



Statement of Modification & Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING
16 BRIONY PLACE, MONA VALE

Sheralee Hogan | Site Specific Designs | Jan 2023

PROPOSED MODIFICATION & DEVELOPMENT

PROPOSED MODIFICATION:

- Removal of approved first floor deck facing West
- Modify approved new roof over Living/Dining, Kitchen and deck to a skillion roof
- Modify some of the approved windows and doors
- Modify some of the internal changes approved

PROPOSED DEVELOPMENT:

- Partial removal of existing roof and replacement of tiles with Colorbond.
- Raising lower rear split level to main floor level.
- Raising existing lower rear deck and extending with new roof over.
- Addition of 1st floor deck at front of property, extension to existing rear deck, with an extended eave.
- New side and rear landscaping with new covered day bed next to pool.
- Internal modifications including relocation of laundry and remodelling of existing bathrooms
- Widening of existing driveway

The proposal is for a ground floor alteration which will create a 4 Bedroom home with Study, 3 Bathrooms, a single-car garage, 2 Living rooms, and a covered outdoor space with associated deck. It will also house a Kitchen, Laundry, Pantry and Dining space.

There is an existing split-level floor with a flat roof, proposed to be removed, with the floor level raised and a new roof added to the rear of the house. A new covered deck is proposed at the North Eastern, rear side of the home that faces ocean views, an inground pool and level lawn area.

The existing garage only accommodates one car and it is proposed to increase the width of the driveway to allow the potential for another two cars to have off-street parking. The existing arches at the front verandah are proposed to be removed with new stone clad columns and a new gabled entry roof added to create an interesting street front façade, with a variety of deck and roof setbacks enhancing the modulation of the design.

The existing lower floor area is currently an open home office space which is to be remodelled to provide an additional bedroom with private bathroom and robe. The door in this room is to be replaced with a window facing the pool area, with the pool area to be refurbished and a new covered daybed and landscaping added.

SITE DESCRIPTION

Lot 2 Sec DP240297, 16 Briony Place, Mona Vale NSW 2103.

The site is located on the eastern side of the street and is zoned C4 – Environmental Living.

The block is rectangular in shape with a width of 21.385m at the street, and with a depth of 32.615m. It has a relatively flat front yard facing the street, with a gentle rise of 0.9m to the house from the Western boundary, falls 1m on the Northern side to the rear of the house, but is flat on the Southern side and then falls 600mm to the rear Eastern boundary. There are substantial ocean views found at the back of the house looking East.

The existing house is positioned on the front centre of the site and has a modest established garden along the front boundary. The existing house has a two-storey component along the Southern boundary, with a single level main part running North to South in the centre of the site. The existing site has a variety of landscape areas, all of which are sparingly planted.



16 Briony Place, looking East



Image of Briony Place courtesy of Northern Beaches Council

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).



14 & 15 Briony Place, Mona Vale



17 Briony Place, Mona Vale

CHARACTER AS VIEWED FROM A PUBLIC SPACE

The proposed addition of a first-floor deck and detailed gabled roofs over the existing house, utilises a covered entry deck and various wall planes to create a sense of depth and modulation within the façade. New timber balustrade to the front deck creates adds a strong horizontal element to the street front, reducing the bulk and scale of the built form. New dense planting proposed on all boundaries will also aid in reducing the built form, whilst providing a new habitat for local fauna.



Across the road, Briony Reserve, Mona Vale

PITTWATER LEP AND DCP NUMERIC CONTROLS SUMMARY TABLE Unchanged in modification

Zone E4	Environmental Living	Lot 2 Sec DP240297	
Codes	Required	Proposed	Compliance
Building Height	8.5m	6.6m	Yes
Site Area	700m2	697.5m2	No
Envelope	3.5m & 45'	Refer DA05+ DA06	Yes
Front Setback	6.5m	7.05m	Yes
Side Setback	1m & 2.5m	1.75m & 2.39m	No(existing)
Rear Setback	6.5m	7.4m - new deck 3.67m - daybed	Yes
Landscaping (Bushland)	60%	Existing – 276.7m2 New – 272.65m2 (=39%)	No (add 6% recreation =45%) Decrease of only 0.6%
Carparking	2	2	Yes
Private Open Space	80m2	68m2 hard surface + 117m2 soft surface	Yes
Landslip Area	H1 + H2	H2 – report supplied	Yes
Acid Sulfate Soils	Class 1-5	Class 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 C4 - ENVIRONMENTAL LIVING

1 OBJECTIVES OF ZONE

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

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 Unchanged in modification

- Maximum Height allowed is 8.5m, proposed development maximum height is 6.5m – 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 - **Unchanged in modification** Class 5, Acid Sulphate – RL 56.15m AHD, and no proposed work will lower the water table by 1m due to the minimal excavation required on the flat site - 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 – Geotechnical Hazard H1 and H2, a Geotechnical report has been prepared by White Geotechnical Engineers, 9th September 2021, J3683, and an updated letter supplied for the **modification dated 30/01/2023**. Subsurface investigations revealed sandy soil to 0.3m, sand clay to clay at 1m, with rock after that and no water table encountered. No geotechnical Hazards were observed on or near the property and the site itself was classified as a Hazard 1. Following the advice in the report, with Structural Engineering design to be signed off by the Geotechnical Engineer and following good building practice, the development is deemed suitable for the site.

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 roof sits below the existing roof at the rear of the property and adds a sense of depth and modulation to the existing façade. From the street front, the removal of the dated arches and addition of new gable entry roof over the deep verandah, 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 6.6m, which is below the tree canopy existing and proposed vegetation. The large 7m deep by 21m 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

B1 Heritage Controls

Not Applicable

B2 Density Controls (B2.2 Low Density Residential Areas)

Outcomes

- *Achieve the desired future character of the locality. (S)*
- *Maintenance of the existing environment. (En)*
- *Equitable preservation of views and vistas to and/or from public/private places. (S)*
- *The built form does not dominate the natural setting. (En)*
- *Population density does not exceed the capacity of local and regional infrastructure and community services. (En, S, Ec)*
- *Population density does not exceed the capacity of local and regional transport facilities. (En, S, Ec)*

Proposed Development Response Minimum lot width 16m, depth 27m, Site is 21.38m wide and 32.61m deep - complies

B3 Side Hazard Controls (B3.1 Landslip Hazard)

Outcomes

- *Protection of people. (S)*
- *Protection of the natural environment. (En)*
- *Protection of private and public infrastructure and assets. (S)*

Proposed Development Response

- Must comply with the Geotechnical Risk Management Policy for Pittwater (Append 2009)
- Excavation <1m for new deck and new pool daybed.
- Geotechnical Assessment Report included and an updated letter also included

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 **Unchanged in modification**

No clearing of established vegetation proposed, new deck over lawn area, and new gardens created along the Southern boundary with existing hard surface removed, enhancing the scenic character of the site– complies

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 **Unchanged in modification**

The existing stormwater water runs back to the street, proposal to be connected to the existing system – 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 **Unchanged in modification**

As per the controls stated, there are 2 or more bedrooms and there is parking for 2 vehicles. Existing garage houses one car, one car in front on driveway/hardstand – 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 **Unchanged in modification**

Proposed excavation is <1m with no landfill. Geotechnical report provided– 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 Unchanged in modification

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 Unchanged in modification

2 canopy trees at the front, one in the rear of the property. Proposal includes new Lilli Pilli planting along the southern boundary, as well as new tropical planting in the rear garden - complies

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 Unchanged in modification

Existing deep verandah with entry at front 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 Unchanged in modification

There is reasonable view sharing as the views are to the East towards the ocean and not across the site – 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 Areas.

Proposed Development Response

The existing second floor roof is only slightly extended with eaves over the decks producing very minimal new shadows. The Proposed new modified roof and covered deck are located on the North East side of the house, with additional shadows falling on the site itself, not impacting any neighbouring properties, and is actually less of an impact than the approved roof design. The required three hours of sunlight during the Winter solstice to neighbouring private open spaces, and Living areas is achieved - 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 main new windows are to the East and West, with a new small window to the Kitchen and Laundry on the North, more than 3 metres away from the boundary. The northern neighbour has no windows on the facing façade.

The existing windows facing South are all to be replaced like for like, with bathrooms to have frosted glazing, so there will be no change to privacy from the modifications. The facing ground floor neighbouring deck is already screened to prevent direct overlooking into covered outdoor decks with new landscape screening proposed along this fence line to soften the built form and enhance privacy. (see photograph page 12) - complies



View of neighbouring property from backyard

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 Unchanged in modification

All noise sensitive rooms are away from neighbouring private outdoor spaces. New outdoor entertaining decks are in similar locations to neighbours on the back of the homes, but more than 13m away from the neighbour to the North - 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 Unchanged in modification

Control requires 80m² area, dimension >3m. The proposed development is 68m² of hard surface and 117m² of soft surface at the rear of the house off the primary Living space – complies

C1.10 Building Facade)

Outcomes

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

Proposed Development Response

The proposed removal of the arches, refurbished verandah and new variety of cladding types will add modulation and interest to the existing brick and tile facade. The new modern coastal aesthetic will be an improvement to the dated existing look, with additional depth and texture added to the façade to create a visually more appealing and inviting street front presence - 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 enhances the existing deep verandah, has walls with a variety of setbacks, and introduces additional articulation, creating new shadows that dance across this existing hostile and blank façade.

The street front boundary is quite generous at 21.38m, with 75% of this proposed to be landscaped, allowing the potential for new enhanced landscape screening to soften the built form from the street. All controls used – complies



Existing Streetfront Façade of number 16 Briony Place, Mona Vale

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 **Unchanged in modification**

Primary colours will be mid-grey 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 **Unchanged in modification**

Required setback – 6.5m. Proposed setback – 7.05m – 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 - Unchanged in modification

The proposed side setback to the North wall is existing at 2.8m, with the new deck is 1.75m, in excess of the 1m requirement. The South side setback is existing at 2.395m, just under the 2.5m requirement. We are proposing to remove most of the hardsurface area here and replace it with a new garden and soft landscape screening.

The proposed rear setback is 7.4m for new deck and 3.67m for daybed which is ancillary development.

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.

The new covered Northern deck is more than 13m away from the neighbouring outdoor deck with a large tree located in between, retaining privacy and amenity. We request a variation to the numerical compliance as the southern side setback is existing and only marginally non-compliant (4%), and is improved with the proposed developments enhanced new landscape screening along the side boundary.

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 Unchanged in modification

The proposed development has a building envelope of 3.5m & 45', refer DA05, DA06 - complies

D9.11 – Landscaped Area – Environmentally Sensitive Land

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 – 60% required.

Proposed Development Response Unchanged in modification

The existing landscaped area is 276.7m², with the proposed area to be 272.65m² which equals 39%. When you add 6% for recreation, the total is now 45%. This does not comply, however there has only been a decrease of 0.6% from the existing landscaped area, to the proposed new landscaped area.

As stated, there is a new extended garden bed and landscape screening proposed along the Southern boundary to soften the built form from the neighbouring site. An increased garden bed is also proposed next to the pool terrace along the Southern boundary with the potential for dense landscape screening here to enhance the visual and acoustic privacy whilst retaining solar access and amenity to the neighbouring site.

The new covered deck is over an existing high water usage lawn area, with the boundary screening proposed to be retained. The stormwater runoff from this new roof will be directed to existing pipes, connected to the street. This will reduce natural overflow across the site, combined with the removed hard surface areas, replaced with gardens will improve stormwater runoff downslope on the site.

The new gardens have the potential to enhance the vegetation on the site, whilst at the same time achieving reduced visual bulk and scale of the existing home. Although not numerically compliant, we request a variation to the control as the outcomes are all achieved with the proposal.



Northern Boundary, Backyard



Eastern Boundary, Backyard

CONCLUSION

The proposed Modified development request for partial demolition and construction of a raised split level ground floor, removal and replacement of the rear roof, new covered decking and modification of internal rooms, 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 provide a design that is consistent in character to the existing streetscape.

The proposal, although not numerically satisfying council's controls, achieves the aims and objectives of these controls and is suitable for approval on town planning grounds.