

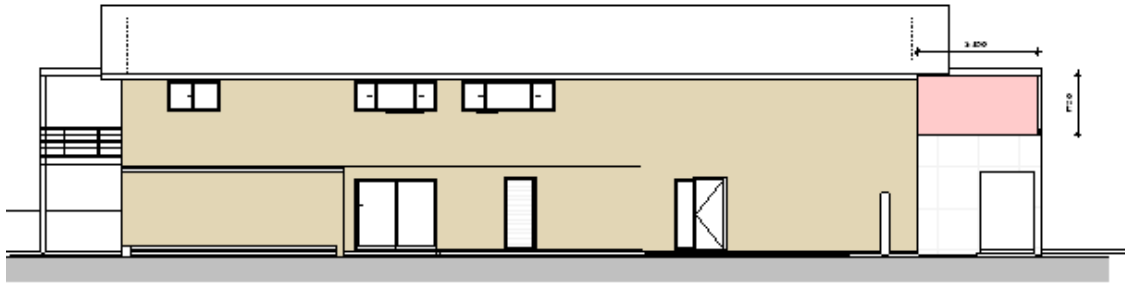
**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR INSTALATION OF AN ALUMINIUM PRIVACY SCREEN  
AT 8 MONASH PARADE, DEE WHY**

The application seeks consent from the Northern Beaches Council for the installation of an aluminum louvered privacy screen to their elevated balcony. The privacy screen is to be installed on the southern elevation , and includes dimensions of 3.84m wide x 1.72m high.

The land is described as Lot 1 in Deposited Plan 653825, No 6 Monash Parade, Dee Why, and is located on the eastern side of Monash Parade, midway between Oaks Ave and Pacific Parade. The rectangular shaped allotment is sited on an east to west axis, and has an area of 635m<sup>2</sup>. The property has a 13.715m frontage to Monash Parade at the west and a depth of 46.35m. Landform falls from the street frontage to the rear boundary, having a fall of 5m over the length of the property.

The rear of the property adjoins a public reserve including an associated public carpark which is located at the west and open space along the escarpment overlooking the Pacific Ocean. The reserve is located along the shoreline and leads to the Dee Why Rock Pool and Dee Why Beach at the north and Dee Why Cliffs Reserve at the South.

The site contains a two storey dwelling, inground pool and detached garage. The dwelling has recently undergone major additions and upgrades which included provision for a new first floor balcony to provide an outdoor space which took advantage of the vistas towards the Ocean. Recently however, Council has granted consent for a new two storey dwelling on the southern adjoining allotment. Construction of the dwelling has now commenced. As a result of the new design, layout and height, privacy to the first floor balcony of the subject dwelling will be compromised. This concern was raised twice by way of objection during the exhibition period for the application. However we note that little was done to maintain the privacy, and therefore the subject Owners are seeking a privacy screen be installed to their balcony.



### **Southern elevation**

The site is zoned R2 – Low Density Residential in accordance with Warringah Local Environmental Plan 2011. In accordance with this Planning instrument, dwelling houses are permitted development. By virtue of being ancillary to residential development, the proposed privacy screen is permitted.

We further advise that the screen will not impact on floor space ratios, building heights, setbacks or amenity. The privacy screen is to be constructed of aluminum and is to be white in colour, complementing existing screening previously installed. The privacy screen will be located on the southern elevation balcony and will be located between the balustrade and the roof.

The development is of an extremely minor nature and due to the reasons requiring the privacy screen, we look forward to receiving a timely approval.