishes are proposed.	Yes

Control	Proposal	Complies
D9.6 Front building line		
<p>The minimum front building line shall be in accordance with the following table.</p> <p>All land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living NOT adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road must have a 6.5m front setback</p>	<p>The proposal incorporates an existing front setback of 6.5m to the front wall and 5.5m to the verandah. The verandah is only 1m wide and provides improved amenity for the residents given this is orientated to the north-west to maximise natural sunlight. The verandah also serves as an architectural feature in the façade and bears no amenity impacts to the neighbours. As such, the proposed verandah is considered to be suitable.</p>	Justified
D9.7 Side and rear building line		
<p>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 table:</p> <p>Land zoned E4 Environmental Living:</p> <p>2.5m to at least one side 1m for other side</p>	<p>Eastern boundary- Existing is 817mm to 2.3m (no change)</p> <p>Western boundary- 1m to 3.4m.</p> <p>It is noted the existing garage is 912mm and that the first floor will not incorporate western facing windows. According to the shadow diagrams, shadowing will not be dramatically different compared to a compliant design. Additionally, the western setback on the ground floor is generally consistent with the existing garage. The first floor setbacks fully comply and therefore the only variation relates to the garage and ground floor.</p> <p>The variation is triggered by the two new bedrooms and if these were to be located on the first floor, this would create more bulk to the building and amenity impacts to the adjoining properties. As such, the</p>	<p>Yes</p> <p>Justified</p>

Control	Proposal	Complies
6.5m rear	<p>ground floor extension to the west is a better design and planning outcome. Due to the steep topography and existing building, the variation is considered to be appropriate for the site, streetscape and the adjoining properties.</p> <p>The rear setback is 17.162m</p>	Yes
<p>D9.9 Building envelope</p> <p><u>Residential flat buildings and multi dwelling housing</u></p> <p>Planes are to be projected at 45 degrees from a height of 4.2 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p>	<p>The proposal is for a two storey dwelling and therefore, these controls do not apply.</p>	Yes
<p><u>Development other than residential flat buildings and multi dwelling housing:</u></p> <p>Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p>	<p>The proposal generally sits within the building envelope.</p>	Yes
<p>D9.10 Landscaped Area – General</p> <p>The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.</p>	<p>The site is zoned E4: Environmental Living and therefore, these controls do not apply.</p>	Yes
<p>9.11 Landscaped Area- Environmentally Sensitive Land</p> <p>The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.</p>	<p>The site is zoned E4 and the proposal incorporates 45% (268.1sqm) of landscaped area. This is considered to be acceptable given the existing landscaped area is 48.5% (287.3sqm). There are no amenity impacts generated by this variation and overall, the proposal maintains an appropriate balance of landscaping throughout the site.</p>	Justified

Control	Proposal	Complies
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.	Proposed.	Yes
Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.	Not visible from the street.	Yes
In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	Suitable outdoor areas and landscaping is proposed due to the site slope.	Yes
Undercroft areas shall be limited to a maximum height of 3.5 metres.	Less than 3.5m.	Yes
Adequate landscaping shall be provided to screen undercroft areas.	Suitable landscaping is proposed.	Yes

Section 4.15 Assessment

Natural Environment

The proposal is appropriate in the residential context and natural environment of the surrounding area. The proposed alterations and additions to the existing dwelling comprise an appropriate response to the natural environment in relation to the site slope, landscaping, vegetation, stormwater and sustainability outcomes. The proposed landscaping is integrated with the site with the surrounding environment. Overall, the proposal is unlikely to cause any adverse impacts to the natural environment of the site and surrounding area.

Built Environment

The proposed alterations and additions to the existing dwelling is compatible with the built form and streetscape of the surrounding area. This is evident from the consistent appearance with the surrounding area and the provision of amenity to the site and surrounding properties. Any variations are minor and will not create any unnecessary or additional bulk. The overall impact of the proposal has been considered in accordance with the relevant environmental planning instruments and is supportable.

Social and Economic Impacts

The proposed alterations and additions to the existing dwelling is unlikely to result in any social or economic impacts.

Suitability of the Site

The proposed alterations to the existing dwelling is compatible with site and therefore the site is suitable.

Public Interest

The proposal is consistent with the public interest.

Conclusion

This report for the proposed alterations and additions to the existing dwelling at 29 Cook Terrace, Mona Vale has considered the proposal in relation to the site, context, and relevant planning provisions. This report has reviewed the proposal in accordance with the relevant State and Council planning provisions and is consistent with the objectives and controls. The high quality design reflects the emerging needs of the residents, while also mitigating against potential amenity impacts to the nearby residential properties. The proposal maintains the existing residential amenity and is consistent with the surrounding area. The proposal is therefore considered worthy of approval.