



**Statement of  
Environmental  
Effects  
Unit 1, 2 Bassett Street, Mona Vale  
NSW  
For  
Helmut and Susan Metzmacher**

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**RAPID PLANS**

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## 1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at Unit 1, 2 Bassett Street, Mona Vale .

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)<sup>1</sup>.

In formulating this Statement of Environmental Effects and Development Application, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 (the LEP)<sup>2</sup>, the Pittwater Development Control Plan (the DCP)<sup>3</sup>

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2014, Pittwater Development Control Plan 21

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

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<sup>1</sup> Environmental Planning and Assessment Act 1979;

<[http://classic.austlii.edu.au/au/legis/nsw/consol\\_act/epaaa1979389/](http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/)>.

<sup>2</sup> Pittwater Local Environmental Plan 2014; <<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>>.

<sup>3</sup> Pittwater Development Control Plan;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCCP>>.

## THE EXISTING BUILDING

### 1.1 Site

The residence is located on the North side of Unit 1, 2 Bassett Street, Mona Vale .  
Site Address: No Unit 1, 2 Bassett Street, Mona Vale

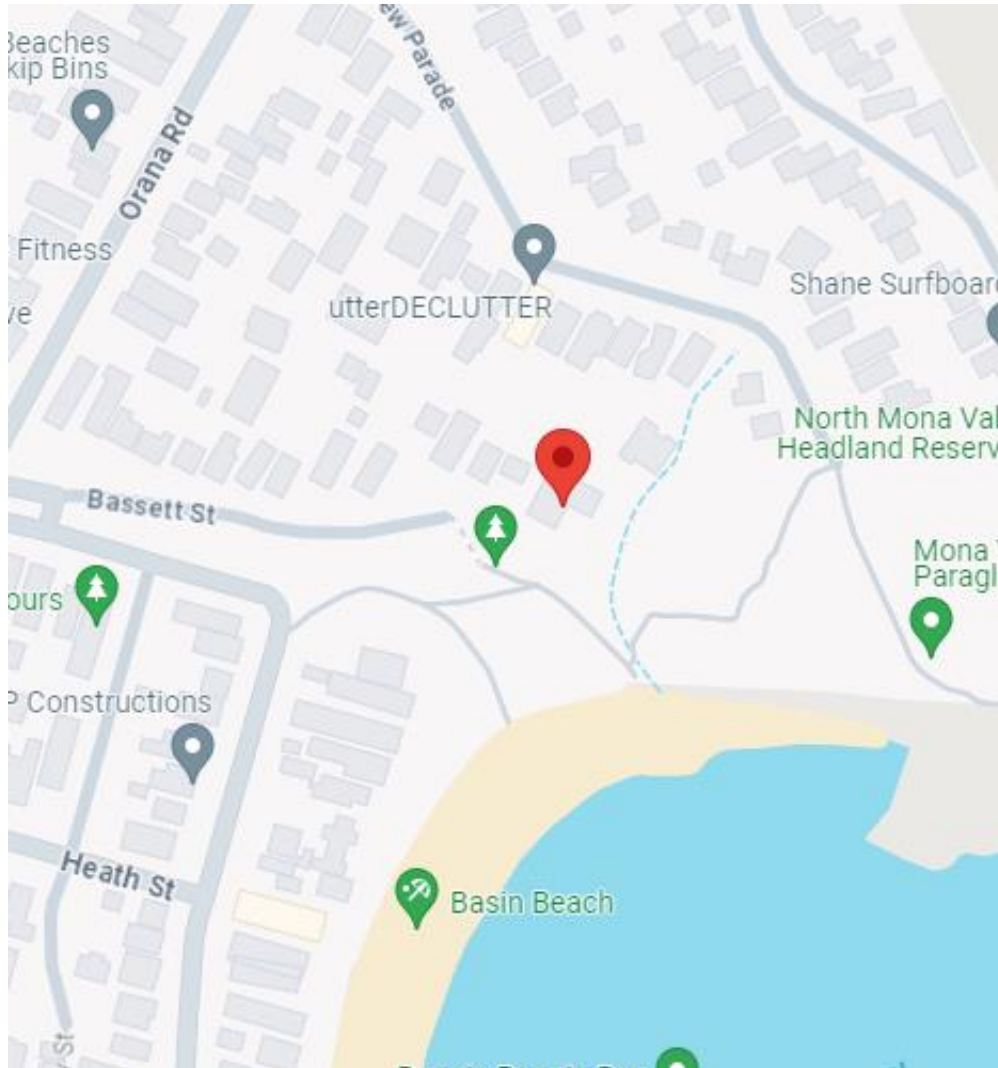


FIGURE 1: LOCATION PLAN Unit 1, 2 Bassett Street, Mona Vale .<sup>4</sup> Source Google Maps.

### 1.2 Local Authority

The local authority for this site is:  
Northern Beaches Council (Pittwater)  
Civic Centre, 725 Pittwater Road,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

<sup>4</sup> Location Map; <<https://www.google.com/maps/place/2+Bassett+St,+Mona+Vale+NSW+2103/@-33.6743535,151.3139352,17z/data=!3m1!4b1!4m6!3m5!1s0x6b0d54a89514cd5f:0x3a3fd0acfe50e04718m2!3d-33.674358!4d151.3165101!16s%2Fg%2F11bw4378gm?authuser=0&entry=ttu>>.

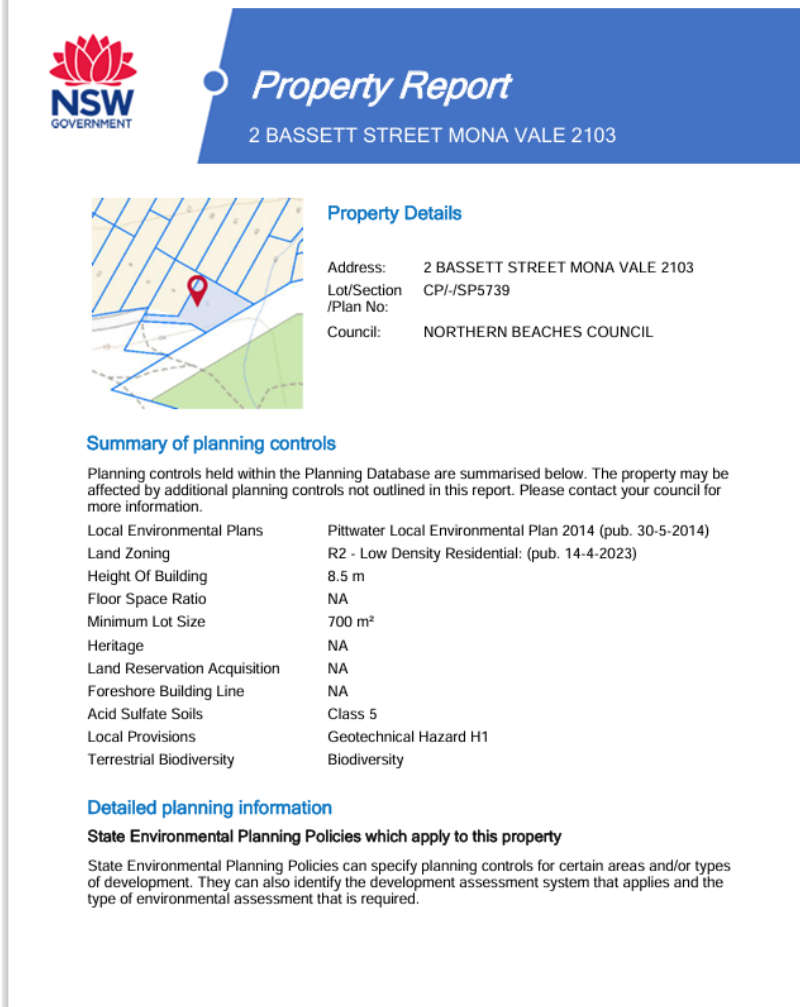
### 1.3 Zoning

Lot 5 DP.5739 known as Unit 1, 2 Bassett Street, Mona Vale , has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area. The property is located within Class 5 Acid Sulphates, and is identified in the SEPP(Resilience and Hazards) Chapter 2 (formerly Coastal Management SEPP).

The property is located in a Bush Fire Zone & Geotechnical Hazard area “(Hazard H1) as well as Flood Hazard Area.

### 1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
Pittwater Local Environment Plan 2014  
Pittwater Development Control Plan



**Property Report**  
2 BASSETT STREET MONA VALE 2103

**Property Details**

Address: 2 BASSETT STREET MONA VALE 2103  
Lot/Section /Plan No: CP/-/SP5739  
Council: NORTHERN BEACHES COUNCIL

**Summary of planning controls**

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	R2 - Low Density Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	700 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Local Provisions	Geotechnical Hazard H1
Terrestrial Biodiversity	Biodiversity

**Detailed planning information**

**State Environmental Planning Policies which apply to this property**

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; Unit 1, 2 Bassett Street, Mona Vale ,<sup>5</sup> Source Spatial Viewer DoIE.

<sup>5</sup> DoIE, Planning Portal <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

## **1.5 Context and Streetscape**

The house is situated in a street that is characterized by large trees and period homes and medium rise multi-unit developments. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing three-storey dwelling with housing directly opposite. The property is located on the high side of Bassett Street with views to the south-east over Mona Vale beach.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Mona Vale significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, Unit 1, 2 Bassett Street, Mona Vale . Source Realestate.com.<sup>6</sup>

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<sup>6</sup> Realestate.com <<https://www.realestate.com.au/property/unit-1-2-bassett-st-mona-vale-nsw-2103/>>.

## **1.6 Existing Areas of the Dwelling**

The site has an existing three-storey dwelling accessed via a front pathway with the existing carport to the rear of the dwelling via the existing concrete driveway.

## **1.7 Existing off-street parking**

There is parking available for 1 car in the existing carport.

## **1.8 Existing Landscaping**

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View, Unit 1, 2 Bassett Street, Mona Vale . Source Northern Beaches Council.

## **2 THE PROPOSAL**

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a three-storey building with new proposed basement addition and entry slab with low level retaining wall. The existing driveway is maintained and will be in keeping with the neighbouring properties. The appearance of the building is to be maintained throughout the development with the additions proposed to provide increased amenity and project longevity.

Basement additions will include an internal extension of the existing slab to accommodate an extended storeroom and bathroom area. New external works to the existing entry slab and new low level retaining walls will provide for improved access to the basement level.

The proposed works maintain the built form of the existing dwelling from the public domain and neighbouring properties. This is considered in sympathy with the prevailing streetscape.

### ***2.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New Entry Slab and Low retaining walls.

**Internally the proposal encompasses:**

- New Bathroom
- Extend existing store room.

### ***2.2 Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

### ***2.3 Purpose for the additions***

The new proposed work improves the amenity, with improved access and egress to the entry of the dwelling. This improves the safety whilst increasing the amenity of the dwelling that is fitting for the Mona Vale area. The owner is looking to modernise certain key components of the existing dwelling by providing additional internal areas



to the basement for the dwelling to be more usable for the owner's family.

The works are proposed within the existing footprint of the existing dwelling & make use of the existing internal areas on the property subfloor. The design maximizes the existing dwelling & available area of land whilst improving the amenity. The proposed development maintains the existing aspect while generally maintaining the access to solar and ventilation to the northern façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

## **2.4 Materials and finishes proposed to be used**

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered masonry wall.

Alloy windows & doors to all elevations

## **2.5 Height**

The height of the new development is not applicable as the new works are contained below the ground floor level.

## **2.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	1089.8 sq m	-
GFA (Gross Floor Area New)	172.57sq m	-
GFA (Gross Floor Existing)	153.67 sq m	-
Height	EX	8.5m
Existing Impervious area	EX	653.88 sq m
Proposed Impervious area	EX	653.88 sq m

The proposal enhances the amenity of the site by providing safer access while maintaining the off-street parking and garden areas. The proposed works to the front of the property will improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.

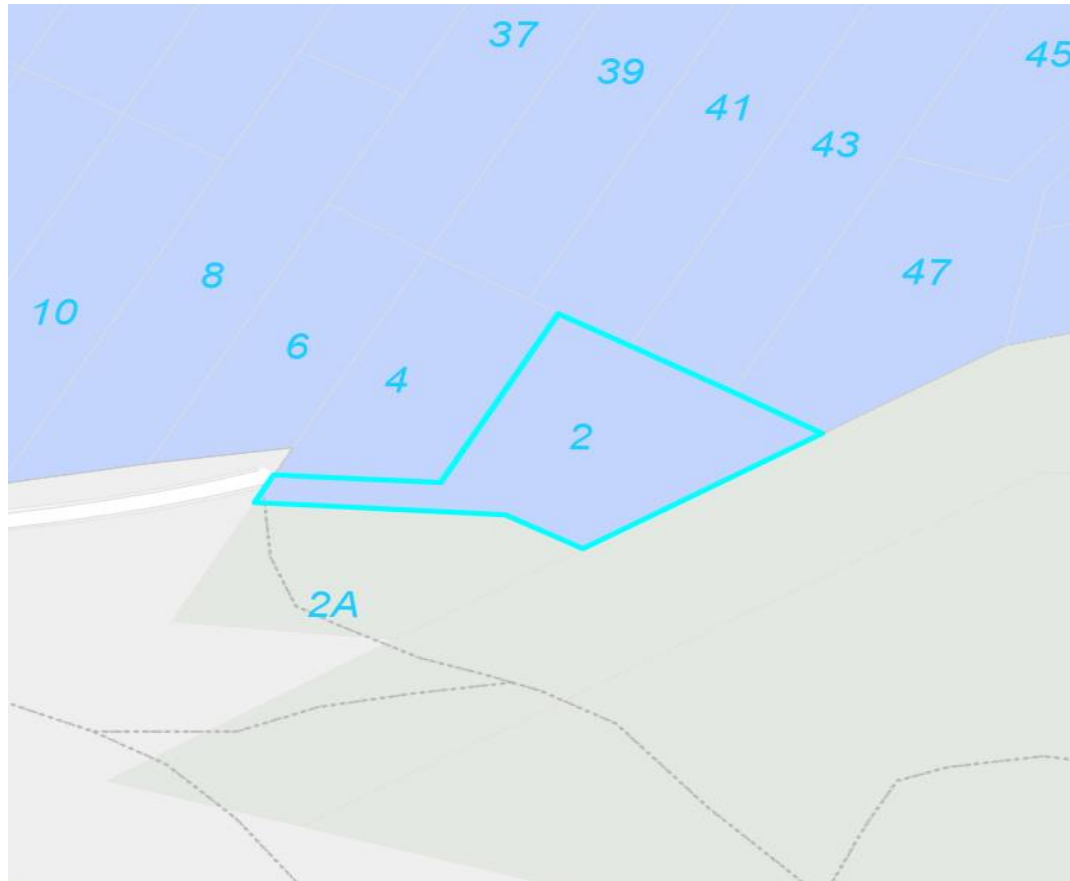


FIGURE 5: Landscape Open Space map, Unit 1, 2 Bassett Street, Mona Vale .  
Source Northern Beaches Council.

The proposed works to the existing basement floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new works are reasonable, considering the location of the existing dwelling and built form and existing terrain, with the proposal achieving the objectives outlined in PDCCP.<sup>7</sup>

<sup>7</sup> Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

## 2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.8m Varies	6.5m
Rear Set Back	10m Varies	6.0m
Side Set Back West	4.08m	0.9m
Side Set Back East	8.0m Varies	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Bassett Street.

The pattern of development along Bassett Street shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.



FIGURE 6: Aerial View, Unit 1, 2 Bassett Street, Mona Vale . Source Northern Beaches Council.<sup>8</sup>

<sup>8</sup> Northern Beaches Council, Ariel View map;

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary maintains and improves access to the entry and maintains existing garden areas, this allows for a sense of openness to the front setback area. View lines are maintained in keeping with the neighbouring properties, with neighbours on either side enjoying an elevated position to make use of ocean views. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

## ***2.8 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 1/2 Basset Street. The proposal will maintain existing driveway and crossover. The proposed development will have no detrimental impact on traffic flow.

## ***2.9 Privacy, Views and Outlook***

The positioning of windows and open space in the proposed residence at No 1/2 Bassett Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with one window proposed. The additions will be substantially separated from the neighbouring dwelling for privacy.

## ***2.10 Solar Access and Overshadowing***

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The wall & roof shadowing will be existing and will maintain sunlight to the open space areas on the adjacent property.

## ***2.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. It is considered that this development imposes minimal noise impact to neighbours.

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<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

## **2.12 Water Management**

Appropriate water management measures have been adopted in this development. Stormwater from roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

## **3 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

### **3.1 Orientation**

The spaces have been designed to make maximum use of the existing dwelling.

### **3.2 Passive Solar Heating**

New additions will complement the existing structure. This is to reduce the need to use active systems for the heating of the living spaces.

### **3.3 Passive Cooling**

Improved aluminium doors are to be used to assist in passive cooling.

### **3.4 Natural light**

Large open doors to the spaces to have generous amounts of sun during the winter months and natural light during the summer months.

### **3.5 Insulation and Thermal Mass**

The development will be constructed from masonry construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts<sup>9</sup> to the exterior walls and where necessary to the existing walls.

### **3.6 Waste Management**

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard.

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<sup>9</sup> Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

Household effluent will be disposed of to Sydney Water requirements.<sup>10</sup> During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

### ***3.7 Siting and Setback***

Most houses are free standing with the car access to the front or down one side. 1/2 Bassett Street is a good example of this in that it has its car parking in the existing carport to the rear. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

### ***3.8 Development on Sloping Land***

No. Unit 1, 2 Bassett Street, Mona Vale is shown in Geotechnical Hazard Area H1 (Figure 7) on Northern Beaches Council Landslip map<sup>11</sup>. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

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<sup>10</sup> Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

<sup>11</sup> Northern Beaches Council, Land slip map; <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

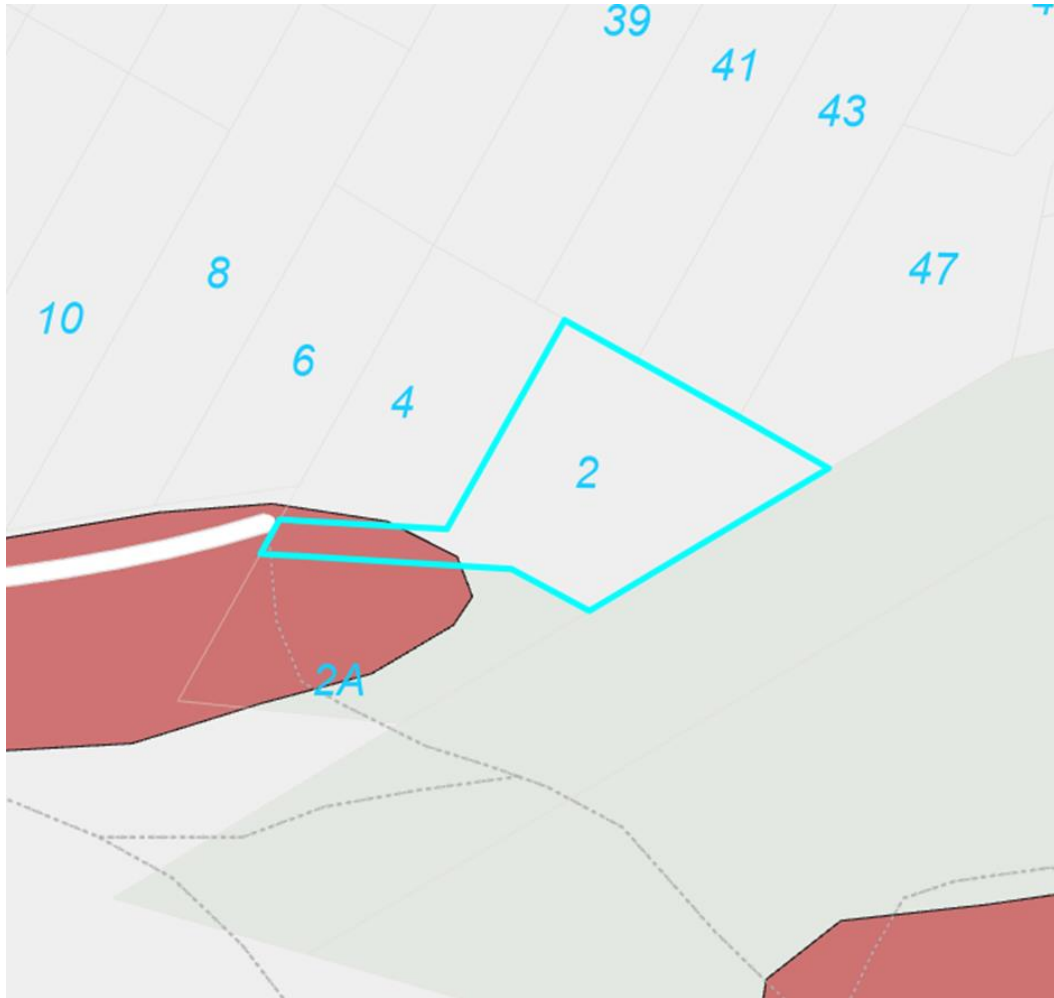


FIGURE 7: Geotechnical Hazard Map, Unit 1, 2 Bassett Street, Mona Vale . Source NB Council.

### 3.9 SEPP Resilience and hazards (Coastal Management)

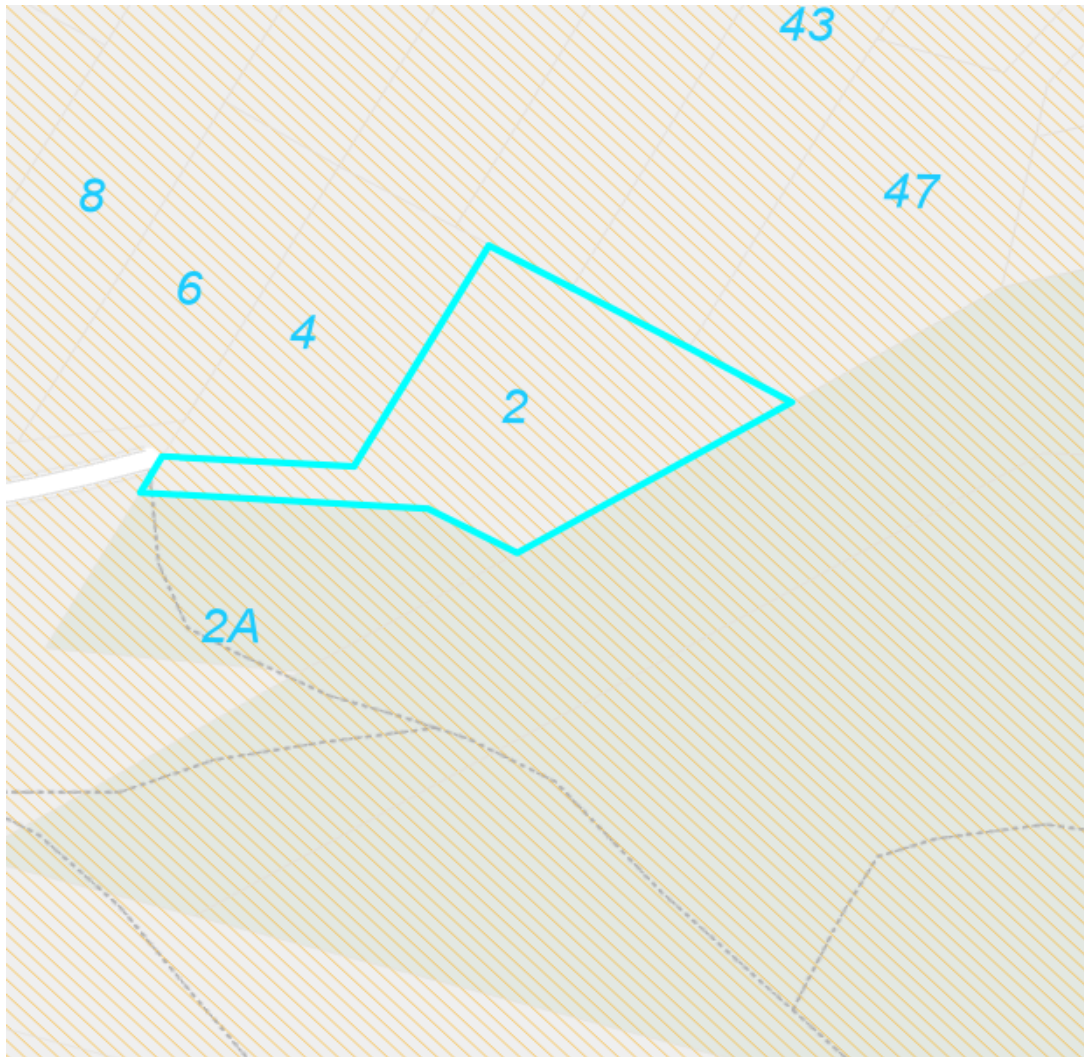


FIGURE 8: NB Council, Coastal Management SEPP Map, Unit 1, 2 Bassett Street, Mona Vale . NSW Dept. of Planning.<sup>12</sup>

## Chapter 2 Coastal management

### Part 2.1 Preliminary

#### 2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and

<sup>12</sup> NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.



- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

### **3.10 Bush Fire Prone land**

Unit 1, 2 Bassett Street, Mona Vale is located within the vegetation Buffer area of the Northern Beaches Bush Fire Prone Land Map. (Figure 9). Please refer to the Bush fire Engineers report included with this application.

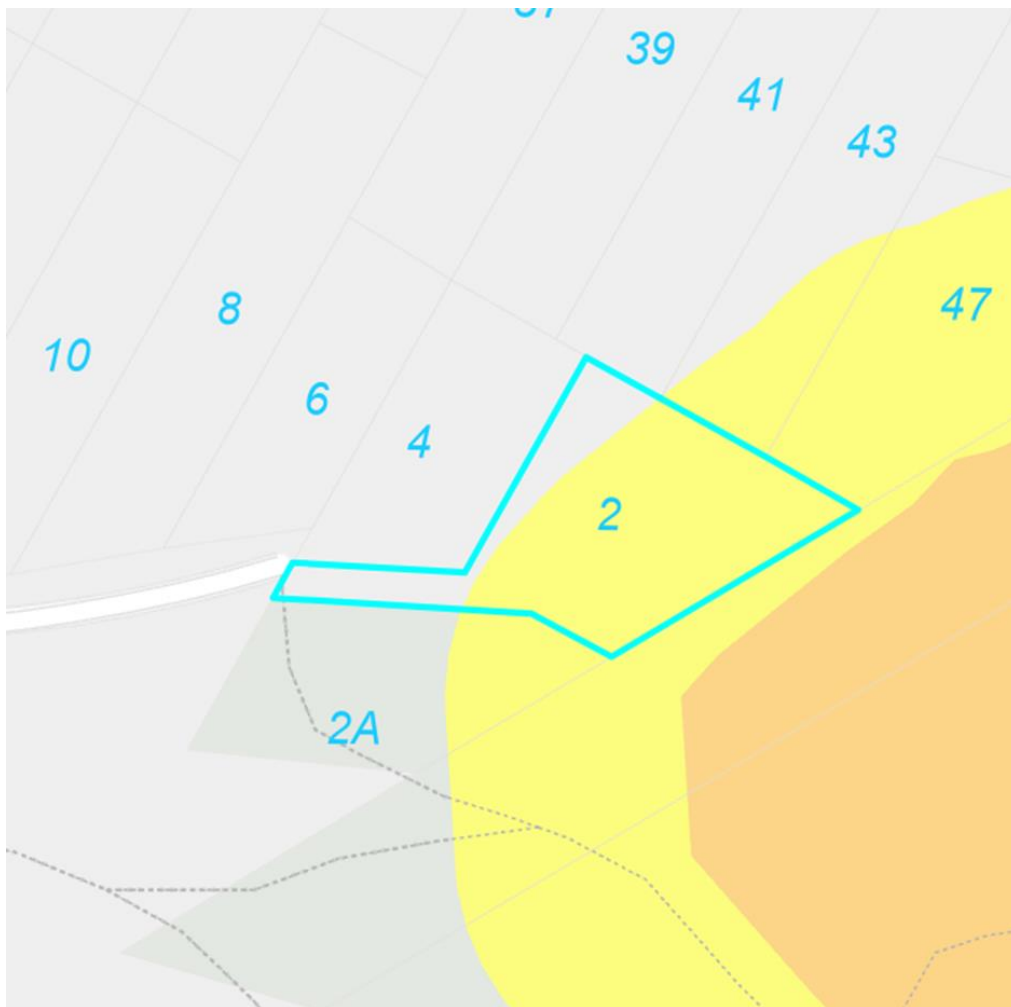


FIGURE 9: Bushfire Zone Map – Unit 1, 2 Bassett Street, Mona Vale .<sup>13</sup>

<sup>13</sup> NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

The Bush Fire report has been provided by Bush Fire Planning Services, dated 09-4-24. This provides the bush fire engineers report and requirements of AS3959 for the proposed additions to the dwelling.

### ***3.11 Building Form***

Residential buildings in Mona Vale are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

### ***3.12 Roof Form***

The existing house has a pitched roof that is proposed to be maintained under this proposal.

### ***3.13 Walls***

A distinctive feature of the Mona Vale house is that the walls are constructed from masonry or timber framing. The design incorporates these masonry walls into the new works to create a seamless modern finish to the property.

### ***3.14 Windows and Doors***

A variety of window shapes and sizes can be found in the Mona Vale area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed new door at Unit 1, 2 Bassett Street, Mona Vale is to be constructed in aluminium or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

### ***3.15 Garages and Carports***

The freestanding houses in Mona Vale allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport and concrete driveway.

### ***3.16 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the existing

streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

### **3.17 Fences and Gates**

Side & rear fences are to be maintained for this development.

### **3.18 Garden Elements**

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

## **4 CONCLUSION**

### **4.1 Summary**

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to Unit 1, 2 Bassett Street, Mona Vale are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Mona Vale. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry, walls, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

## 5 APPENDIX 1 – Schedules

### 5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Masonry	Paint	By Owner
Door	Alloy/Timber & glass	Paint	By Owner