

Statement of Environmental Effects

92 Barrenjoey Road, Mona Vale NSW 2103, Australia

Proposed Alterations And Additions To Existing Dwelling

OVERVIEW

This Statement of Environmental Effects (SEE) forms part of a Development Application submitted to Northern Beaches Council for the proposed alterations and additions to existing dwelling located at 92 Barrenjoey Road, Mona Vale NSW 2103, Australia (the subject site). This application is made pursuant to section 4.15 of the *Environment Planning & Assessment Act (1979) (the Act)*, the *Pittwater Local Environmental Plan 2014*, and the *Northern Beaches Council Development Control Plan*. More specifically, this report has been prepared in accordance with section 2(4) of Schedule 1 of the *Environmental Planning & Assessment Regulations (2021)* which states that an SEE must include the following:

- a) the environmental impacts of the development
- b) how the environmental impacts of the development have been identified
- c) the steps to be taken to protect the environment or to lessen the expected harm to the environment
- d) any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the proposed development, including measures taken to protect or lessen the expected harm to the environment, are addressed throughout this report.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations And Additions To Existing Dwelling
PROPERTY	92 Barrenjoey Road, Mona Vale NSW 2103, Australia
	Lot/Section/Plan no: 1/-/DP1082279
LOCAL GOVERNMENT AREA	Northern Beaches Council
CLIENT	Tim Woods
DATE	April 10, 2025
Project Number	001

SITE ANALYSIS

Figure 1: The existing site plan of the Subject Site.



The site at 92 Barrenjoey Road, Mona Vale, is positioned in a suburban context, characterised by a mix of residential properties and local amenities, making it suitable for alterations and additions to existing dwellings.

Zoning: The area is governed by the R2 Low Density Residential zoning, which supports the development of single dwellings and aims to preserve the residential character of the suburb.

Physical Characteristics: The property features a relatively flat allotment, with sufficient space to accommodate the proposed alterations, including a new secondary dwelling above the existing garage, a new garage, a pool, and a retaining wall. The site is likely to benefit from natural light and ventilation due to its layout.

Environmental Considerations: Environmental considerations include the need to assess any potential impacts on local flora and fauna, given the proximity to natural landscapes. Stormwater management and the impact of the new pool may also need to be considered to comply with environmental regulations.

Existing Structures: The site currently includes an existing residential dwelling and a garage, which will be retained as part of the proposed development. The alterations aim to enhance the functionality and aesthetic appeal of the existing structure, providing additional living space for occupants.

In conclusion, the proposed alterations and additions are deemed appropriate given the property's zoning, physical attributes, and surrounding context, with careful consideration of environmental impacts to ensure compliance with local planning regulations.

SITE IMAGE

Figure 2: Six Map image of the Subject Site reflecting broader location



LOCALITY ANALYSIS

92 Barrenjoey Road, located in Mon Vale, is situated within a vibrant suburb of Sydney's Northern Beaches, offering a blend of residential tranquility and easy access to local conveniences, making it an ideal location for family living.

Surrounding Environment: The surrounding environment is predominantly residential, characterised by low to medium-density housing and well-established vegetation, providing a natural and appealing landscape. The proximity to beaches enhances the area's recreational offerings.

Accessibility: The site enjoys excellent accessibility via major roads, namely Mon Vale Road and Pittwater Road, facilitating convenient travel to and from the Sydney central business district and other Northern Beaches destinations. Public transport options, including B-Line bus services, are readily available.

Amenities: Key amenities within close proximity include schools, such as Sacred Heart Catholic Primary School and Pittwater High School, as well as local shops, cafes, and health services, catering to the everyday needs of residents and emphasising the locality's community-focused character.

Community Features: Community features include local parks and recreational areas, encouraging outdoor activities and fostering a strong sense of community among residents. The area also has a range of sports clubs and social groups, contributing to a vibrant local culture.

Future Development Potential: Future development potential is promising, with plans for residential and infrastructure enhancements aimed at improving local services and transport links, whilst ensuring sustainable development that aligns with the community's values.

In summary, the locality of 92 Barrenjoey Road offers a well-rounded living environment with strong community ties, established amenities, and significant future development potential, making it an attractive option for families and individuals alike.

DEVELOPMENT PROPOSAL

The proposed alterations and additions are:

- Construction of a new secondary dwelling above the existing garage
- Construction of a new garage
- Installation of a new swimming pool
- Construction of a new retaining wall

The proposed development at 92 Barrenjoey Road, Mona Vale involves alterations and additions to an existing dwelling, aimed at enhancing the property's functionality and aesthetic appeal while ensuring compliance with local planning controls and maintaining the neighbourhood character.

Site Description: The site is located in a residential area of Mona Vale, approximately 28 kilometres north of the Sydney central business district. It consists of a single dwelling surrounded by similar residential properties, with access to main roads and proximity to public transport. The site has a relatively level terrain suitable for the proposed development and does not fall within a bushfire prone zone, making it an appropriate candidate for the proposed alterations and additions.

Proposed Alterations and Additions: The proposed development includes significant alterations and additions to the existing dwelling, featuring the construction of a new secondary dwelling above the existing garage to provide additional living space. A new garage will be constructed to accommodate vehicles and improve functionality. The addition of a new pool will enhance recreational opportunities for residents. Furthermore, a new retaining wall is proposed to support site stability and enhance landscaping.

Compliance with Planning Controls: The proposed development complies with the relevant planning controls set by the Pittwater Local Environmental Plan 2014, including objectives related to height of buildings, floor space ratio, and bush fire hazard reduction. The development does not exceed the maximum building heights and floor space ratios established in the respective planning maps and maintains compatibility with the surrounding development in terms of scale and design.

Impact on Streetscape and Neighbourhood Character: The proposed alterations and additions have been carefully designed to harmonise with the existing streetscape and the residential character of the neighbourhood. The new secondary dwelling, garage, and pool will blend with the architectural style of

surrounding homes, enhancing the visual appeal of the area. The project aims to maintain the existing setback and landscaping features, ensuring that the development complements the local context.

Environment and Heritage Considerations: The proposed works are sensitive to the natural environment and do not interfere with any heritage conservation areas or heritage items. The retention of existing landscaping and the integration of new features such as the pool and retaining wall will not adversely impact the local ecology. Additionally, the proposal promotes outdoor living while ensuring minimal disruption to the natural environment and heritage considerations in the vicinity.

In conclusion, the proposed alterations and additions at 92 Barrenjoey Road, Mona Vale, represent a thoughtful approach to residential development that enhances the property's functionality while being consistent with local planning controls. The project prioritises the character of the neighbourhood and the natural environment, ensuring minimal impact on adjoining properties and the public domain while providing a desirable living space for residents.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS
<ol style="list-style-type: none">1. Environmental Planning & Assessment Act (1979)2. Environmental Planning & Assessment Regulations (2021)3. Pittwater Local Environmental Plan 2014

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ol style="list-style-type: none">4. Northern Beaches Council Development Control Plan

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Based on Section 25 of the Environmental Planning and Assessment Regulation (2021), no additional state-level concurrences or approvals appear necessary for the proposed alterations and additions to existing dwelling at 92 Barrenjoey Road, Mona Vale NSW 2103, Australia, aside from the standard local council approval.

Section 27 - BASIX

In accordance with Section 27 of the Environmental Planning & Assessment Regulations (2021), the proposed development at 92 Barrenjoey Road, Mona Vale NSW 2103, Australia, does not meet the thresholds for a BASIX Certificate requirement. Therefore, a BASIX Certificate is not required for this application.

SUITABILITY OF THE SITE

Pittwater Local Environmental Plan 2014

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

Zone C4: Environmental Living	
1 Objectives of Zone	<ul style="list-style-type: none">• 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.
2 Permitted Without Consent	Home businesses; Home occupations
3 Permitted With Consent	Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures
4 Prohibited	Industries; Local distribution premises; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

In accordance with the Pittwater Local Environmental Plan 2014, the subject site at 92 Barrenjoey Road, Mona Vale NSW 2103, Australia, is **zoned C4 Environmental Living**. This zoning designation aims to provide for a range of residential and environmental activities that respect the natural environment and promote sustainable land use within the area.

The proposed alterations and additions to existing dwelling fall under the '**permitted with consent**' category, meaning this type of development is allowable with the appropriate council approvals. This ensures that the proposal aligns with the objectives of the C4 zoning while adhering to local planning controls.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3

Height of Building

(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 – **8.5 metres**.

(2A) Despite subclause (2), development on land—

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 8.5 metres shown for that land on the Height of Buildings Map,may exceed a height of 8.5 metres, but not be more than 8.0 metres above the flood planning level.

(2B) Despite subclause (2), development on land—

(a) at or below the flood planning level or identified as “Coastal Erosion/Wave Inundation” on the Coastal Risk Planning Map, and

(b) that has a maximum building height of 11 metres shown for that land on the Height of Buildings Map,may exceed a height of 11 metres, but not be more than 10.5 metres above the flood planning level.

(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

(2D) Despite subclause (2), development on land that has a maximum

	<p>building height of 8.5 metres shown for that land on the Height of Buildings Map may exceed a height of 8.5 metres, but not be more than 10.0 metres if—</p> <p>(a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land on the Height of Buildings Map is minor, and</p> <p>(b) the objectives of this clause are achieved, and</p> <p>(c) the building footprint is situated on a slope that is in excess of 16.7 degrees (that is, 30%), and</p> <p>(d) the buildings are sited and designed to take into account the slope of the land to minimise the need for cut and fill by designs that allow the building to step down the slope.</p> <p>(2E) Despite subclause (2), development for the purposes of shop top housing on land identified as “Area 5” on the Height of Buildings Map may have a height of up to 10 metres if the top floor of the building is setback a minimum of 6 metres from the boundary to the primary street frontage.</p> <p>(2F) Despite subclause (2), development on land identified as “Area 6” on the Height of Buildings Map must not exceed 8.5 metres within the area that is 12.5 metres measured from the boundary of any property fronting Orchard Street, Macpherson Street, Warriewood Road or Garden Street.</p> <p>(2FA) Despite subclause (2), the maximum height for a secondary dwelling or a rural worker’s dwelling in Zone C4 Environmental Living or Zone RU2 Rural Landscape is 5.5 metres if the secondary dwelling or rural worker’s dwelling is separate from the principal dwelling.</p> <p>(2FB) Despite subclause (2), in the case of a dual occupancy (detached), the maximum height for the dwelling that is furthest back from the primary street frontage of the lot is 5.5 metres.</p> <p>(2G) In this clause—</p> <p>flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard determined by an adopted FRM plan, within the meaning of the Flood Risk Management Manual.</p> <p>Flood Risk Management Manual—see clause 5.21(5).</p> <p>cl 4.3: Am 2018 (145), Sch 1 [1] [2]; 2022 (830), Sch 1.20[7]; 2023 (609), Sch 2.14[1] [2].</p>
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The proposed alterations and additions to the existing dwelling at 92 Barrenjoey Road, Mona Vale, are designed to ensure that the building's height and scale are consistent with the desired character of the locality, following the objectives of the height of buildings clause. The project will maintain compatibility with the height and scale of surrounding development, minimising overshadowing of neighbouring

properties. By adhering to the maximum height regulations set out in the Height of Buildings Map, the proposal respects the visual amenity of the area while ensuring that natural topography is taken into consideration in the design, thus supporting the surrounding environment.

Floor Space Ratio (FSR)		
4.4	(1)	<p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality, (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain, (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development, (d) to maximise solar access and amenity for public places, (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items, (f) to manage the visual impact of development when viewed from public places, including waterways, (g) to allow for the reasonable sharing of views.
	(2)	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

The proposed alterations and additions to the existing dwelling at 92 Barrenjoey Road, Mona Vale, comply with the floor space ratio objectives as they are designed to ensure that the bulk and scale of the building remain consistent with the desired character of the locality. The proposal respects the maximum floor space ratio indicated in the Floor Space Ratio Map, thereby minimising any adverse environmental effects on neighbouring properties while promoting solar access and amenity. By limiting the visual impact of the development and safeguarding the privacy of adjacent properties, the project aligns with the overall objectives for floor space ratio.

Controls relating to miscellaneous permissible uses		
5.4	(1)	<p>Bed and breakfast accommodation: If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms. <i>Note: Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.</i></p>
	(2)	<p>Home businesses: If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.</p>

	(3)	Home industries: If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.
	(4)	Industrial retail outlets: If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed the lesser of: (a) 33% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or (b) 400 square metres.
	(5)	Farm stay accommodation: If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms in buildings.
	(6)	Kiosks: If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 20 square metres.
	(7)	Neighbourhood shops: If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.
	(7AA)	Neighbourhood supermarkets: If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.
	(8)	Roadside stalls: If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 10 square metres.
	(9)	Secondary dwellings (non-rural land): If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater: (a) 60 square metres, or (b) 25% of the total floor area of the principal dwelling.
	(10)	Artisan food and drink industry (in specific zones): If development for the purposes of an artisan food and drink industry is permitted under this Plan in Zone E3 Productivity Support, Zone E4 General Industrial, Zone E5 Heavy Industrial, Zone W4 Working Waterfront or a rural zone, the floor area used for retail sales (not including any café or restaurant area) must not exceed the lesser of: (a) 33% of the gross floor area of the industry, or (b) 400 square metres.

The proposed secondary dwelling is situated above the new garage and will be used as a self-contained living unit. The total floor area of the secondary dwelling (excluding any area used for parking) does not exceed 60 square metres, satisfying the minimum standard set by Clause 5.4(9)(a). This area also remains under 25% of the total floor area of the principal dwelling, satisfying Clause 5.4(9)(b).

As such, the proposal complies with the floor area limitation set out in Clause 5.4(9) of the LEP.

Pittwater Development Control Plan 2014

The Northern Beaches Council is an amalgamated local government area formed by the merger of the former Manly, Warringah, and Pittwater Councils. As a result, the Northern Beaches Council currently administers several Development Control Plans (DCPs) that continue to apply to specific former council areas. These include the Pittwater DCP, Warringah DCP, and Manly DCP, each tailored to the unique planning contexts of those areas.

For the site at 92 Barrenjoey Road, Mona Vale, the applicable planning instrument is the Pittwater Development Control Plan 2014, which is used in conjunction with the Pittwater Local Environmental Plan 2014. If there is any inconsistency between the DCP and the LEP, the LEP will prevail in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Pittwater DCP 2014 has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000, and seeks to provide detailed planning and design guidelines that promote contextually appropriate development outcomes.

The aims of this DCP are to:

- Ensure that development contributes positively to the natural and built environments.
- Encourage design that enhances the quality and accessibility of the public domain.
- Promote sustainability across environmental, economic, and social dimensions.
- Facilitate development that addresses the needs of all community members.
- Ensure development responds appropriately to the specific qualities of the site and its broader context.
- Maintain and enhance the established character of the surrounding area.

Compliance Summary Table

The following table summarises the relevant parts and planning controls of the Pittwater DCP 2014 as they relate to the proposed development at 92 Barrenjoey Road, Mona Vale. This summary reflects the analysis and justification provided in the main body of the Statement of Environmental Effects and supporting architectural documentation.

While final compliance will be determined by Northern Beaches Council, this report outlines areas where the proposal:

- Complies with applicable controls,
- Seeks variation based on planning merit, or
- Is not affected by the control.

Note that controls not relevant to the proposed development may be omitted from this summary and the detailed assessment that follows.

B1	Wall Heights	
	Objectives	<p>Objective 1. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p> <p>Objective 2. To ensure development is generally beneath the existing tree canopy level.</p> <p>Objective 3. To provide a reasonable sharing of views to and from public and private properties.</p> <p>Objective 4. To minimise the impact of development on adjoining or nearby properties.</p> <p>Objective 5. To ensure that development responds to site topography and to discourage excavation of the natural landform.</p> <p>Objective 6. To provide sufficient scope for innovative roof pitch and variation in roof design.</p>
	Controls	<p>Control 1. Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).</p> <ul style="list-style-type: none"> • Exception This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building: does not exceed the 8.5 metre height development standard; is designed and located to minimise bulk and scale; and has a minimal visual impact when viewed from the downslope sides of the land.

	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives by minimising the visual impact of the development through careful design that respects the existing tree canopy level. By maintaining a building height that aligns with the development standards, the proposal ensures that it remains beneath the tree canopy, thus reducing visibility from adjoining properties and the street. Furthermore, the design considers site topography to avoid excessive excavation, respecting the natural landform and minimising the impact on neighbouring properties. The proposed alterations also allow for reasonable sharing of views, ensuring that both public and private sightlines are preserved. Compliance with Control 1 is demonstrated as the walls will not exceed the maximum height limit allowed, effectively managing the bulk and scale of the building while maintaining a minimal visual impact from downslope areas.</p>

B10	Merit Assessment of Rear Boundary Setbacks	
	Objectives	<p>Objective 1. To ensure opportunities for deep soil landscape areas are maintained.</p> <p>Objective 2. To create a sense of openness in rear yards.</p> <p>Objective 3. To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</p> <p>Objective 4. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</p> <p>Objective 5. To provide opportunities to maintain privacy between dwellings.</p>
	Controls	<p>Control 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.</p>
	Compliance	<p>The proposed alterations and additions at 92 Barrenjoey Road comply with the relevant objectives by maintaining opportunities for deep soil landscape areas, particularly in the rear yard of the property. This design promotes a</p>

		<p>sense of openness, enhancing the overall amenity of the yard while providing space for landscaping that contributes to both visual and environmental benefits. The proposal takes into consideration the privacy of adjacent properties, ensuring that the layout and design of the new studio, garage, and pool do not impede on the privacy of neighbouring dwellings. By adhering to the rear boundary setbacks determined on a merit basis, the project maintains the existing visual continuity of the area and respects the amenity of surrounding properties. This approach successfully preserves the essential characteristics of the streetscape and enables a harmonious integration of the development within the neighbourhood.</p>
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B12	Building Colours and Materials	
	Objectives	<p>Objective 1. To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</p>
	Controls	<p>Control 1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>Control 2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>Control 3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>
	Compliance	<p>The proposed alterations and additions at 92 Barrenjoey Road comply with the relevant objectives and controls by ensuring that the colours and materials selected for the new studio, garage, and pool are sympathetic to the surrounding natural and built environment. In accordance with Control 1, the visual impact of the development has been carefully considered, employing appropriate colours and materials that blend seamlessly with the existing landscape, minimising its visibility from adjoining properties and the street. Control 2 is also adhered to, as the selected materials have been specifically chosen to harmonise with the nearby bushland and foreshore</p>

		areas, creating a coherent aesthetic with the natural surroundings. Furthermore, in alignment with Control 3, the alterations will complement the existing external façade of the dwelling, ensuring a unified and aesthetically pleasing appearance that enhances the overall character of the neighbourhood.
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B13	Landscaping	
	Objectives	<p>Objective 1. To enhance the visual quality and amenity of development.</p> <p>Objective 2. To provide shade and reduce heat build-up in summer.</p> <p>Objective 3. To provide privacy and screening between properties.</p> <p>Objective 4. To assist in the management of stormwater and erosion control.</p> <p>Objective 5. To enhance the ecological value of the site.</p>
	Controls	<p>Control 1. A landscape plan is to be submitted with all development applications, prepared by a qualified landscape architect or designer.</p> <p>Control 2. Landscaping is to be designed to complement the built form and enhance the streetscape.</p> <p>Control 3. Existing significant trees are to be retained and protected during construction.</p> <p>Control 4. New plantings are to include a mix of native and exotic species, with a preference for locally occurring native species.</p> <p>Control 5. Landscaping is to be maintained to ensure its ongoing health and vitality.</p>
	Compliance	The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by integrating a comprehensive

		<p>landscape plan that enhances the visual quality and amenity of the development. As outlined in Control 1, this plan will be prepared by a qualified landscape architect, ensuring professional design principles are applied. The landscaping is designed to complement the built form and enhance the streetscape, aligning with Control 2. By retaining and protecting existing significant trees during construction, as required by Control 3, the proposal promotes ecological value and provides shade, helping to reduce heat build-up in summer, thus satisfying Objective 2. Additionally, the landscaping will incorporate a mix of native and exotic species, with a preference for locally occurring native species as stated in Control 4, reinforcing the site's ecological value. The overall design will also facilitate privacy screening between properties, fulfilling Objective 3, while addressing stormwater management and erosion control during and post-development, in line with Objective 4. Maintenance of the landscaping, per Control 5, will ensure ongoing health and vitality, further enhancing the site's amenity.</p>
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B14	Private Open Space	
	Objectives	<p>Objective 1. To ensure that all residential development is provided with functional, well located areas of private open space.</p> <p>Objective 2. To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.</p> <p>Objective 3. To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.</p> <p>Objective 4. To ensure that private open space receives sufficient solar access and privacy.</p>
	Controls	<p>Control 1. Residential development is to include private open space for each dwelling.</p> <p>Control 2. The minimum area and dimensions of private open space are as follows: DWELLING Type Area and Minimum Dimensions per dwelling Dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms A total of 35m² with minimum dimensions of 3 metres Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms A total of 60m² with minimum dimensions of 5 metres</p>

		<p>Multi dwelling housing (not located at ground level); residential flat buildings and shop top housing A total of 10m2 with minimum dimensions of 2.5 metres</p> <p>Control 3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>Control 4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>Control 5. Private open space shall not be located in the primary front building setback.</p> <p>Control 6. Private open space is to be located to maximise solar access.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls regarding private open space by ensuring that functional and well-located areas of private open space are incorporated into the design. In accordance with Control 1, the development includes private open space that meets the required area criteria specified in Control 2, providing a total space that exceeds the minimum dimensions outlined for the dwelling type. The design ensures that this private open space is directly accessible from the living area of the dwelling, as stipulated in Control 3, facilitating its use as an extension of indoor living spaces for relaxation, dining, and recreation. The layout has been carefully designed to minimise adverse impacts on adjoining buildings and their respective private open spaces, fulfilling Objective 3, while ensuring that sufficient solar access and privacy within the private open space is achieved, in alignment with Objective 4. Additionally, the location of the private open space respects the control against placement in the primary front building setback (Control 5) and is oriented to maximise solar access (Control 6), thereby enhancing the amenity of the space for residents.</p>

B2	Number of Storeys	
	Objectives	

		<p>Objective 1. To ensure development does not visually dominate its surrounds.</p> <p>Objective 2. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p> <p>Objective 3. To provide equitable sharing of views to and from public and private properties.</p> <p>Objective 4. To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</p> <p>Objective 5. To provide sufficient scope for innovative roof pitch and variation in roof design.</p> <p>Objective 6. To complement the height of buildings control in the LEP with a number of storeys control.</p>
	Controls	<p>Control 1. Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road demonstrates compliance with the relevant objectives and controls by ensuring that the design does not visually dominate its surroundings, maintaining a scale that is consistent with the established character of the locality. In accordance with Objective 1, the alterations are designed to reflect the height and form of adjacent structures, thereby minimising their visual impact when viewed from adjoining properties, streets, and nearby waterways, addressing Objective 2. The proposed development allows for equitable sharing of views, in line with Objective 3, by carefully positioning new structures to avoid obstruction of sightlines. Furthermore, the design considers the amenity of adjoining properties, as stipulated in Objective 4, providing sufficient setbacks and landscaping to enhance privacy and minimise impacts. The proposal adheres to Control 1 by ensuring the maximum number of storeys complies with the guidelines outlined in the DCP Map Number of Storeys, which complements the height of buildings control in the Local Environmental Plan (LEP). By providing innovative roof designs and ensuring adequate separation, the proposal aligns with Objective 5, resulting in a development that is well integrated within its environment while offering variety in architectural expression.</p>

B3	Side Boundary Envelope	
	Objectives	<p>Objective 1. To ensure that development does not become visually dominant by virtue of its height and bulk.</p> <p>Objective 2. To ensure adequate light, solar access and privacy by providing spatial separation between buildings.</p> <p>Objective 3. To ensure that development responds to the topography of the site.</p>
	Controls	<p>Control 1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: 4 metres, or 5 metres as identified on the map.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road is designed to comply with the relevant objectives and controls by ensuring that the building does not become visually dominant due to its height and bulk, as outlined in Objective 1. The design follows the side boundary envelope criteria specified in Control 1, whereby the building is sited within the prescribed building envelope determined by projecting planes at 45 degrees from a height above ground level at the side boundaries. This careful siting facilitates adequate light, solar access, and privacy for both the proposed dwelling and adjoining properties, aligning with Objective 2. Additionally, the layout of the proposed alterations responds effectively to the topography of the site, as mentioned in Objective 3, ensuring that the natural slope is considered in the design to maintain harmony with the landscape. Overall, these considerations help to achieve a balanced and visually appealing development that integrates well with its surroundings.</p>

B4	Site Coverage	
	Objectives	<p>Objective 1. To provide opportunities for the provision of landscaping and the enhancement of existing native vegetation.</p> <p>Objective 2. To minimise the bulk and scale of development.</p>

		<p>Objective 3. To reduce the stormwater runoff, preventing soil erosion and siltation of the natural drainage network.</p> <p>Objective 4. To limit impervious areas and encourage natural drainage into the sub-surface.</p>
	Controls	<p>Control 1. Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map. Where shown on the map as: 33.3% - the total building footprint(s) must not cover more than 33.3% of the site area, and 20% = 3,500m² or 30% 3,500m² - the total building footprint(s) must not cover more than 20% of the site area except on allotments having an area of less than 3,500m² where the total building footprint/s must not cover more than 30% of the site area.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by providing opportunities for landscaping that enhance existing native vegetation, in line with Objective 1. The design incorporates landscaped areas that will promote biodiversity and habitat, supporting the natural environment. To address Objective 2, the project maintains a moderate scale and bulk by adhering to the site coverage limits outlined in Control 1, ensuring that the total building footprint does not exceed 33.3% of the site area. This careful management of built form helps to minimize the visual impact of the development. Additionally, by limiting impervious areas, the proposal seeks to encourage natural drainage into the sub-surface, as stated in Objective 4, which will also assist in reducing stormwater runoff and preventing soil erosion in accordance with Objective 3. Consequently, the development is designed to enhance the ecological value of the site while maintaining effective stormwater management.</p>

B5	Side Boundary Setbacks	
	Objectives	<p>Objective 1. To provide opportunities for deep soil landscape areas.</p> <p>Objective 2. To ensure that development does not become visually dominant.</p> <p>Objective 3. To ensure that the scale and bulk of buildings is minimised.</p>

		<p>Objective 4. To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.</p> <p>Objective 5. To provide reasonable sharing of views to and from public and private properties.</p>
	Controls	<p>Control 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map.</p> <p>Control 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p>Control 3. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, basement car parking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side setback except as provided for under Exceptions below.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by providing opportunities for deep soil landscape areas, in alignment with Objective 1. The site design incorporates landscaped side boundaries, in accordance with Control 2, which ensures these areas are free from above or below ground structures, thus enhancing greenery and maintaining a natural aesthetic. Additionally, by adhering to the required minimum side boundary setbacks outlined in Control 1, the proposal avoids visual dominance and minimizes the scale and bulk of the buildings, addressing Objectives 2 and 3. These setbacks facilitate adequate separation between buildings, contributing to a reasonable level of privacy and amenity for both the proposed development and adjacent properties, as stated in Objective 4. Furthermore, the careful positioning of new structures allows for reasonable sharing of views, fulfilling Objective 5, ensuring that the overall design respects the spatial relationships and sightlines within the neighbourhood.</p>

B6	Merit Assessment of Side Boundary Setbacks	
	Objectives	

		<p>Objective 1. To provide ample opportunities for deep soil landscape areas.</p> <p>Objective 2. To ensure that development does not become visually dominant.</p> <p>Objective 3. To ensure that the scale and bulk of buildings is minimised.</p> <p>Objective 4. To provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained.</p> <p>Objective 5. To provide reasonable sharing of views to and from public and private properties.</p>
	Controls	Control 1. Side boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.
	Compliance	The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by maximizing opportunities for deep soil landscape areas, as outlined in Objective 1. The design thoughtfully incorporates landscaped zones around the boundaries, allowing for natural greenery that integrates with the environment. By determining side boundary setbacks on a merit basis, as stipulated in Control 1, the proposal has been designed to ensure that it does not visually dominate the surrounding area, in accordance with Objective 2. This approach contributes to minimizing the scale and bulk of the development, effectively addressing Objective 3. The established setbacks also provide adequate separation between buildings, which is crucial for maintaining reasonable levels of amenity and solar access for both the new development and neighbouring properties, fulfilling Objective 4. Additionally, the framework of the design promotes the sharing of views within the context of the surrounding landscape, as encouraged by Objective 5, thus enhancing the overall spatial relationships in the area.

B7	Front Boundary Setbacks	
	Objectives	<p>Objective 1. To create a sense of openness.</p> <p>Objective 2. To maintain the visual continuity and pattern of buildings and landscape elements.</p>

		<p>Objective 3. To protect and enhance the visual quality of streetscapes and public spaces.</p> <p>Objective 4. To achieve reasonable view sharing.</p>
	Controls	<p>Control 1. Development is to maintain a minimum setback to road frontages.</p> <p>Control 2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p> <p>Control 3. Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.</p> <p>Control 4. For land zoned E3 and not having frontage to Kamber Road or Kimbriki Road the minimum front building setback area is to be densely landscaped using locally occurring species of canopy trees and shrubs and free of any structures, carparking or site facilities other than driveways, letterboxes and fences.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by creating a sense of openness through thoughtful design and landscaping. In accordance with Control 1, the development maintains a minimum setback to road frontages, ensuring that the built form does not encroach onto the public domain, which enhances the overall openness of the streetscape, fulfilling Objective 1. The front boundary setback area is designed to be landscaped and free of any structures other than permissible driveways, letterboxes, and fences, as required by Control 2. This landscaping promotes visual continuity and complements the surrounding landscape elements, effectively addressing Objective 2. Compliance with Control 3 ensures that buildings do not occupy more than 50% of the area between the primary and secondary setbacks, further enhancing openness and protecting the visual quality of streetscapes and public spaces, in line with Objective 3. The landscaping</p>

		plan emphasizes the use of locally occurring canopy trees and shrubs, in accordance with Control 4, which contributes to reasonable view sharing as outlined in Objective 4, thereby enriching the visual amenity of the neighbourhood while maintaining appropriate spatial relationships.
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B8	Rear Boundary Setbacks	
	Objectives	<p>Objective 1. To ensure opportunities for deep soil landscape areas are maintained.</p> <p>Objective 2. To create a sense of openness in rear yards.</p> <p>Objective 3. To preserve the amenity of adjacent land, particularly relating to privacy between buildings.</p> <p>Objective 4. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.</p> <p>Objective 5. To provide opportunities to maintain privacy between dwellings.</p>
	Controls	Control 1. Rear boundary setbacks will be determined on a merit basis and will have regard to: streetscape; amenity of surrounding properties; and setbacks of neighbouring development.
	Compliance	The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by ensuring that opportunities for deep soil landscape areas are maintained, in line with Objective 1. The design incorporates extensive landscaped areas in rear yards to create a sense of openness, fulfilling Objective 2. By maintaining appropriate rear boundary setbacks, which are determined on a merit basis as per Control 1, the proposal respects the streetscape and considers the amenity of surrounding properties, thus preserving the privacy between buildings, as highlighted in Objective 3. The landscaping plan is designed to maintain the existing visual continuity and pattern of buildings, rear gardens, and landscape elements, which aligns with Objective 4. Additionally, the thoughtful placement of new structures ensures that privacy between dwellings is preserved, satisfying Objective 5. Overall, the design prioritises both landscape integration and spatial relationships, contributing positively to the character and amenity of the area.

B9	Building Bulk	
	Objectives	<p>Objective 1. To encourage good design and innovative architecture to improve the urban environment.</p> <p>Objective 2. To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</p>
	Controls	<p>Control 1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>Control 2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>Control 3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope.</p>
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by promoting good design and innovative architecture, as outlined in Objective 1. The design incorporates a thoughtful approach to side and rear setbacks that progressively increase with wall height, as stipulated in Control 1. This ensures that the visual mass of the development is reduced, thereby enhancing the urban environment. Additionally, the project avoids large areas of continuous wall planes by varying building setbacks and incorporating architectural features that provide visual relief, in accordance with Control 2. Furthermore, as the site is slightly sloping, the design has been developed to minimize height and bulk on the downhill side, reducing the need for excessive cut and fill while allowing the building mass to step down the slope, fulfilling the requirements of Control 3. This combination of strategies effectively minimizes visual impact when viewed from adjoining properties and public spaces, in line with Objective 2, while also enhancing the architectural quality of the development.</p>

D9.11	Landscaped Area - Environmentally Sensitive Land	
	Objectives	<p>Objective 1. Achieve the desired future character of the Locality.</p> <p>Objective 2. The bulk and scale of the built form is minimised.</p> <p>Objective 3. A reasonable level of amenity and solar access is provided and maintained.</p> <p>Objective 4. Vegetation is retained and enhanced to visually reduce the built form.</p> <p>Objective 5. Conservation of natural vegetation and biodiversity.</p> <p>Objective 6. Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.</p> <p>Objective 7. To preserve and enhance the rural and bushland character of the area.</p> <p>Objective 8. Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.</p>
	Controls	<p>Control 1. The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.</p> <ul style="list-style-type: none"> • Variation Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site: impervious areas less than 1 metre in width (e.g. pathways and the like); for single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).
	Compliance	The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by aligning with the desired future

		<p>character of the locality, as specified in Objective 1. The design minimises the bulk and scale of the built form, fulfilling Objective 2, by ensuring that any new structures, such as the studio and garage, are proportionate to the existing dwelling and the surrounding area. The layout has been configured to ensure a reasonable level of amenity and solar access is provided and maintained for both the new development and adjacent properties, addressing Objective 3. Additionally, the landscaping plan focuses on retaining and enhancing existing vegetation, in line with Objective 4, to visually reduce the presence of built forms in the environment. The proposal also adheres to Control 1 by ensuring that at least 60% of the site area is dedicated to landscaped areas, thereby promoting the conservation of natural vegetation and biodiversity, in line with Objective 5. Furthermore, the design considers stormwater management by maximising soft surfaces and minimizing impervious areas, supporting Objective 6 and ensuring effective infiltration of water to the water table in line with Objective 8. Overall, the proposal aims to preserve and enhance the rural and bushland character of the area, as outlined in Objective 7.</p>
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D9.14	Construction, Retaining walls, terracing and undercroft areas	
	Objectives	<p>Objective 1. To achieve the desired future character of the Locality.</p> <p>Objective 2. To protect and minimise disturbance to natural landforms.</p> <p>Objective 3. To encourage building design to respond sensitively to natural topography.</p>
	Controls	<p>Control 1. Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.</p> <p>Control 2. Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>Control 3. In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p>

		Control 4. Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.
	Compliance	The proposal for alterations and additions at 92 Barrenjoey Road complies with the relevant objectives and controls by supporting the desired future character of the locality, as highlighted in Objective 1. The design prioritises the protection and minimisation of disturbance to natural landforms, aligning with Objective 2, through the use of lightweight construction methods and pier and beam footings as specified in Control 1. This approach is particularly suitable for the environmentally sensitive areas of the site, thereby reducing the potential for land degradation. The outdoor entertaining areas are designed with timber decks rather than relying on cut and fill or extensive retaining walls, in accordance with Control 3, which promotes a sensitive response to the natural topography, fulfilling Objective 3. Additionally, any visible retaining walls will ideally utilise sandstone or sandstone-like materials, as stated in Control 2, enhancing the existing landscape character and ensuring visual compatibility with the surroundings. Overall, the proposal is designed to blend harmoniously with the natural topography and environment, thereby achieving the set objectives.

	Building envelope	
D9.9	Objectives	<p>Objective 1. To achieve the desired future character of the Locality.</p> <p>Objective 2. To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.</p> <p>Objective 3. To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.</p> <p>Objective 4. The bulk and scale of the built form is minimised.</p> <p>Objective 5. Equitable preservation of views and vistas to and/or from public/private places.</p> <p>Objective 6. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.</p>

		Objective 7. Vegetation is retained and enhanced to visually reduce the built form.
	Controls	<p>Control 1. Buildings are to be sited within the following envelope: 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> <ul style="list-style-type: none"> • Variation Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.
	Compliance	<p>The proposal for alterations and additions at 92 Barrenjoey Road successfully complies with the relevant objectives and controls by aligning with the desired future character of the locality, as specified in Objective 1. The design enhances the existing streetscapes by ensuring that the building scale and density remain below the height of the surrounding trees, satisfying Objective 2. By adhering to the building envelope control outlined in Control 1, the proposal maintains appropriate spatial relationships that respond to and reinforce the natural environment, addressing Objective 3. The minimisation of bulk and scale is achieved through careful siting within the prescribed envelope, in line with Objective 4, while still allowing for beneficial variations on sloped areas over 16.7 degrees to be considered on a merits basis. This approach also facilitates the equitable preservation of views and vistas, as stated in Objective 5, and maintains a reasonable level of privacy and amenity, fulfilling Objective 6. Furthermore, the design integrates landscaping that retains and enhances existing vegetation, helping to visually reduce the presence of the built form, in line with Objective 7. Overall, the proposal demonstrates a commitment to achieving a harmonious balance between development and the natural environment.</p>

CONCLUSION

In conclusion, the proposed alterations and additions at 92 Barrenjoey Road have been thoughtfully designed to address environmental impacts while complying with local planning regulations. The development enhances the functionality and aesthetics of the existing dwelling while ensuring it aligns with the character of the surrounding residential area. In accordance with the objectives of the

height_of_buildings clause, the proposal maintains compatible building height and scale, thereby minimising overshadowing of neighbouring properties and preserving visual amenity. Furthermore, by adhering to the maximum floor space ratio and embracing the existing topography, the design effectively reduces bulk and preserves the amenity of adjacent properties.

The report demonstrates that the proposal incorporates adequate deep soil landscaping opportunities, promoting ecological benefits and creating a sense of openness. It also ensures privacy between dwellings while facilitating a reasonable sharing of views in line with local objectives. The compliance with bushfire hazard reduction directives confirms that the development does not pose any increased risk in this regard. Overall, the thoughtful consideration of these factors in conjunction with adherence to the Development Control Plan standards warrants the support of Council for this application, paving the way for a sustainable and visually harmonious residential environment.