

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 1 – Development Application Submission Details

Property:	11 Bruce Street, Mona Vale, NSW 2103
Legal description:	Lot 9 in DP 15762
Site area:	592.10m ² .
Type of development:	Local development
Development description:	Demolition of the existing dwelling, construction of a new one with a garage, swimming pool and associated landscaping
Construction budget:	\$3,234,000
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / email: james@jdesa.com.au)
Owners:	Barry Norman Edward Hastie and Cindy Marion Handley
Our reference:	1912
Date of submission:	7 October 2020

In support of this development application we enclose one copy of each of the following documents on the USB stick supplied:

1. Northern Beaches Council's Development Application Owners Consent form.
2. Northern Beaches Council's Development Application Declarations form.
3. Northern Beaches Council's Development Application Checklist.
4. Northern Beaches Council's Cost Summary Report form.
5. A statement of environmental effects, this document, prepared by James de Soyres & Associates Pty Ltd.
6. A BASIX certificate no. 1119269S prepared by James de Soyres & Associates Pty Ltd and issued on 7 October 2020.
7. A site survey prepared by Detailed Surveys ref: 075/19 and dated 4 December 2019.
8. A boundary survey prepared by Detailed Surveys ref: 075/19 and dated 4 February 2020.
9. An arboricultural development impact assessment report prepared by Trish Dobson AQF level 5 consulting arborist dated 28.9.20
10. A landscape plan and specification prepared by Trish Dobson Landscape Architecture ref: 2007/DA-L01 and dated 28.9.2020.
11. A geotechnical risk assessment including Geotechnical Risk Management Policy for Pittwater Forms Nos. 1 and 1(a) ref:2020-129 prepared by Crozier Geotechnical Consultants and dated October 2020
12. Stormwater drainage concept plans ref: 20076 SW-1 and 20076 SW-2 prepared by Michal Korecky and dated 24/09/20.

13. A waste management plan prepared by James de Soyres & Associates Pty Ltd and dated 28/09/20.
14. A site pedestrian and traffic management plan prepared by RFE Traffic Control.
15. A NatHERS energy assessment prepared by Efficient Living Ref: 20-0594 and dated 15 September 2020.
16. The following architectural drawings with energy assessor's stamp prepared by James de Soyres & Associates Pty Ltd and dated 28 September 2020:
 - 1912 DA-01 Site Plan
 - 1912 DA-02 Location Plan and Site Analysis
 - 1912 DA-03 Demolition and Sediment Control Plan
 - 1912 DA-04 Shadow Diagrams
 - 1912 DA-05 Areas Schedule
 - 1912 DA-06 Excavation and Fill Plan
 - 1912 DA-07 3D Renders and Finishes Schedule
 - 1912 DA-08 Site Views – Adjacent Neighbours
 - 1912 DA-09 Locality Photographs
 - 1912 DA-10 Basement Floor Plan
 - 1912 DA-11 Ground Floor Plan
 - 1912 DA-12 Garage Floor Plan
 - 1912 DA-13 Roof Plan
 - 1912 DA-20 West Elevation and Front Fence
 - 1912 DA-21 North and South Elevations
 - 1912 DA-22 East Elevation
 - 1912 DA-30 Sections A-A and B-B
 - 1912 DA-31 Sections W-W and X-X
 - 1912 DA-32 Sections Y-Y and Z-Z
 - 1912 DA-40 Views from 9 Bruce Street
 - 1912 DA-41 Views from 13 Bruce Street
 - 1912 DA-42 Views from 87 Narrabeen Park Parade
 - 1912 DA-43 Views from 89 Narrabeen Park Parade
 - 1912 DA-44 Views from 91 Narrabeen Park Parade
 - 1912 DA-45 Proposed views towards the neighbours

Section 2 – Property Description

The subject site is a near rectangular lot on the low side of Bruce Street with an almost East-West orientation. The road reserve drops at approximately 1 in 3 to the boundary from where the gradient decreases to approximately 1 in 6 across the site itself. There is minimal cross-fall from North to South.

The exiting dwelling is a two-storey brick and tile house estimated at around 60 years old. Concrete tyre tracks provide access along the northern boundary to a large terrace in the rear yard.

There are three trees located on the site comprising T2 *Magnolia grandiflora* and T3 *Cotoneaster glaucophyllus* in the front yard and T4 *Araucaria heterophylla* in the rear yard. Another tree T1 *Olea europaea* is located in the road reserve near the front boundary.

To the South lies 9 Bruce Street a rendered brick dwelling on 3 levels. At the rear there is a large terrace at ground level incorporating a partially shaded pool and two upper levels of balconies which overlook the subject site. At the front there is a driveway leading to a double garage on the middle level and an upper level wrap around terrace that overlooks the street and the subject site. There is a substantial brick fence along the common boundary and along the street boundary.

To the North lies 13 Bruce Street a two-storey timber clad dwelling with approval for a third storey extension including a roof terrace. There is a detached garage at street level and a large terrace in the front yard which is sheltered from the North Easterly wind. In the rear yard there is a lap pool located against the common boundary and extending the full depth of the yard area. A treated pine side fence runs the length of the boundary and it is partially covered with vegetation.

To the East is an area of vegetated reserve between the site and the beach dunes. This area is overgrown with mostly exotic plants.

On the opposite side of the street is a series of houses that also have access to Narrabeen Park Parade and hence have addresses on that street. The terrain is steep here and the houses rise up three or four storeys from the street level affording views over the subject and adjacent sites. The three closest houses, Nos. 87 – 91 Narrabeen Park Parade, all have substantial indoor and outdoor living areas on the side facing the subject site.

Section 3 – Development Proposal

This development proposal relates to local development with the following components:

1. Demolition of the existing dwelling, driveway and paths.
2. Removal of one existing exempt species tree, a *Cotoneaster glaucophyllus*.
3. Construction of a new dwelling house on two levels with a garage and storage on the third and highest level.
4. Construction of a new suspended driveway and crossover and access steps in the road reserve.
5. Construction of a new plunge pool and terrace.
6. Construction of new front and rear fences.

A virtual pre-lodgement meeting was held with Anna Williams and Tony Collier from Northern Beaches Council on 18 June 2020 and attended by our James de Soyres and the owners Barry and Cindy Hastie.

Section 4 – Statutory Planning Framework

The site is subject to the following zoning in the Pittwater Local Environment Plan (LEP) 2014:

1. Height of Buildings Map 1 - maximum height 8.5m.
2. Land Application Map.
3. Land Zoning Map – E4 Environmental Living.
4. Pittwater Biodiversity Map.
5. Pittwater Foreshore Building Line Map.
6. Geotechnical Hazard Map – H1.

The site also subject to the planning controls set out in Pittwater 21 Development Control Plan (Pittwater 21 DCP) adopted on 8 December 2003 and last amended with effect from 1 December 2019. The property lies within the Warriewood Locality of the Plan.

The development proposal is discussed within the context of the applicable and relevant development controls set out in LEP and Pittwater 21 DCP. It is subject to the following zoning in the latter: Pittwater Landscaped Area Map - Area 1.

Control	Comments
LEP Clause 4.3 Height of Buildings	The maximum height of the proposed dwelling is 8.45m above the excavated ground level below the existing dwelling.
B3.1 Landslip Hazard	<p>The site is classified Geotechnical Hazard H1 on Northern Beaches Council's Geotechnical Hazard Map.</p> <p>Work will be conducted in accordance with this control and the advice set out in the geotechnical risk assessment prepared by Crozier Geotechnical Consultants which confirms that geotechnical risks can be reduced to an acceptable level.</p>
B3.6 Contaminated Land and Potentially Contaminated Land	There has been no known use of the development site other than as a residential dwelling.
B5.3 Greywater Reuse	N/A, a system is not proposed.
B5.4 Stormwater Harvesting	N/A, a system is not proposed.
B5.8 Stormwater Management – Water Quality – Low Density Residential	<p>The proposed stormwater drainage system incorporates first flush diverters prior to the connections to the rainwater storage tank and a discharge pit including a trash screen.</p> <p>Refer to the stormwater drainage plans prepared by Michal Korecky ref 20076 SW-1 and 20076 SW-2.</p>
B5.10 Stormwater Discharge into the Public Drainage System	<p>The development site does not have direct access to the public drainage system. Instead, an on-site dispersion system incorporating a rainwater re-use tank has been designed in accordance with this control.</p> <p>Refer to the stormwater drainage plans prepared by Michal Korecky ref 20076 SW-1 and 20076 SW-2.</p> <p>Also refer to the geotechnical risk assessment prepared by Crozier Geotechnical Consultants confirming that the site is suitable for an on-site dispersion system.</p>
B5.11 Stormwater Discharge into Waterways and Coastal Areas	N/A.
B5.12 Stormwater Drainage Systems and Natural Watercourses	N/A, no structures over and adjacent to easements, piped drainage system or natural watercourses are proposed.

B5.13 Development on Waterfront Land	N/A.
B5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)	N/A, an easement is not required.
B6.1 Access Driveways and Works on the Public Road Reserve	<p>The concrete crossover will be constructed in accordance with Northern Beaches Council's 'Normal' profile.</p> <p>Refer to Section A-A on drawing 1912 DA-30 Sections A-A and B-B.</p>
B6.2 Internal Driveways	<p>The concrete driveway will be constructed in accordance with Northern Beaches Council's 'Normal' profile.</p> <p>Refer to Section A-A on drawing 1912 DA-30 Sections A-A and B-B.</p>
B6.3 Off-street Vehicle Parking Requirements	Two spaces will be provided in the new garage in accordance with AS/NZS 2890.1-2004 standards. The internal dimensions of the garage are 6.0m x 6.0m.
B8.1 Construction and Demolition – Excavation and Landfill	<p>The development proposal includes excavation greater than 1 metre deep, the edge of which is closer to the site boundary than the overall depth of the excavation, and includes excavation greater than 1.5 metres deep below the existing surface.</p> <p>Work will be conducted in accordance with this control and the advice set out in the geotechnical risk assessment prepared by Crozier Geotechnical Consultants which confirms that geotechnical risks can be reduced to an acceptable level.</p>
B8.2 Construction and Demolition – Erosion and Sediment Management	<p>Erosion and sedimentation prevention measures will be introduced in accordance with this control, including a sediment control fence to be constructed and maintained below the lowest level of the works.</p> <p>Refer to architectural drawing 1912 DA-03 Demolition and Sediment Control Plan.</p>
B8.3 Construction and Demolition – Waste Minimisation	Waste minimization measures will be introduced in accordance with this control. Materials will be re-used on site where possible.
B8.4 Construction and Demolition – Site Fencing and Security	<p>Site fencing will be erected and maintained for the duration of the construction period.</p> <p>Refer to drawing 1912 DA-03 Demolition and Sediment Control Plan.</p>
B8.5 Construction and Demolition – Works in the Public Domain	A Section 138 consent will be obtained before the crossover and embankment access steps are constructed.
B8.6 Construction and Demolition – Traffic Management Plan	Refer to the site pedestrian and traffic management plan prepared by RFE Traffic Control. Note that the dates supplied are provisional and dependant on the approval

	and tendering process.
C1.1 Landscaping	<p>The development proposal includes a comprehensive landscape plan prepared by Trish Dobson Landscape Architecture. All new canopy trees and 80% of other plants will be locally native species.</p> <p>The landscaping has been designed to provide a balance between screening / softening of the proposed development and maintaining views from adjoining properties.</p> <p>The existing canopy tree T2 <i>Magnolia grandiflora</i> in the front yard will be retained and a new canopy tree, <i>Cupaniopsis anacardioides</i>, will also be planted in the front yard. The existing T4 <i>Araucaria heterophylla</i> in the rear yard will be retained and a new <i>Banksia serrata</i> tree planted. This exceeds the requirement for at least two canopy trees in the front yard and one canopy tree in the rear yard.</p> <p>Refer to drawing 2007/DA-L01 Landscape Plan</p>
C1.2 Safety and Security	The design allows opportunities for casual surveillance and adequate lighting.
C1.3 View Sharing	<p>On the ocean side the proposed dwelling is set back behind the foreshore building line and in line with the dwellings either side, ensuring that their principal views straight out towards the ocean are unobstructed. Secondary views across the subject site from the neighbouring dwellings will only be impacted by the existing Norfolk Island Pine tree and the proposed landscaping which strikes a balance between providing privacy for both subject and neighbouring dwellings and maintaining views.</p> <p>Refer to drawings 1912 DA-40 Views from 9 Bruce Street and 1912 DA-41 Views from 13 Bruce Street.</p> <p>Views across the proposed development from the properties on the opposite side of Bruce Street are gained from a much higher level than the subject site and look over it with negligible impact from the proposed development.</p> <p>Refer to drawings 1912 DA-42 Views from 87 Narrabeen Park Parade; 1912 DA-43 Views from 89 Narrabeen Park Parade and 1912 DA-44 Views from 91 Narrabeen Park Parade;</p> <p>The current narrow view corridor to the North of the proposed development will be maintained with the existing setback on this maintained. There will be planting to provide screening and softening of the built form but the view corridor will be maintained.</p> <p>Refer to drawing 1912 DA-07 3D Renders and Finishes Schedule.</p>

	<p>The development proposal respects the equitable sharing of views.</p>
C1.4 Solar Access	<p>The main private open space of the new dwelling and the main private open space of the adjoining dwellings will receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Refer to drawing 1912 DA-04 Shadow Diagrams.</p>
C1.5 Visual Privacy	<p><u>Visual Privacy of Subject Dwelling</u></p> <p>The proposed development will have areas of private open space in the front courtyard, rear yard and rear deck.</p> <p>The front courtyard area will be heavily overlooked by the approved additions at 13 Bruce Street and the houses at 89 – 93 Narrabeen Park Parade on the opposite side of Bruce Street. This area is essential to provide usable private open space when the rear yard areas are made unusable by strong seasonal North Easterly winds. To provide privacy to this area, an adjustable louvred roof will give cover but admit light and there will be a raised planter with screen planting on the northern side.</p> <p>Refer to drawings 1912 DA-42 Views from 87 Narrabeen Park Parade; 1912 DA-43 Views from 89 Narrabeen Park Parade and 1912 DA-44 Views from 91 Narrabeen Park Parade which show the views into the front courtyard area from the living areas at 87 to 91 Narrabeen Park Parade.</p> <p>The rear yard area includes a small plunge pool and terrace which will be primarily screened by landscape planting along the side boundaries. On the northern side, closest to the house at 13 Bruce Street the planting will be located in a raised planter to assist it to reach its screening potential earlier. This planting will be clipped to ensure that views are not obstructed. The louvred screen on the northern side of the proposed dwelling is extended in height to provide screening from the upper level terrace approved for construction at 13 Bruce Street. On the southern side the proposed trees may reach a height of 3m so as not to obstruct views from the upper levels of 9 Bruce Street. The proposed pool area is located more than 9m from these balconies.</p> <p>The rear deck area will be overlooked by the upper two levels of balconies at 9 Bruce Street. To provide privacy there will be an angled screen on the southern end of the deck with a low roof that restricts views to the deck from the topmost balcony.</p> <p>Refer to drawings 1912 DA-40 Views from 9 Bruce Street and 1912 DA-41 Views from 13 Bruce Street.</p> <p><u>Visual Privacy of Neighbouring dwellings</u></p> <p>The louvred screen at the southern end of the proposed</p>

	<p>deck at 11 Bruce Street acts to restrict views from this deck towards the pool at 9 Bruce Street. This pool area is also screened by the proposed new planting as well as the existing frangipani trees on the neighbouring property which provide screening during the swimming season.</p> <p>Another louvred screen on the northern side of the living area extends towards the ocean to screen the existing pool at 13 Bruce Street from the living area. This is combined with landscape screening to maintain the privacy of that pool area with minimal view impacts.</p> <p>Studies determined that horizontal louvres did not provide adequate screening of the direct views between both the upper level living areas and between those living areas and the respective pools. Vertical louvres were found to do this more effectively.</p> <p>Refer to drawing 1912 DA-45 Proposed Views towards Neighbours.</p>
C1.6 Acoustic Privacy	Acoustic privacy will be protected. Pool and air-conditioning equipment will be located away from adjacent dwellings.
C1.7 Private Open Space	More than the required minimum 80m2 area of private open space will be provided.
C1.12 Waste and Recycling Facilities	<p>A bin storage area is indicated on drawing 1912 DA-12 Garage Floor Plan.</p> <p>Refer also to the Waste Management Plan.</p>
C1.13 Pollution Control	This control is noted.
C1.14 Separately Accessible Structures	N/A, no separately accessible structures are proposed.
C1.17 Swimming Pool Safety	The pool will be surrounded by a fence constructed in accordance with AS1926.1 and the NSW Swimming Pools Regulations.
C1.19 Incline Passenger Lifts and Stairways	N/A, none are proposed.
C1.23 Eaves	The development proposal incorporates eaves of 450mm or more on each elevation.
C1.24 Public Road Reserve – Landscaping and Infrastructure	<p>The existing grassy landscaping to the road reserve will be retained. No street trees are proposed so that views from the street will not be obscured. Landscaping will be provided extensively within the property boundaries.</p> <p>A set of concrete stairs is proposed within the road reserve to assist pedestrians access the property across the steep road reserve.</p>
C1.25 Plant, Equipment Boxes and Lift Over-run	The lift overrun will be concealed within the roof of the dwelling.

	<p>The air-conditioning units will be located under the driveway and concealed from public view.</p>
D14.1 Character as Viewed from a Public Place	<p>The proposed development will incorporate an articulated façade fronting the street including the garage on the upper level and a courtyard terrace and master bedroom below. These are combined with landscaped screening, planters and a modulated front fence designed to balance the requirements for screening and privacy in the courtyard area without compromising views from the street or neighbouring properties. The dominant feature of the street elevation will be the landscaping.</p> <p>From the beach and beachfront reserve the proposed development will be screened, partially by the existing Norfolk Island Pine and with additional planting as part of the landscape plan. The elevation is also articulated with inset verandahs and shady parts.</p>
D14.3 Building Colours and Materials	<p>The proposed external colours and materials will be dark and earthy tones, comprising charred timber, natural stone and grey roofing.</p> <p>Refer to drawing 1912 DA-07 3D Renders and Finishes Schedule.</p>
D14.7 Front Building Line	<p>The proposed dwelling is located behind the 6.5m front building setback with the exception of one of the stone clad piers framing the garage door, the courtyard store and part of the external wall of the study, the last two of which are located under the driveway structure and will be completely concealed from the street by the proposed landscaping and the driveway structure.</p>
D14.8 Side and Rear Building Line	<p>A setback of 1.0m is proposed along the southern boundary.</p> <p>A setback of 2.5m is proposed along the northern boundary with a minor intrusion for the chimney structure and the courtyard planter with basement external access WC located below it. The raised planter is proposed to provide soft, natural screening to the main private open space courtyard area which will be substantially overlooked by the approved additions at 13 Bruce Street and the main external living spaces of 89 – 93 Narrabeen Park Parade on the opposite side of Bruce Street.</p> <p>The proposed development is set back behind the Foreshore Building Line at the rear of the property with the exception of the proposed in-ground pool and amenity terraces. Swimming pool structures are permitted within the foreshore building line area and open terraces are noted as an acceptable variation under this control.</p>
D14.11 Building Envelope	<p>The development proposal has been redesigned since being submitted for pre-lodgement review to minimise the intrusion of roof eaves beyond the prescribed building</p>

	<p>envelope. The eaves are provided to provide privacy to the proposed dwelling and in particular the eastern deck which is substantially overlooked by the existing dwelling at 9 Bruce Street and the approved additions to 13 Bruce Street.</p> <p>It is noted that eaves are permitted to extend beyond the building envelope as a permissible variation under the control.</p>
D14.13 Landscaped Area – Environmentally Sensitive Land	<p>60% of the site area of 592.1m² is required to be landscaped area. This equates to a landscaped area of 355.26m². The proposal provides 280.3m² of landscaped area and a further 48.8m² of paths and terraces and 27.7m² of plunge pool and pool terrace. Whilst not strictly compliant with the area required by the policy, the amenity landscape areas and pool have low visual impact and are supported by and integrated into a comprehensive landscape plan prepared by Trish Dobson.</p> <p>The desired outcomes of this control are:</p> <ul style="list-style-type: none"> • Achieve the desired future character of the Locality. • The bulk and scale of the built form is minimised. • A reasonable level of amenity and solar access is provided and maintained. • Vegetation is retained and enhanced to visually reduce the built form. • Conservation of natural vegetation and biodiversity. • Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. • To preserve and enhance the rural and bushland character of the area. • Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management <p>The adoption of the proposed landscape plan ensures that the outcomes of this control will be achieved.</p> <p>It is noted from aerial photography that the provision of landscaping will be greater than that on adjacent properties, many of which incorporate pools and extensive terraces.</p> <p>Refer to drawing 1912 DA-02 Location Plan and Site Analysis.</p>
D14.15 Fences – General	<p>The proposed front fence is of a mixed design with open, see-through elements at the northern and southern ends and a solid masonry wall in the central section. The design is intended to provide a sense of privacy to the main courtyard private open space on the western side of the house which is overlooked by neighbours and from the street. Although the fence is higher than the 1m limit prescribed in the control policy when measured at the boundary, the top of the fence is less than 1m above the</p>

	<p>existing street level. This is due to the steep drop-off between the street and the front boundary. There is no impact of views or sight distances arising from the fence proposal. The front fence is articulated, incorporating screen planting and is set back from the actual boundary.</p> <p>Refer to drawing 1912 DA-20 Street Elevation and the landscape plan 2007/ DA-L01.</p> <p>The proposed rear fence abutting the reserve is of an open, see-through design to a maximum height of 1.5m.</p> <p>Refer to drawing 1912 DA-22 East Elevation.</p> <p>The fencing on the southern side will remain as the existing brick fence constructed on the neighbouring property.</p> <p>The fencing on the northern side will remain as the existing timber paling fence constructed on the neighbouring property.</p>
D14.17 Construction, Retaining Walls, Terracing and Undercroft Areas	All retaining walls and undercroft areas will be screened with landscaping or clad in stone in accordance with this control.
D14.18 Scenic Protection Category One Lands	<p>New native screen planting is proposed as part of the landscape design accompanying this development proposal. The selection and arrangement of planting has been made to balance the requirements for screening and privacy with minimising adverse effects on the solar access and views from neighbouring properties.</p> <p>The proposed colours, textures and finishes have been selected to minimise the visual impact of the development.</p>

Section 5 – SEPP (Coastal Management) 2018 – Coastal Environment Area and Coastal Use Area

The property lies within land designated as Coastal Use Area identified in the SEPP (Coastal management) 2018 policy maps.

The site has been developed as a suburban home for a significant period of time and it is visible from the beach and ocean as one house amongst a great many others. The site is separated from the beach by a wide strip of reserve and it has no impact on access to the foreshore areas.

The proposal includes a comprehensive landscaping plan that will further soften the appearance of the property when viewed from coastal areas. The proposed development will be smaller than its neighbours and the bulk, scale and design will not result in any detrimental visual impacts on views either to or from the waterway.

In consideration of Clause 14, Development on Land within the Coastal Use Area, the proposed development will not have any adverse impact on:-

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability.
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

- (iv) Aboriginal cultural heritage, practices and places,
- (v) cultural and built environment heritage.

It is our view that the proposed development fully complies with the SEPP (Coastal Management) 2018.

Development in coastal zone generally—development not to increase risk of coastal hazards

Given the distance of the site from the foreshore, the proposed development will not have an impact on the coastal environment or public use and access of the beach or adjoining coastal headlands.

Section 6 – Conclusion

This development proposal is for a new dwelling house set in a landscaped setting that achieves all of the objectives of the desired future character of the Warriewood Locality as they are set out in the Pittwater 21 DCP. Although three storeys in total it presents as a two-storey dwelling when viewed from the public realm as it follows the natural levels of the land. The built form is articulated, incorporating layers of light and shade into the facades and using predominantly natural materials that harmonise with the environment.

The design balances the sometimes-conflicting objectives of providing privacy to both the subject site and its neighbours whilst preserving views and solar access for everyone. It does this through the use of built forms including pergolas and louvres as well as landscaped screening that enhances the development and its locality. Whilst numerical compliance with landscaped area requirements falls short, the proposal provides for substantially better landscaping than the existing property or its neighbours with a comprehensive and integrated landscape design that enhances the local amenity.

It is trusted that Northern Beaches Council will grant development consent in the near future.