

TUESDAY PROJECTS TOWN PLANNING



Statement of Environmental Effects

3 Briony Place, Mona Vale

"Dwelling house alterations and additions"

16 April 2022

CONTENTS

PROJECT DETAILS.....	3
1.0 INTRODUCTION	4
2.0 SITE ANALYSIS & CONTEXT	5
2.1 THE SITE	5
2.2 THE LOCALITY	6
2.3 DEVELOPMENT HISTORY	8
3.0 THE PROPOSAL.....	8
3.1 OVERVIEW	8
3.2 DEVELOPMENT CONFIGURATION	8
3.3 NUMERICAL OVERVIEW	9
4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT	10
4.1 STATUTORY AND POLICY COMPLIANCE.....	10
4.1.1 <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	10
4.1.2 <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i>	10
4.1.3 <i>State Environmental Planning Policy (Housing) 2021</i>	11
4.1.4 <i>Pittwater Local Environmental Plan 2014</i>	11
4.1.5 <i>Pittwater Development Control Plan 21</i>	13
4.2 STRATEGIC PLANNING CONTEXT	22
4.3 IMPACTS OF THE DEVELOPMENT	23
4.4 SUITABILITY OF THE SITE	23
4.4.1 <i>Access to Services</i>	23
4.4.2 <i>Hazards</i>	23
4.5 THE PUBLIC INTEREST	24
5.0 CONCLUSION	24

PROJECT DETAILS

Client:	Robert and Janice McColm
Subject land:	3 Briony Place, Mona Vale
Lot Description:	Lot 15 in Deposited Plan 240297
Proposed development:	Dwelling house alterations and additions.
Council	Northern Beaches Council

The report is prepared by

Emma Rogerson
Specialist Town Planner
Master of Urbanism (Urban and Regional Planning) (USYD)
Bachelor of Architecture and Environments (USYD)
Planning Institute of Australia (Assoc.)



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Emma Rogerson

Signed: 16 April 2022

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Robert and Janice McColm to accompany a Development Application (DA) to Northern Beaches Council for dwelling house alterations and additions at 3 Briony Place, Mona Vale.

More specifically, the proposed development comprises of the:

- **Demolition** of minor ground floor internal elements in the study and stairwell;
- **Construction** of new additional first floor and new front fencing; and the
- **Retention** of entire lower ground, majority of ground floor, and most external works.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Andy's Home Design	April 2022
Site Survey	Detailed Surveys	December 2021

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 3 Briony Place, Mona Vale and is legally described Lot 15 in Deposited Plan 240297. The site is located on the western side of Briony Place.

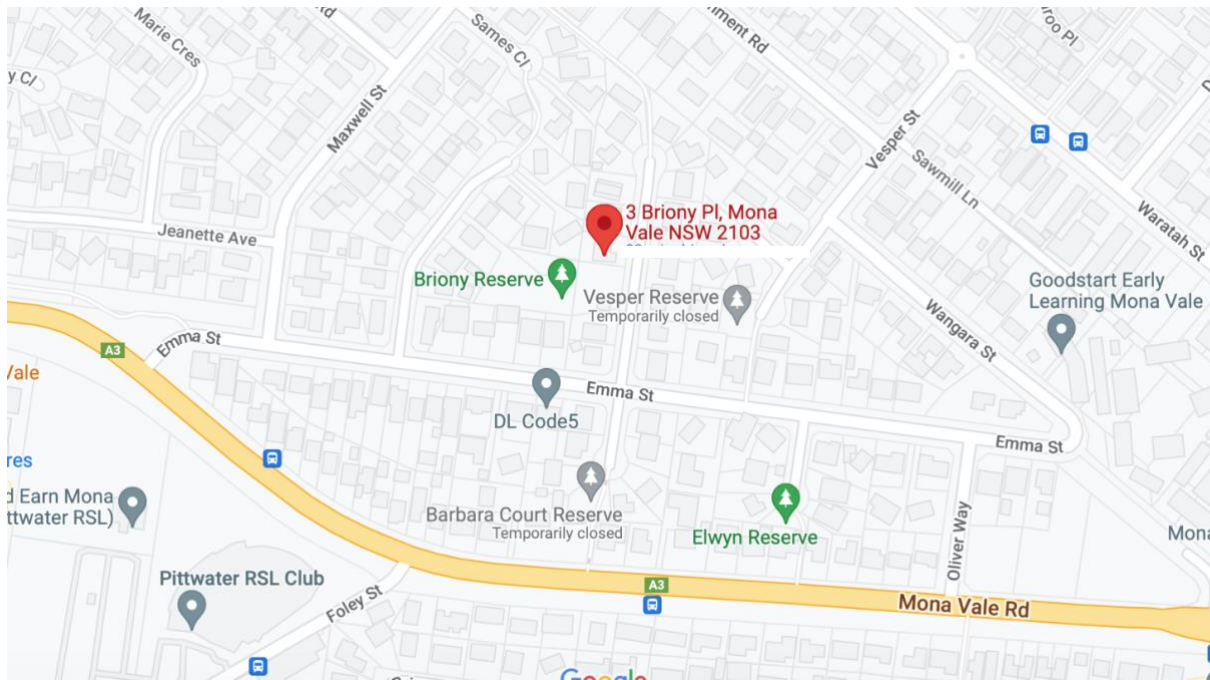


Figure 1 – Site locality map (Google Maps)

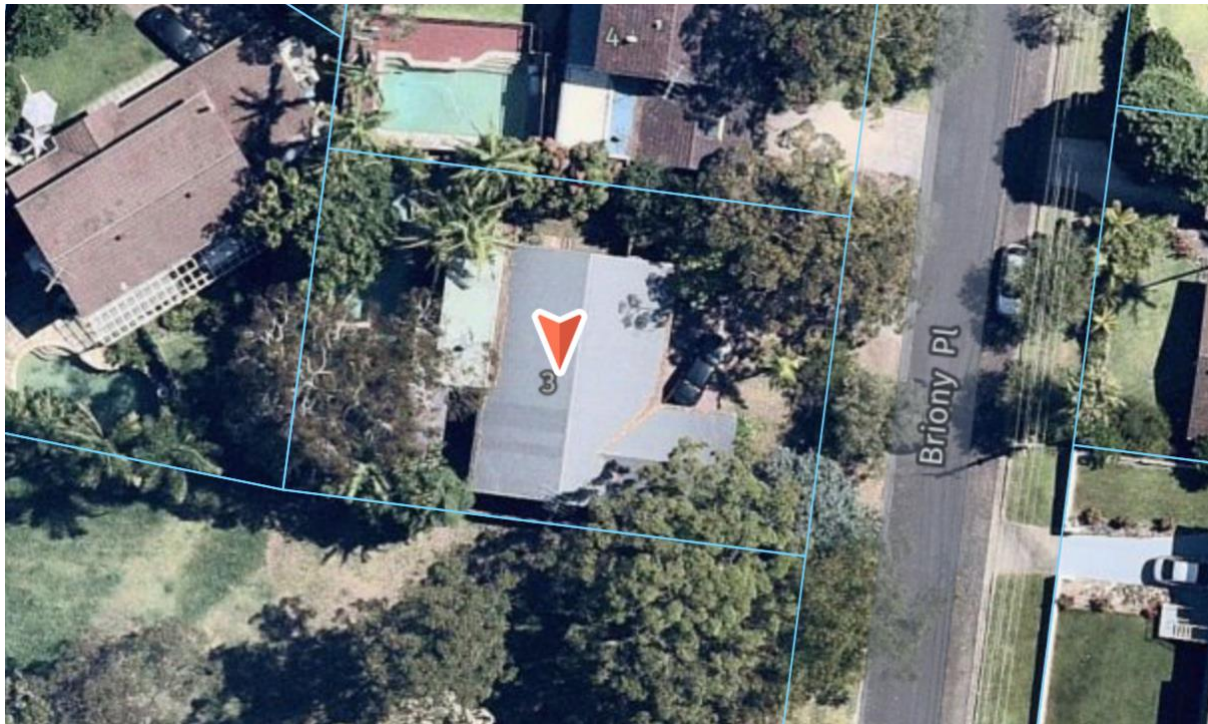


Figure 2 – Aerial map (SIX Maps)

The site is rectangular with a total area of 696.6 square metres by survey, with a 21.335 metre street frontage to Briony Place. The northern side boundary measures 32.66 metres and the southern side boundary measures 32.665metres. The rear boundary measures 21.335 metres. The site falls from the street towards the rear by approximately 4 metres.

The site currently contains a two storey detached brick dwelling house with a metal roof. The rear of the site is landscaped with shrubs and grass, and contains a swimming pool. Vehicular access is available from Briony Place.

The land is zoned C4 Environmental Living under the provisions of Pittwater Local Environmental Plan 2014 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3 – Subject site as viewed from Briony Place (Google Maps, 2020)

2.2 The Locality

The site is located within the local residential area of Mona Vale. The locality comprises primarily of low density residential development of one to three storeys high. Most properties contain detached dwellings with pitched roofs. Sites along Briony Place feature a mix of front fencing details – ranging from no front fencing, to landscaped hedging, to solid built fences.

The site adjoins a two storey dwelling at 4 Briony Place to the north, and a public reserve (Briony Reserve) to the south.



Figure 5 – Neighbouring site at 4 Briony Place (Google Maps, 2020)

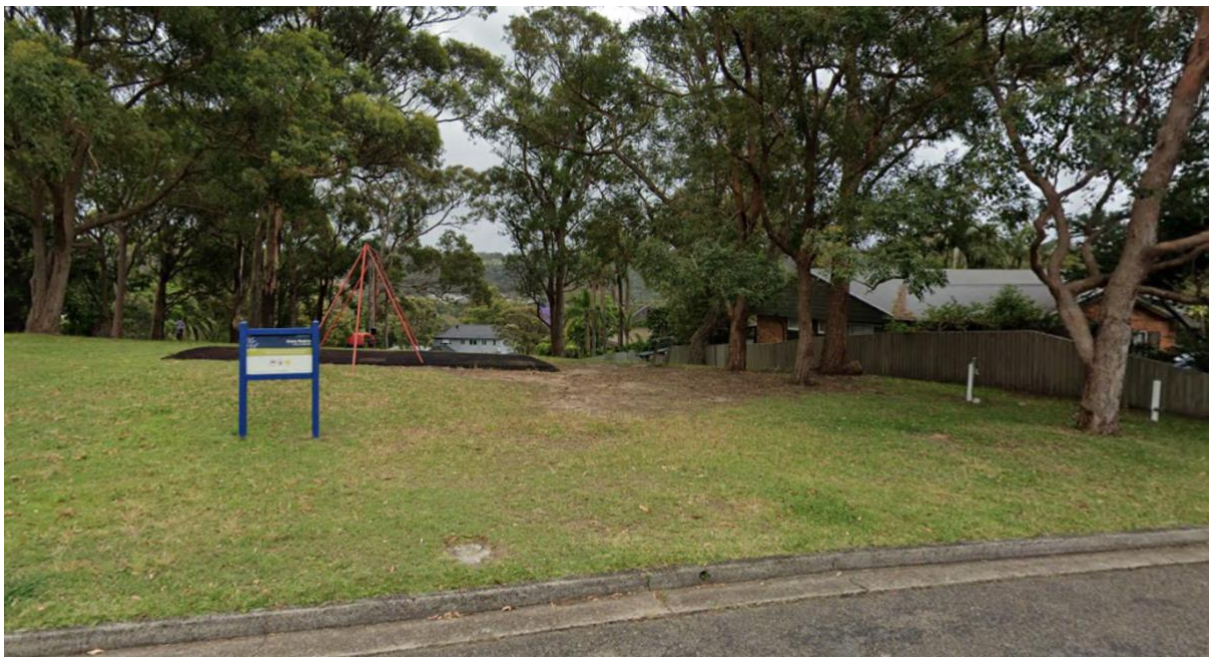


Figure 6 – Briony Reserve (Google Maps, 2020)

Notable sites in the area include:

- Briony Reserve
- Vesper Reserve
- Elwyn Reserve
- Pittwater RSL Club
- Mona Vale Public School

2.3 Development History

A search on Council's DA Tracker returned no results for development applications associated with the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes dwelling house alterations and additions. More specifically, the proposed development comprises of the:

- **Demolition** of minor ground floor internal elements in the study and stairwell;
- **Construction** of new additional first floor and new front fencing; and the
- **Retention** of entire lower ground, majority of ground floor, and most external works.



Figure 7 – Proposed development as viewed from the street (Andy's Home Design, 2022)

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality. The development will view as two-storeys from the street and will be commensurate in scale with other dwellings along Briony Place.

Please refer to plans prepared by Andy's Home Design.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Lower Ground	Pool Room

	Laundry
Ground Floor	Garage
	Laundry
	Bathroom x 2
	Formal Living
	Kitchen
	Dining Room
	Decking
	Bedroom x 2
	Study x 2
First Floor	Bedrooms x 3
	Bathroom
	Family Room

Lower Ground

The lower ground level contains less used spaces of the property, including the pool room and laundry.

Ground Floor

The ground floor contains the shared recreation and function spaces for the dwelling, with a lounge, dining, kitchen and adjoining outdoor decking. This floor can be accessed from the primary house entry, as well as a rear door. Bedrooms on this floor allow for occupants who cannot easily manoeuvre stairs to comfortably reside on site.

First Floor

The first floor provides for more private bedroom spaces and a casual family room. This floor is accessible via a set of stairs from the ground floor hallway. Front and rear facing openings from this floor facilitate passive surveillance across the public domain and the private rear garden.

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Requirement	Proposal
Site area	700m ²	696.6m ²
Height	Maximum 8.5m	7.47m

Boundary setbacks	Minimum	Approximately
• Front	6.5m	As per existing
• Side (north)	1m	As per existing
• Side (south)	2.5m	As per existing
• Rear	6.5m	As per existing
Landscaped Area	Minimum 417.96m ² (60%)	As per existing
Private Open Space	Minimum 80m ²	244.67m ²
Car spaces	Minimum 2	2

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Housing) 2021
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan 21

The primary statutory document that relates to the subject site and the proposed development is Pittwater Local Environmental Plan 2014. The primary non-statutory plan relating to the subject site and the proposed development is Pittwater Development Control Plan 21.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 7, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, there is no further consideration required under Clause 7(1)(b) and (c) of SEPP 55.

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

SEPP (BASIX) 2004 applies to the proposed development. A BASIX Certificate is submitted with the application and confirms that the proposal will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.1.3 State Environmental Planning Policy (Housing) 2021

The Housing SEPP 2021 does not apply to this Development Application as affordable housing, a secondary dwelling and/or seniors housing is not being proposed. The additional floor will serve as an extension to the already approved and constructed dwelling house, providing additional bedrooms for residents without changing the existing use.

4.1.4 Pittwater Local Environmental Plan 2014

The development complies with the provisions of Pittwater Local Environmental Plan 2014 (LEP 2014).

Zoning and permissibility

The site is located in Zone C4 Environmental Living.

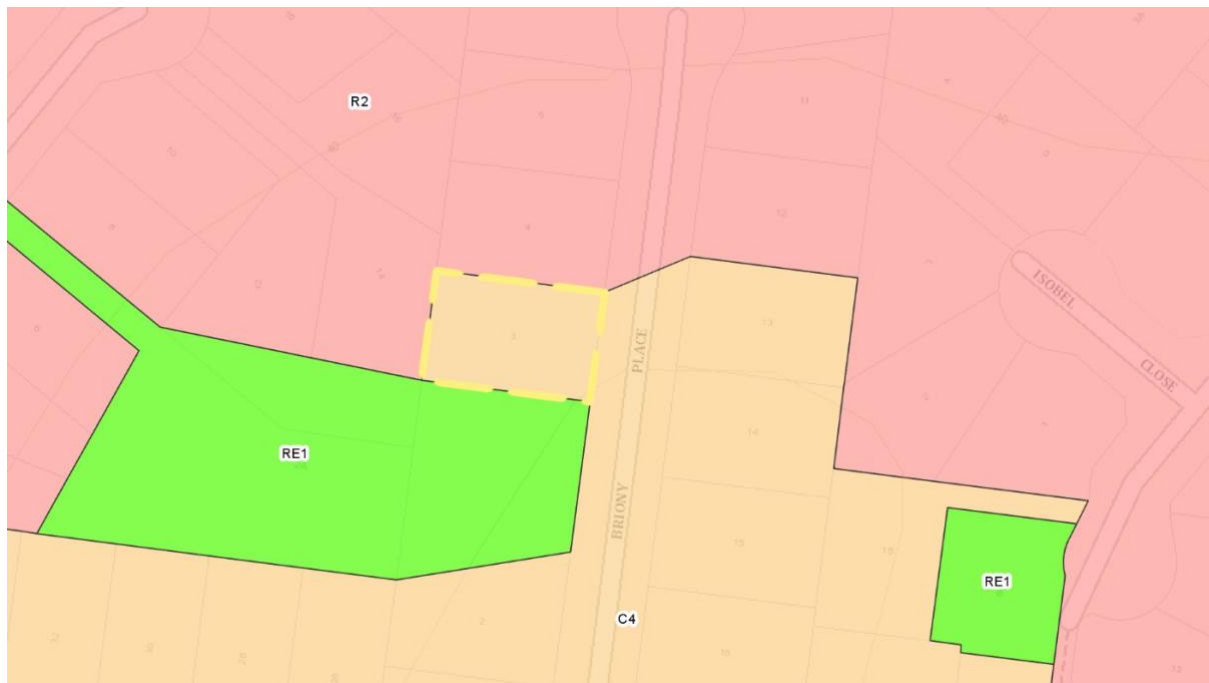


Figure 8 – Land Zoning Map (NSW Planning Portal)

The development is identified to be *works to a dwelling house*, which is permitted with consent in the C4 Environmental Living zone.

The objectives of the zone are:

- *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.*

The proposed dwelling house alterations and additions meet the relevant land use zone objectives. The development will provide for a functional family home in an area where there is a high demand for spacious and high quality housing. The proposal will be viewed as a modest two-storey dwelling from the street, retaining the low density character of the area. Mature landscaping is retained on site, and no significant natural elements are impacted.

Clause 4.3 Height of buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the development is a compliant 7.47 metres at its highest.

Clause 5.10 Heritage Conservation

The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 9 – Heritage Map (NSW Planning Portal)

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1,2,3 or 4 land.

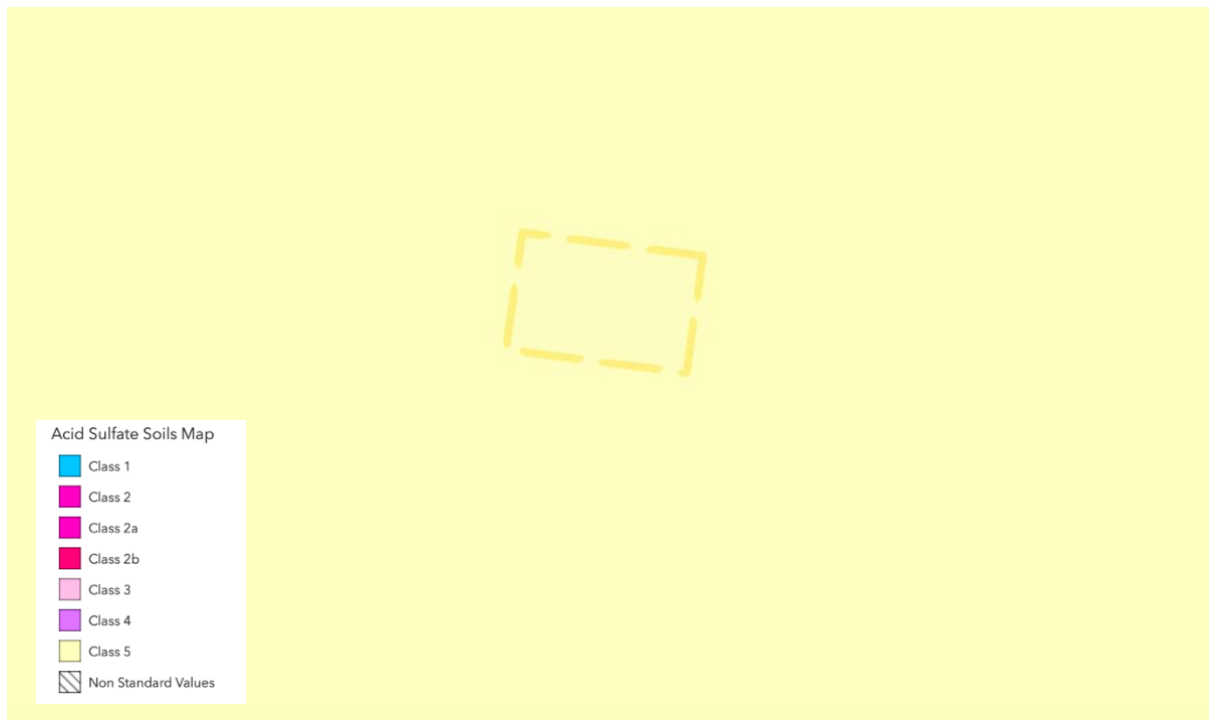


Figure 10 – Acid Sulfate Soils Map (NSW Planning Portal)

Clause 6.2 Earthworks

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The proposal is considered to be consistent with the requirements of this clause as the development is not expected to disrupt or have a detrimental effect on the drainage patterns and soil stability of the locality. Nor is it likely to disturb relics and have an adverse impact on any waterway, drinking water catchment or environmentally sensitive area. This is due to the **lack of any** cut and fill included within the proposal, which will not alter the existing terrain and environmental functions and processes.

4.1.5 Pittwater Development Control Plan 21

The development achieves a high level of compliance with the provisions of Pittwater Development Control Plan 21.

Control	Comment	Compliance
SECTION B – GENERAL CONTROLS		
B5 – Water Management		
5.1 Water Management Plan		
A Water Management Plan (WMP) is required to be submitted setting out the proposed Integrated Water Management System.	N/A – Works will connect into the existing water management system.	N/A
5.3 Greywater Reuse		

Control	Comment	Compliance
All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.	Noted.	Yes
5.4 Stormwater Harvesting		
Where development is proposing a stormwater harvesting scheme, it shall be designed to comply with all relevant State and Federal regulatory requirements. A stormwater management plan describing the design for stormwater harvesting and reuse is required to be submitted setting out effective water management of all water on-site.	N/A – Works will connect into the existing water management system.	N/A
5.6 Rainwater Tanks – Water Supply		
Where connection to a Sydney Water main is not able to be provided, rainwater tanks must be provided for potable (i.e. drinking, bathing, cooking, washing etc) and non-potable (i.e. toilet flushing, watering garden, irrigation, fire fighting etc) uses. The minimum capacity tank requirements for new dwellings and major additions to existing dwellings, where there is no connection to mains water, must be 45,000 litres of which up to 10,000 litres may be used for non-potable uses and stored in a separate system.	N/A – Works will connect into the existing water management system.	N/A
5.7 Stormwater Management – OSD		
An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m ² (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.	N/A – Works will connect into the existing water management system.	N/A
B6 – Access and Parking		
6.1 Access driveways and Works on the Public Road Reserve		
The design of all Access Driveways shall be in accordance with the current edition of following Australian Standards: Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking.	Refer to Architectural Plans. The existing driveway is being retained.	Yes

Control		Comment	Compliance
	Where the frontage of an allotment to a local public road is less than 30m, one only access driveway.	There is only a single access driveway.	
	The maximum width of an access driveway for dwelling houses with a front setback greater than 6.5m is 3m at the boundary and 3.5m at the kerb.	N/A – No change is proposed to the existing driveway.	
6.3 Off-Street Vehicle Parking Requirements			
	The minimum number of vehicle parking spaces to be provided for off-street parking for a dwelling house with 2 or more bedrooms is 2 spaces. (not a secondary dwelling)	The proposal has more than 2 bedrooms. The development therefore has 2 off-street parking spaces available in their garage and in the driveway, outside the garage.	Yes
	The internal parking space dimensions must be at a minimum 5.7m x 6m with entry space 2.4m per vehicle space.	N/A – No change to existing garage is proposed.	
B8 Site Works Management			
8.1 Construction and Demolition – Excavation and landfill			
	The Geotechnical Risk Management Policy for Pittwater must be considered for any landfill greater than 1.0 metres in height, excavation greater than 1 metre deep and any works that may be affected by geotechnical processes or which may impact on geotechnical processes.	N/A – The minor scale of tis development does not trigger the application of this control.	Yes
8.2 Construction and Demolition – Erosion and Sediment Management			
	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, public reserves, road reserve or adjoining private lands.	Refer to Drawing No. DA106.	Yes
8.3 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.	Waste will be managed appropriately and addressed in detail at the Construction Certificate stage.	Yes
8.4 Construction and Demolition - Site Fencing and Security			
	All sites are to be protected by site fencing for the duration of the works.	Site fencing will be implemented throughout the demolition and construction stage and detailed at the Construction Certificate stage.	Yes
8.6 Construction and Demolition - Traffic Management Plan			

Control	Comment	Compliance
For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m3 or greater, a Construction Traffic Management Plan indicating truck movement, and truck routes is to be provided and approved by Council prior to the commencement of works.	N/A – The minor scale of this development does not trigger the application of this control.	N/A

SECTION C – DEVELOPMENT TYPE CONTROLS

C1 Design Criteria for Residential Development

1.1 Landscaping

All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species.	No change to existing trees and substantial landscaping is proposed.	Yes
In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.	The proposed development retains landscaping of all required styles.	Yes
At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site.	No change to existing trees and substantial landscaping is proposed.	

1.2 Safety and Security

Surveillance, access control, territorial reinforcement and space management principles in order to minimise the opportunity for crime need to be considered.	Front-facing window openings provide passive surveillance across Briony Place. All proposed works will be clean and organised to deter vandalism and anti-social behaviours.	Yes
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1.3 View Sharing


All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	No special views are currently identified across the site. The proposal will therefore not obstruct any views for neighbours.	Yes
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1.4 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 Shadow Diagrams. All new shadow is cast upon a portion of a grassy reserve to the south of the site, an area which is already largely shadowed by existing landscaping and the current house at No. 3 Briony Place. No surrounding neighbours are impacted.	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).	External openings provide ample sunlight for the subject site, reducing	

Control		Comment	Compliance
	Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid-winter.	the reliance on artificial lighting during daylight hours.	
1.5 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.	New upper floor openings are generously separated from neighbouring sites, allowed by the skilful location of new works as far away from neighbouring sites as possible. Overlooking of neighbouring sites is not expected.	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.	No new elevated decks, pools, verandahs or balconies are proposed.	
1.6 Acoustic Privacy			
	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	New bedrooms are located away from the street and the garage.	Yes
	Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.	N/A – No change to such equipment is proposed.	
1.7 Private Open Space (POS)			
	A minimum of 80m2 of POS per dwelling at ground level, with no dimension less than 3 metres is to be provided. No more than 75% of this POS is to be provided in the front yard.	More than 80 square metres of private open space is proposed for the site at ground level and at the existing raised decking.	Yes
	Dwellings are to be designed so that POS is directly accessible from living areas enabling it to function as an extension of internal living areas.	Private open space is directly accessible from kitchen and dining area – connected to the living room.	
	Private open space areas are to have good solar orientation.	The POS is primarily north and west orientated to ensure good solar access.	
	Private open space areas should include provision of clothes drying facilities, screened from the street or a public place.	Clothes drying can comfortably occur in the rear garden.	

Control	Comment	Compliance
An accessible and usable area for composting facilities within the ground level private open space is required.	Composting facilities can be located in the rear garden.	
1.12 Waste and Recycling Facilities		
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.	Refer to Waste Management Plan.	Yes
1.13 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.	Passive design measures are applied as far as practicable in the building design and materiality choices will aim to prevent pollution.	Yes
1.17 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.	N/A – No change to the existing pool is proposed.	N/A
1.23 Eaves		
Dwellings shall incorporate eaves on all elevations.	Eaves are incorporated along all elevations.	Yes
Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.	Proposed eaves are adequately sized to provide shading and articulation to the site.	Yes
SECTION D – LOCALITY SPECIFIC CONTROLS		
D9 Mona Vale Locality		
9.1 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 existing site and its surrounds are landscaped with mature canopy trees and feature detached dwelling houses with pitched roofs. This character is being upheld by retaining the front landscaping, including trees on site and directly outside on the nature strip. The new works will only present as two stories from the street,	Yes

Control		Comment	Compliance
	Walls without articulation shall not have a length greater than 8 metres to any street frontage.	allowing the mature plantings to visually dominate.	
	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.	The building is of neutral materiality and colouring which ensures the surrounding landscape dominates visually.	
9.2 Scenic Protection			
	Site is not marked as a scenic protection site.	N/A	N/A
9.3 Building Colours and Materials			
	External colours and materials shall be dark and earthy tones. White, light coloured, red or orange roofs and walls are not permitted.	The proposal seeks to match the materials and colours of the new works with the existing dwelling to allow a seamless combination of the new and old.	Yes
9.6 Front Building Line			
	The front building line must be a minimum of 6.5, or established building line, whichever is the greater.	The new works do not protrude further forward than the current dwelling, retaining the existing front setback established for the building.	Yes
9.7 Side and Rear Building Line			
	The minimum side and rear building line for built structures shall be 2.5m to at least one side; 1m for other side and 6.5m for the rear.	The new works do not protrude further sideways than the current dwelling, retaining the existing side setbacks established for the building.	Yes
9.9 Building Envelope			
	<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>Most of the new works sit within the stipulated building envelope. A small portion exceeds it due to the downward sloping terrain of the site.</p> <p>Given the minor extent of variation and retention of high levels of neighbouring residential amenity, the proposal is considered acceptable upon merit. Visual bulk is reduced by limiting the development to just two-stories when viewed from Briony Place, and by applying ample articulatory details along external facades including the application of</p>	Acceptable upon merit.

Control	Comment	Compliance
	eaves, offset floorplates and openings.	
9.11 Landscaped Area – Environmentally Sensitive		
	<p>The minimum landscaped area is 60% of the site.</p> <p>The development does not alter the existing landscaped area calculation. Increasing the landscaped area would require the demolition of the existing dwelling on site which is both unreasonable and unsustainable. Mature plantings are retained on site and the landscaped character of the area is protected.</p>	Acceptable upon merit.
9.12 Fences – General		
Front and side fences (within the front building setback) shall not exceed a maximum height of 1 metre above existing ground level, be compatible with the streetscape character, and not obstruct views available from the road.	<p>The new front fencing is consistent with other front fencing seen along Briony Place, as per figures 11 to 14.</p> <p>The neutral materiality and colouring allows the fencing to match the dwelling house and seamlessly integrate with the adjoining properties whilst maintaining the character of the streetscape. No views are impacted, and landscaping on site and along the nature strip outside is protected and visually dominates.</p>	Acceptable upon merit.
Fences are to be constructed of open, see-through, dark-coloured materials.		
Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.	The new fencing is consistent with other front fencing seen along Briony Place. Pedestrians and vehicles retain views and safety sightlines.	Acceptable upon merit.
Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.	N/A – No changes to side and rear fencing is proposed.	N/A



Figure 11 – Front fencing at 1 Briony Place (Google Maps, 2020)



Figure 12 – Front fencing at 17 Briony Place (Google Maps, 2020)



Figure 13 – Front fencing at 2 Briony Place (Google Maps, 2020)



Figure 14 – Front fencing at 14 Briony Place (Google Maps, 2020)

4.2 Strategic Planning Context

The proposal aligns with the desired strategic outcomes identified for the area, detailed within the Northern Beaches Council Local Strategic Planning Statement, the 'A Metropolis of Three Cities' Region Plan, and the Eastern City District Plan.

4.3 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social and economic impacts.

Impacts on Natural and Built Environment

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. All mature trees and substantial landscaping on site is retained as the building footprint of the existing dwelling is not being altered.

The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook and overall residential amenity. The high quality materials proposed for use during construction, and the skilful design of the proposed development will also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape.

Social and Economic Impacts

The development increases the social amenity of the property with the increased habitable floor space and available housing. This will improve the way of life for future residents.

The short term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome.

4.4 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the dwelling house alterations and additions. The proposal does not introduce any incompatible uses to the site. The works are permissible under the C4 Environmental Living zone.

4.4.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.4.2 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.5 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social and economic impacts. Furthermore, it will provide for a functional family home in an area where there is a high demand for spacious and high quality housing. The proposal will be viewed as a modest two-storey dwelling from the street, retaining the low density character of the area and protecting the amenity of neighbouring sites including the reserve located to the south.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a dwelling house development that makes efficient use of space on the site in a prime location that is in high demand for spacious residential accommodation. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social and economic impacts of the dwelling house alterations and additions at 3 Briony Place, Mona Vale. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 3 Briony Place, Mona Vale as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.