

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR THE ERECTION OF PRIVACY SCREENS AND GATES**

LOCATED AT

7 TALLAROOK CLOSE, MONA VALE

FOR

LEANNE CHANDLER

Prepared March 2020

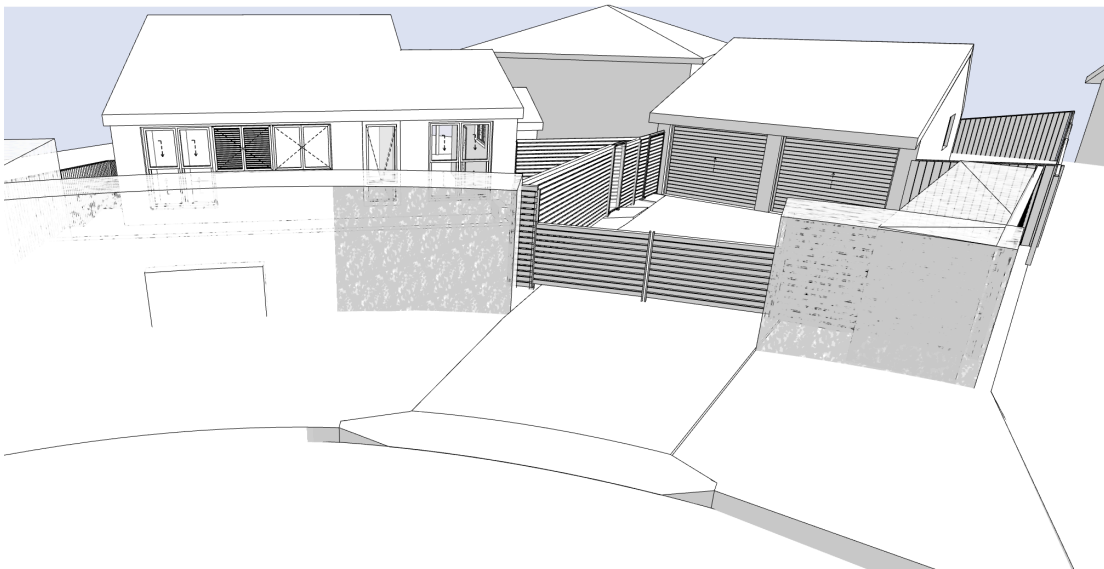


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1.0 Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Archisoul, Job No. 2005, Drawings No. DA-00 - DA-08 dated March 2020 detailing the erection of new privacy screens within the site boundary perimeters.

This SEE forms in part response to the Pre-Lodgement meeting and subsequent notes from council and should be read in conjunction with the Pre-Lodgement notes.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. The proposal seeks consent for new privacy screens and gate. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

A Pre DA meeting was held, and it was deemed supportable by council in view of the delicate situation with a neighbour in regard to privacy.

In preparation of this document, consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended
- The Environmental Planning and Assessment Regulation 2000
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan 2014

2.0 Property Description

The subject allotment is described as 7 Tallarook Close, Mona Vale

3.0 Site Description

The property is located on the western side of the cul-de-sac which ends Tallarook Close. The site is triangular in shape, with a street front boundary measuring 16 meters along an arc with a radius of 12.5m. The north east boundary measuring 25.585m, the south boundary measuring 39.945m and the north east boundary measuring 42.615m. The depth of the site is 45.550 measured along a west / east direction with a total area of 802.2m².

The property slopes east to west, with stormwater dispersed at the west of the site. The site is currently developed with one- and two-story brick dwelling with a tiled roof and a double garage separated from the main building.

The details of the site are as indicated on the survey plan prepared by Waterview Surveying Service, Ref No. 1068 detail 1, dated 10/02/2020 which accompanies the DA submission.

Fig 1 Google Map



Fig 2. View of subject site as viewed from the cul-de-sac of Tallarook Close

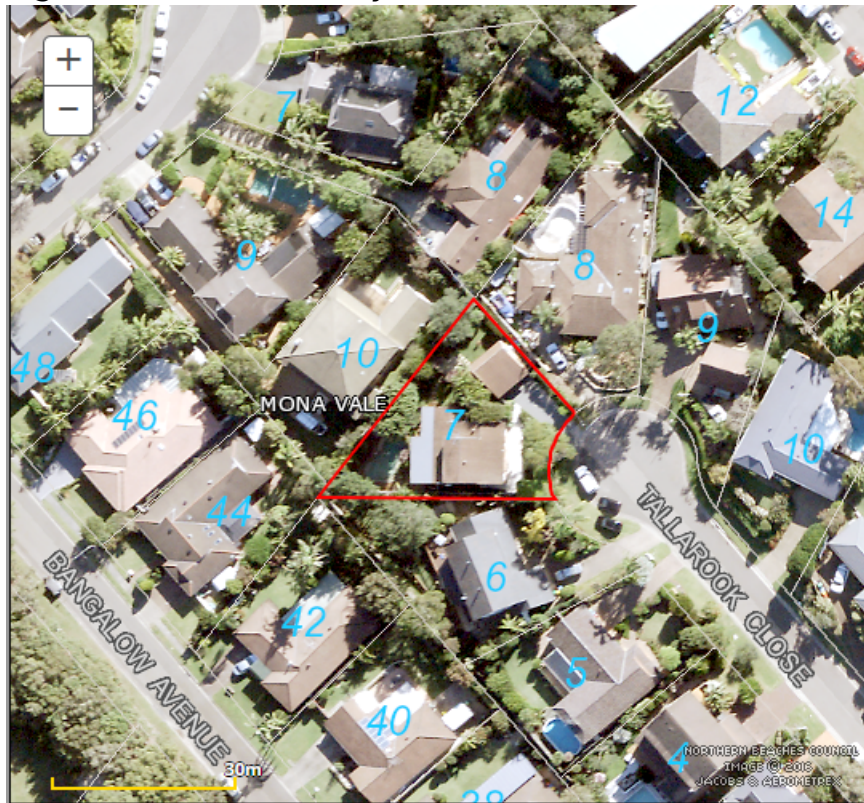


4. The Surrounding Environment

The general vicinity of the site is characterised by a mix of single detached dwellings and associated ancillary structures such as garages, storage sheds and swimming pools.

The housing stock varies from older single storey dwellings to contemporary two and three storey development.

Fig 3 Ariel view of locality of Tallarook Close



5.0 Proposed Development

As detailed within the accompanying plans the proposal seeks consent for the erection of privacy screens and a new gate.

The proposal results in the following development indices:

Site Area: 802.2m²

Existing Landscaped Area: 447.08² or 53.7%

Proposed Landscaped Area: 447.08² or 53.7%

Required Landscaped Area: 302.88² or 40%

6.0 Zoning and Development Controls

6.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 -N/A

6.2 Pittwater Local Environmental Plan 2014

The land is zoned R2 Low Density Residential under the provisions of the PLEP 2014.

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

6.3 Pittwater Development Control Plan

The below points reference relevant clauses which may be affected by the proposed development.

This SEE forms in part response to the Pre-Lodgement meeting and subsequent notes from council and should be read in conjunction with the Pre-Lodgement notes.

D9.1 Character as viewed from the public place.

Proposed

- 1.2m high driveway gate over existing driveway on the front boundary and between two existing hedges
- 1.8m high side boundary privacy screen 150mm inside the north eastern side boundary.
- 1.8m high privacy screen within front set back area.

As the proposed gate is only 1.2m high over the existing driveway and edged on each side by an established hedge. It is unlikely that it will have a significant impact on the streetscape character.

Due to the location and height of the existing hedge it is unlikely that either of the 1.8m high privacy screens will be visible from the street and therefor will have no significant impact on the existing streetscape.

As the proposed is to be constructed out of a dark grey material, as shown in the Development Application documents, this will further reduce the visual impact of the built form on the streetscape.

D9.3 Building colours and materials.

The proposed gate and privacy screens are to be constructed of a dark grey open slatted material to match an existing fence, visible from the driveway.

Landscaping has been proposed adjacent to both privacy screens to further minimise the impact of the built form.

D9.6 Front building line.

Proposed 1.8m high privacy screens within the front setback area.

Built structures other than driveways, fences and retaining walls are not permitted within the front building setback. Due to the orientation and height of the adjacent dwelling (no.8) the proposed privacy screens have been designed in order to maximise privacy of both the applicant and the adjacent dwelling. The selection of recessive colour pallet as well as the use of naturally finished materials, the implementation of new landscaping as well sensitivity to existing landscaping will reduce the impact of the built form. The proposed will have no significant impact on the special characteristics of the existing urban environment.

D9.12 Fences -General

Although the 1.2m high driveway gate does not comply with the 1m requirement set out in part D9.12 of the Pittwater 21 DCP, it does not compromise any of the intended outcomes of the clause. The Proposed materiality and construction of the gate will not detract from the visual character of the street and neighbourhood. The gate will aid in the definition of boundaries between public and private land. The height is not so great so as to obscure or diminish the existing casual surveillance of the street and will not decrease the clear view between motorists and pedestrians.

7.0 Matters for Consideration under Section 79c of The Environmental Planning and Assessment Act, 1979

7.10 The Public Interest

The proposal will not impact upon the environment nor the character of the locality and will mitigate any unreasonable visual impacts on the amenity of adjoining properties and is therefore considered to be within the public interest.

8.0 Conclusion

The proposal provides for the erection of perimeter screening and a gate, which will not have a detrimental impact on the adjoining properties or the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jo Gillies', with a stylized, flowing script.

Jo Gillies/ Director
Archisoul Architects