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STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS

4 Elwyn Close, Mona Vale NSW 2103

Lot 8 DP223599

Prepared by Space Landscape Designs Pty Ltd
21st February 2022

1.0 Site Description and Location

The site is known as 4 Elwyn Close, Mona Vale NSW 2103 or Lot 8 DP223599 and situated in a cul-de-sac. The site is an irregular shaped rectangle with surrounding sites comprising of low-density residential properties.

The subject site has an easterly aspect and site area of 767m². There is an existing two storey dwelling house with a rear covered timber deck and a separate garage forward of the building.



Image 1 – Site location courtesy of Google Maps

2.0 Locality and Planning

The site is located within Northern Beaches Council. The proposed development has been prepared in accordance with Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan (DCP) 2014. Consideration has also been given to applicable State Environmental Planning Policies.

3.0 Proposed Works

The proposed work are as follows:

- Remove existing rear pergola and part of roof and construct new covered pergola
- Remove existing rear timber deck and stairs
- Remove existing timber retaining walls and replace with new masonry retaining walls
- Construct new swimming pool and spa
- Relocate existing bi-folds doors and install new hi light windows

4.0 Statutory Planning Controls

The proposal is permitted with consent from council. The site is zoned as follows:

Acid Sulfate Soils Map – Class 5

Land Zoning R2 – Low Density Residential

The site is not bushfire prone nor contains an item of heritage or within a heritage conservation area

SEPP No.55 – Remediation of Land

The site has an established history of residential zoning and use and has not been zoned for industrial, agricultural or defence purposes at any time. Therefore there is no evidence to suggest the land is likely to be contaminated and render it unsuitable for continued residential use.

Pittwater LEP 2014

Land Use:

The site is zoned R2 – Low Density Residential and the proposed works are permitted with consent. The development is consistent with the relevant objectives of the zone which are:

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

4.3 Height of Buildings Requirement 8.5m
Proposed covered pergola / extended roof 3.94m

4.4 Floor Space Ratio – No change to existing

5.10 Heritage conservation

The site does not contain a heritage item nor in a heritage conservation area.

7.1 Acid sulfate soils

The site is zoned Class 5. No proposed works will lower the water table.

5.0 Pittwater 21 DCP 2014

The land is located within the Mona Vale Locality. The desired future character of the locality is as follows:

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

General Controls

B1 Heritage Controls

The site does not contain a heritage item or is within a heritage conservation area.

The site has an existing dwelling and cleared lands. It is not known for being a potential Aboriginal place or containing any Aboriginal object.

B2 Density Controls

N/A

B3 Hazard Controls

B3.2 Bushfire Hazard

The subject site is not located on Bushfire Prone Land.

B3.6 Contaminated Land

The land is residential with an existing dwelling. The land is not known to be contaminated and has not been used in the past for a purpose that might cause contamination.

B4 Controls Relating to the Natural Environment

B4.22 Preservation of Trees and Bushland

The proposed development does not require the removal of any trees.

B5 Water Management

B5.8 Stormwater Management – Water Quality – Low Density Residential

The existing site has a Landscape Area of 342.7m². The proposed Landscape Area is 370.4m². Therefore there is an increase of 27.7m² of impervious area.

A Basix Certificate is required due to the alterations to the existing roof and ceiling. The proposed pool and spa has a volume of water less than 40,000L.

B6 Access and Parking

No change to existing parking.

B8 Site Works Management

B8 Construction and Demolition – Excavation and Landfill

Excavation will be limited to the pool area. Excavated material will be used onsite adjacent to the pool as fill to level out an area of existing turf.

B8.2 Construction and Demolition – Erosion and Sediment Management

Sediment and Erosion Control notes and diagram is noted on DA-06 – Erosion and Sediment Control Plan.

C1 - Design Criteria for Residential Development

C1.1 Landscaping

A Landscape Plan accompanies this application. The extent of works is limited to the area at the rear behind the building. New planting will be a mix of native species and hardy, low water usage exotics.

C1.2 Safety and Security

N/A

C1.3 View Sharing

No views will be obstructed by the proposal due to the size and location of the works.

C1.4 Solar Access

N/A

C1.5 Visual Privacy

The proposal will not impact the privacy of any adjacent properties. The proposed shade structure is located in a similar position to the existing. The pool is located below existing ground level. There will be no overlooking of adjoining sites.

C1.6 Acoustic Privacy

There will be no effect on acoustic privacy by the proposed works. The pool filter will be enclosed in a soundproof enclosure.

C1.7 Private Open Space

Existing site complies with minimum private open space.

C1.8 - C1.16

N/A

C1.17 Swimming Pool Safety

Swimming pool fencing and warning notices (resuscitation chart) will be installed and maintained in accordance with the Swimming Pools Act 1992 and regulations.

D9 – Mona Vale Locality

The proposed works are consistent with the desired future character and surrounding properties. No existing canopy trees or vegetation will be removed as the proposed works replace decking and turf areas. The proposed pergola and pool will not be visible from the streetscape. The proposal will not have any significant or adverse impacts on the neighbouring properties.

D9.1 Character as viewed from a public place

The proposed pool and pergola will not be visible from a public place. The existing building ensures the structure is not visible being located at the rear.

D9.2 Scenic Protection

N/A

D9.3 Building Colours and Materials

The pool paving will be a natural stone colour to blend with the natural surroundings. The pergola roof will be light grey colourbond and match the existing roof.

D9.6 Front Building Line

N/A

D9.7 Side and Rear Building Line

The proposal complies with side and rear setbacks.

Minimum setback of pergola to one side is 1000m and over 2500m for other side. The rear setback is 11.5m.

The pool is setback a minimum of 1090mm from the side boundary and 6.6m from the rear boundary. A section of the pool will be 900mm above ground due to the topography of the site.

D9.8 Building Envelope

N/A

D9.10 Landscape Area – General

The site is zoned R2 Low Density Residential and located within Area 3 of the Landscape Area Map.

Site Area	767m ²	
Required Landscape Area	383.5m ²	(50%)
Proposed Landscape Area	370.4m ²	(48.3%)
Add 6% allowance	46.2m ²	
Total Landscape Area	416.4m ²	(54.3%)

The outcomes of the Landscape Area control is:

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

A reasonable level of amenity and solar access is provided and maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

To preserve and enhance the rural and bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management.

The proposed landscape achieves the outcomes of this control as the proposed works does not increase the bulk or scale of the existing dwelling when viewed from the street. The amenity of the site is improved with a larger covered outdoor entertaining area and swimming pool for recreational use of the owners. No vegetation is being removed and the site will be improved with new planting increasing biodiversity. The proposed pergola will be connected into the existing SW system.

Therefore as the outcomes of this control have been achieved, impervious paths less than 1m and 6% of the site may be provided as impervious landscape treatments.

D9.12 Fences - General

A new pool fence will be installed and the boundary fence will form part of the pool enclosure.

D9.14 Construction, Retaining walls, terracing and undercroft areas

The proposed retaining walls will not be visible from a public place.

6.0 Matters for Consideration under section 79C of the Environmental Planning and Assessment Act 1979.

6.1 The Likely Impacts of the Development

The proposed development will not have a detrimental social or economic impact in the locality given the character of the proposal.

6.2 The Public Interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties. It is therefore considered to be within the public interest.

7.0 Conclusion

The proposal has been designed to improve the recreational needs of the owners.

The proposed development does not result in any unreasonable impacts on surrounding or adjacent properties. There will be no impact to the existing streetscape and is considered to be consistent with the objectives of Pittwater DCP, Pittwater LEP and all relevant controls.

We trust the proposal is supported by council.

SITE PHOTOS



Image 2 Showing existing rear deck, covered pergola and retaining walls to be removed and location of new pool



Image 3 Showing existing retaining wall and stairs to be removed