

STATEMENT OF ENVIRONMENTAL EFFECTS

To Accompany a Development Application for Additions and Alterations at
4 Kunari Place Mona Vale



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1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Peter McManus (Property owner) to accompany a Development Application (DA) submitted to the Northern Beaches Council for additions and alterations at 4 Kunari Place, Mona Vale. The proposed development incorporates alterations to the interior spaces, and addition of a front extension, addition of a carport, and swimming pool.

This SEE supports the proposed development and commends it to Council for its approval. In forming this position, an environmental planning assessment has been undertaken using the following procedures:

- Analysis of the existing context, site and development, neighbouring buildings, and the locality
- Description of the proposed demolition, alteration and additions
- Examination of the statutory and non-statutory planning regime associated with the land and how the proposed development resolves relevant items.

An overview of what the proposal includes:

- Alterations to existing interior walls
- Addition of a front single storey (with basement room beneath) extension
- Addition of carport at front of property
- Addition of swimming pool in front yard

This SEE is supported by the attached architectural drawings, survey plans and BASIX certificate, and should be read in conjunction for further understanding of the proposal.

2.0 Site and Context

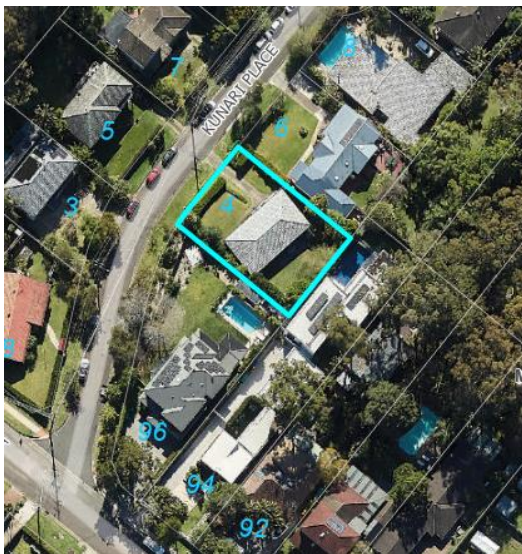
2.1 Description of Site

The subject site is legally registered as Lot 13 in DP 226681 and has the street address 4 Kunari Place, Mona Vale. The site is zoned as R2- Low Density Residential and therefore permits the proposed use. The site has an area of 701.5m² and has a frontage to Kunari Place to the North West. The site adjoins residential lots to the north, south and east.



2.2 Locality, Streetscape and Neighbouring Buildings

Kunari Place is a quiet suburban cul-de-sac with all properties in the street and immediate surrounding areas being residential. There is a small apartment complex at 10 Kunari Place and the remaining homes are single or double storey residential dwellings.



The adjoining properties of the proposed development site include:

96 Park Street

This is a corner block adjoining the proposed development property to the south. The rear fence of this property is the side fence of the proposed development property. The height (due to natural slope of the land) of this fence is approximately 2.8m at the front (of the proposed development property) as shown below.



Images showing the approximate fenceline of 96 Park Street.

94 Park Street

This is a property at the rear of a long block developed in 2018 (Source: NBC Planning Portal) with two dwellings (94 & 94a) built on the original land. 94 Park Street adjoins the proposed development property to the east on the rear fenceline of the proposed development property. The height and design of 94 Park Street has significant privacy implications to the rear of the proposed development property with an approximately 4m long full height sliding door/window and balcony (on the first floor) looking directly onto the rear of the proposed development property.



Images showing 94 Park Street looking directly onto the proposed development property. For reference the existing landscaping (hedge) is approximately 2.5m in height.

6 Kunari Place

This is a single storey home with basement garage and a secondary dwelling (granny flat style adjoining main building) on the southern boundary.



Image across proposed development site to 6 Kunari Place front of home.

2.3 Opportunities and Constraints

Constraints & opportunities on the development of the property are...

	Constraint	Opportunity
1	Natural slope of the property and existing property set back on available land.	Proposed development designed to use natural slope of land to maximise use of land whilst limiting impact on surrounding area.
2	Limited front setback (noted above from 96 Park Street high fence line)	Proposed development designed to limit impact of proposed carport at the front of the property.
3	Privacy concerns from property on Eastern boundary (94 Park Street)	Proposed development moves living and entertaining areas away from the rear of the property reducing the privacy impact.
4	Noise from pool equipment from property on southern boundary (96 Park Street)	Proposed development moves sleeping areas away from the pool equipment reducing the noise impact without the need to request a change in operating timing with 96 Park Street
5	To install a pool in the existing backyard with minimum pool safety compliance (minimum climbable zones) would result in removal of significant hedging which currently assists with the privacy and noise impact from adjoining properties to make the pool of any usable size.	Swimming pool for proposed development is in the front yard and in conjunction with the proposed development assists in moving the living/entertaining space away from existing privacy and noise concerns.

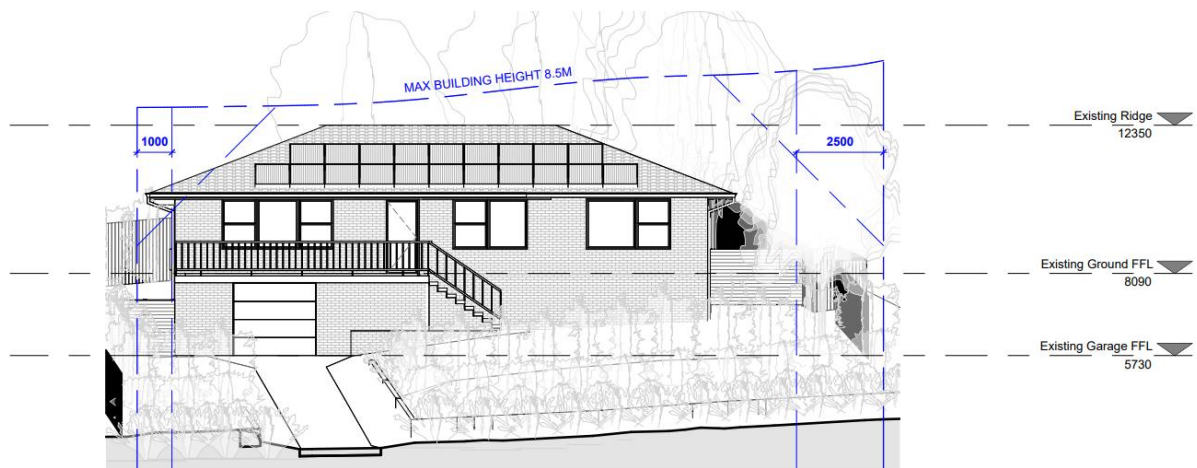
3.0 Proposed Development

The proposed development was done using architectural advice, planning advice and the advice given in pre-DA lodgment meeting with NBC. The proposal has been done to...

- Maximise use of space utilizing the natural slope of the land.
- Limit impact (visual and noise) on streetscape and neighbouring properties.
- Move existing clashes (privacy and noise) away from neighbouring developments
- Maximise 'green' space across the property.
- Improve off street parking and access to the property

The proposed development changes are...

- Construction of a new fiberglass swimming pool (in front yard)
- Construct a new carport (close to front boundary at street level)
- Construct a new building extension (to relocate living/entertaining space)
- Make internal structural changes to existing structure (to swap sleeping and living/entertaining areas)
- Associated landscape and retaining works (to provide privacy and maximise 'green' space.



Existing elevation concept drawing from front of property.



Proposed elevation concept drawing from front of property.



Concept drawing from front of property.

4.0 Planning Controls

The statutory and strategic planning controls that guide this proposal are...

- Pittwater Local Environmental Plan 2014 (PLEP)
- Pittwater 21 Development Control Plan 2021 (PDCP)

The pertinent sections have been addressed below.

Pittwater 21 DCP clause	Requirement	Development Proposal Response
A4.1 Mona Vale Locality	The site is situated within the Mona Vale Locality.	The site is known as 4 Kunari Place, Mona Vale described as Lot 13 in DP 226681.

Pittwater 21 DCP clause	Requirement	Development Proposal Response
	<p>Development is to be consistent with the desired future character of the Locality including:</p> <ul style="list-style-type: none"> • Low density development • Two storeys height limit, below tree canopy • Minimise bulk and scale • Existing and new vegetation integrated with existing vegetation • Incorporate façade modulation and shade elements • Step down the slope of the land 	<p>It is a low density development less than 2 storeys in height with proposed design to minimise bulk and scale.</p> <p>Substantial (>70%) of existing vegetation will remain and new vegetation be integrated to existing.</p> <p>Façade modulation has been incorporated to the design to minimise the height of the new structures and use the natural slope of the land. The design steps down with the land and uses the land to provide privacy for the proposed development and neighbouring dwellings.</p>
B4.5 Landscape and Flora and Fauna Enhancement Category 3 Land	Development shall result in no significant onsite loss of canopy cover or a net loss in native canopy trees.	No change to existing canopy
B5.15 Stormwater	The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.	The existing stormwater system will be changed to incorporate an OSD for managing stormwater from the development site as per the supplied hydraulic engineer assessment in DA.
B6.1 Access driveways and Works on the Public Road Reserve	<p>Access driveways shall be designed in accordance with Australian Standard AS/NZS 2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking.</p> <p>Access Driveway profiles shall conform to the profiles as illustrated in Appendix 10 - Driveway Profiles.</p>	<p>Driveway on the site will change from the northern end of the lot to the southern end.</p> <p>The new access driveway will comply with the requirements of this DCP and Australian Standards.</p>
B6.2 Internal Driveways	Internal Driveways are to be designed and constructed to provide safe access and shall have a maximum gradient of 1:5 (V:H). Recommended maximum gradient of an Internal Driveway for a distance of 2m on the approach to	Internal driveways are minimal (due to carport close to front boundary). Any internal driveway will meet the gradient requirements.

Pittwater 21 DCP clause	Requirement	Development Proposal Response
	a garage, parking area or carport is 1:20 (V:H).	
B6.3 Off-street vehicle parking requirements	The DCP stipulates minimum of 2 off-street parking spaces for a dwelling house with more than 2 bedrooms.	The proposed development includes 2 x off street car parking spaces and room for 1 x motorcycle parking.
B8.1 Excavation and Landfill	Excavation greater than 1.5m in depth is required to comply with the Geotechnical Risk Management Policy for Pittwater.	Geotechnical report in DA (Report reference: AG 24539) done by AscentGeo Geotechnical Consulting. This includes a completed Geotechnical risk management policy for Pittwater Form No. 1
B8.3 Waste Minimisation	Application is to be supported by a Construction and Demolition Waste Management Plan	Construction and demolition waste management plan included in DA.
Clause C1.1 Landscaping	All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community.	All new vegetation will be a native variety.
C1.2 Safety and security	Crime Prevention through Environmental Design (CPTED) principles that are to be used in the assessment of development applications include the following: 1. Surveillance 2. Access Control 3. Territorial Reinforcement 4. Space Management	Improved CPTED within proposed design. This includes better access control, space management, surveillance and improvements on privacy.

Pittwater 21 DCP clause	Requirement	Development Proposal Response
C1.3 View sharing	All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.	The proposed development will have no impact on existing views from neighbouring property.
C1.4 Solar Access	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p>	<p>No change to existing adjoining dwellings' sunlight</p> <p>New principal living space will have at least 3 hours of sunlight per day</p>
C1.5 Visual Privacy	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation.</p> <p>Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</p>	<p>The pool is proposed in the front yard due to privacy issues from a recent development on the property to the east (94 Park Street – DA from 2018 to build 2 x dwellings on the one block) and the limited space to build a compliant pool in existing backyard with current vegetation (to minimise privacy and noise).</p> <p>94 Park Street has an upstairs (first floor) sliding glass door and balcony (Approx. 4m in length) that looks straight into our backyard and living space with existing foliage (hedge) which is approx. 2.5m in height.</p> <p>There are no elevated decks or pools proposed that overlook existing neighbouring properties. The landscaping (retaining walls, plants and fencing) are all designed to minimise visibility from the street level and/or neighbouring properties.</p>
C1.6 Acoustic Privacy	Noise-sensitive rooms, such as bedrooms, should be located away from noise sources.	The proposed changes move existing sleeping areas away from existing noisy (pool equipment in neighbouring property) sources.

Pittwater 21 DCP clause	Requirement	Development Proposal Response
	Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.	<p>The pool pump will be located away from the neighbouring boundary and enclosed in a soundproof enclosure.</p> <p>The air conditioning outdoor unit will be located away from the neighbouring boundary and be designed to Australian Standards.</p> <p>All installations will be below the 5dBA background noise threshold.</p>
C1.7 Private Open Space	A minimum of 80m2 of private open space is required per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.	The proposed development will meet these requirements
C1.14 Separately accessible structures	<p>A separately accessible structure may be permitted for use as a studio, home office, workshop area, rumpus room and the like, provided that:</p> <ul style="list-style-type: none"> • it is ancillary to a dwelling; • it is not designed for separate habitation and does not contain any cooking facilities. 	<p>The proposed development includes a separately accessible structure in the form of a room below the proposed extension (new kitchen space).</p> <p>The use of the room is intended to be a rumpus and/or home office space with no design intent for separate habitation (will not have any cooking facilities installed).</p>
C1.17 Swimming pool safety	The promotion of personal safety. Compliance with Swimming Pools Act 1992 and Regulations	The pool and safety equipment will be installed in accordance with the relevant standards and act applicable at the time of installation. Currently this is AS1926.1-2012 (with subsequent updates)
D9.1 Character viewed from a public place	Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street	<p>The proposed additions will be in line with existing street presence and designed to blend with existing structure.</p> <p>There are no blank street frontage' proposed.</p> <p>The proposed carport is designed to be well below existing building line and use the natural slope and neighbouring property (96</p>

Pittwater 21 DCP clause	Requirement	Development Proposal Response
	<p>frontage facades without windows shall not be permitted.</p> <p>Parking structures must not be the dominant site feature</p> <p>Landscaping is to be integrated with the building design to screen the visual impact</p>	<p>Park Street rear fence) fence line impingement to 'blend' the carport to a minimal streetscape impact.</p> <p>Landscaping includes tiered retaining walls and fencing to minimise visual impact from street and neighbouring properties.</p>
D9.3 Building colours and materials	<p>External colours and materials shall be dark and earthy tones as shown in the DCP.</p> <p>White, light coloured, red or orange roofs and walls are not permitted.</p> <p>Finishes are to be of a low reflectivity.</p>	<p>Colours are in line with existing homes in the street and will be of a low reflectivity.</p>
D9.12 Fences – General	<p>Front and side fences (within the front building setback) shall:</p> <ul style="list-style-type: none"> • not exceed a maximum height of 1 metre above existing ground level, • shall be compatible with the streetscape character, and • not obstruct views available from the road. • be constructed of open, see-through, dark-coloured materials 	<p>Side fences will not change.</p> <p>Front fencing will be set back from the street frontage on top of tiered retaining walls to improve visual impact, privacy and 'green' space. This will be in colours and design as shown in DA architectural drawings to 'blend' with existing streetscape.</p>
D9.14 Construction, retaining walls, terracing and undercroft areas	<ul style="list-style-type: none"> • Lightweight construction and pier and beam footings should be used in environmentally sensitive areas. • Retaining walls and terracing shall be kept to a minimum. • In the provision of outdoor entertaining areas, preference is given to timber decks rather 	<p>There are no environmentally sensitive areas on the proposed development space.</p> <p>Retaining walls along the front of the property to improve visual impact, privacy and 'green' space.</p>

Pittwater 21 DCP clause	Requirement	Development Proposal Response
	<p>than cut/fill, retaining walls and/or terracing.</p> <ul style="list-style-type: none"> Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas. 	<p>Timber decks are proposed for appropriate locations following the natural slope of the land.</p> <p>There are no proposed undercroft areas in the development proposal.</p>

Built Form Control	Requirement	Proposal
D9.6 Front building line	6.5m, or established building line, whichever is the greater	<p>Existing building line difficult to define due to rear fence line of 96 Park Street being approx.. 2.8m high approx.. 2m back from the front boundary of the proposed development site.</p> <p>New building extension is up to 6m from front boundary which was a distance noted in Pre DA Meeting (26/8/24).</p> <p>Pool approx.. 2m inside front setback area. The purpose of this was to maximise the 'green' space availability and minimise geotechnical structural risk by following the existing slope of the land whilst staying a suitable distance from the existing structure.</p> <p>There is precedence in the street with 8 Kunari place having an in-ground pool approx.. 1.5m from front boundary at street level and being highly visible from the street. The proposed development uses the natural slope of the land and landscaping to minimise the impact to the street and neighbouring properties.</p>
D9.7 Side and rear building line	2.5m to one side boundary	The proposed carport extends into the 2.5m setback by approx.. 0.4m at a low level well below the fence line (as described in D9.1 response above)
	1m to the other side boundary	No change to existing
	6.5m	No change to existing
D9.9 Building envelope	Planes projected at 45 degrees from a height of 3.5m above ground level (existing)	Complies – refer to architectural drawings in DA and section 3.0 above.
D9.10 Landscaped area	50% of the site area	Complies

5.0 Conclusion

The proposed development presents a design to maximise the use of the land without over development or creating privacy, visual or noise concerns for neighbouring properties.

The changes retain and complement the existing streetscape with considerable consideration given to all neighbouring properties including redesign of existing building areas to minimize existing adjoining development issues (privacy and noise). The setbacks, height, massing, scale, materiality and style is consistent with the streetscape and unobtrusive to neighbouring properties. Passive design has been implemented to improve existing thermal comfort of the occupant whilst increasing energy efficiency.

The proposed development is permissible within the statutory zone and consistent with the majority of provisions of statutory and non-statutory controls applicable to the site. It does not provoke any significant adverse environmental, social or economic impacts.

Therefore, I believe that on the assessment of the proposed development under the pertinent planning laws and precedence it should be concluded that the proposed development is acceptable. On this basis, I hope that the proposal is worthy of favourable consideration by council.