

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR
A SECONDARY DWELLING
AT
19 WATERVIEW STREET, MONA VALE**



Prepared for Markus Rehde

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1. Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) is prepared on behalf of Markus Rehde (owner) for a new secondary dwelling at 19 Waterview Street, Mona Vale (site). Details of the accompanying master set plans prepared by AH Design and supporting documentation are listed at Section 1.3 of this SEE.

This SEE provides details of the subject site, surrounding environment, proposed development and compliance with the relevant Environmental Planning Instruments (EPIs) and planning controls.

The proposed development is considered acceptable and warrants the support of Council given the sympathetic design that is in keeping with the surrounding area and does not create any harm to neighbouring occupiers or the surrounding environment.

1.2 Statement of Environmental Effect

This report is a Statement of Environmental Effects, pursuant to Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act). In preparing this document, consideration has been given to the following:

- Environmental Planning & Assessment Act 1979 (the Act) (as amended)
- Environmental Planning & Assessment Regulation 2000
- Relevant Statement Environmental Planning Policies (SEPPs)
- Pittwater Local Environmental Plan, 2014 (LEP)
- Pittwater 21 Development Control Plan, 2014 (DCP)

1.3 Supporting information

The subject DA is supported by the following:

- Statement of Environmental Effects prepared by Karen Buckingham of Planning Progress
- Master Set Plans prepared by AH Design dated February 2025 including the following:
 - Amended notification drawing
 - Amended elevations, floor, site, roof plan, stormwater plan and site calculations
 - Sedimentation plan

- Waste Management Plan, with template completed
- Boundary Identification Survey prepared by Surveyplus land development consultant dated 11.12.2024
- Basix Certificate No 1782017S_02 dated 25th February 2025 and Basix Requirements Summary
- NatHERS Certificate No 0011690070 dated 25th February 2025
- Arborist Report prepared by Heartwood Tree Consulting dated 24th February 2025
- Stormwater Plan prepared by SK Building Solutions Expertise dated 18th February 2025
- Cost Summary Report
- Owners consent form

2. Site Description and analysis

2.1 Property and Site Description

The subject site is located at 19 Waterview Street, Mona Vale. The legal description of the site is Lot G DP396772.

The subject site is located in a low-density residential environment, zoned R2 -Low Density Residential. The existing dwelling is a single storey building, fronting Waterview Street. The rear garden contains a swimming pool and backs on to mature gardens and the rear gardens of adjacent lots.

Vehicular access and off-street parking for 2-3 cars is via an existing driveway off Waterview Street, as shown on figure 1. The site is regular in size and extends to 1354 sqm. An up-to-date Boundary Identification Survey confirms the site area.

The front boundary of 19 Waterview Street extends to some 27.43 metres, the southwest side boundary is 49.455 metres, the southeast side boundary is 48.575 and the northwest rear boundary is 24.07 metres.

The existing living accommodation is made up of a single storey, timber clad 4-bedroom dwelling, with a tile roof. The land falls to the northwest and the rear of the single storey dwelling includes storage below to part.

A new secondary dwelling on the site will significantly improve the living environment for the occupiers of the existing modest dwelling, without any impact on the surrounding environment or neighbouring amenity.

Figure 1: Location of site



Source: Northern Beaches Council Maps

The site is:

- Specified in the zoned R2–Low Density Residential in the Pittwater Local Environmental Plan, 2014 (LEP) –Secondary dwellings are permitted with consent.
- Minimum lot size of 700m²
- 8.5 metre maximum height of buildings
- Identified on Council’s mapping to be in land within Area 2 of the Landscaped Area Map

- Within proximity of Heritage Item 2270470 at 25 Waterview Street
- Identified on Council's Pittwater Biodiversity Map
- Identified within the Class 5 Pittwater Acid Sulphate Soils area

The site does not appear to be subject to any other hazards or environmental constraints.

Discussion regarding the above and compliance with the relevant EPIs and planning controls is set out in Sections 5 and 6 of this SEE.

2.3 Surrounding Environment

The surrounding environment is predominantly made up of low-density dwellings of one or two storeys and a mix of architectural styles.

Adjacent residential property includes no. 21 and 17 Waterview Street.

Figure 2 – No. 21 Waterview Street



Source: Site photo

No. 21 Waterview Street is located to the southwest of the site. This single, to two storey dwelling is constructed of cladding with a metal roof. The dwelling is set to the front of the site, fronting Waterview Street, and is greater than 9 metres from the proposed secondary

dwelling proposed to be located to the rear (northwest corner) of the subject site. No. 21 is set at a higher gradient than the siting of the proposed single storey secondary dwelling.

Figure 2 – No. 17 Waterview Street



Source: Site photo

No.17 Waterview Street appears to be a single/two storey dwelling constructed of brick with a tile roof. No.17 includes a modest, single storey building to the rear, northwest corner of the lot, with a similar rear setback to that proposed under the subject DA.

3. Proposed Development

3.1 Details of Proposal

As shown in the accompanying plans, the proposed development seeks consent for a new secondary dwelling as follows:

- Construct modest single storey secondary dwelling with an internal floor space of 53.89sqm with 1 bedroom, a living room, kitchen, bathroom
- Retention of existing landscaping.
- Pier and beam construction.

Master set plans show the existing and proposed elevations and the existing and proposed floor plans.

3.2 Rationale for Development Application / Design Rationale

The subject DA is lodged as the development is on land in proximity to a littoral rainforest and therefore, falls outside of complying development. The proposed development is for a modest, single storey secondary dwelling in the large rear garden of the site to improve the living environment for the occupiers. The surrounding environment, as already outlined in this statement, is made up of single and two storey dwellings in an existing and established residential environment.

The proposed development is in keeping with the height, bulk and scale of the surrounding built form, respectful to the natural environment and the amenity of neighbouring occupiers.

The materials and finishes proposed comprise of vertical timber weatherboard cladding with a klip lok or similar roof sheeting and aluminium windows. The materials are in keeping with surrounding development and accord with the stated DCP Control.

The proposed development does not significantly alter the existing landscaping on the site or have any detrimental impact on adjacent trees, or topography. There is minimal impact on the existing site coverage and the pier and beam footings are further than 3 metres from surrounding trees.

4. Planning History

4.1 -DA tracker records

DA2019/0922 – Alterations and Additions – Construction of a swimming pool – approved
26/09/2019

No other planning history evident in Council's online DA tracker.

5. Environmental Planning Instruments (EPIs)

5.1 State Environmental Planning Policies

5.1.1 State Environmental Planning Policy (BASIX) 2004

Comment: The proposed development meets BASIX standards required for water, thermal and energy as per the BASIX certificate submitted with the development application.

5.1.2 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 sets out that a consent authority must not grant consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Comment: Given the historical and ongoing residential use of the site and surrounding location, the site is not considered to be subject to contamination. Not further studies are required.

5.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development is development on land in proximity to a littoral rainforest and should be assessed against SEPP (Resilience and Hazards) 2021, Chapter 2, Part 2, Division 1 Coastal wetlands and littoral rainforests area, 2.8, which reads as follows:

2.8 Development on land in proximity to coastal wetlands or littoral rainforest

Note—

The Coastal Wetlands and Littoral Rainforests Area Map identifies certain land that is inside the coastal wetlands and littoral rainforests area as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” or both.

(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on—

(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or

(b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.

Comment: The proposed development is a modest secondary dwelling, constructed of pier and beam footings with no impact on the surrounding environment.

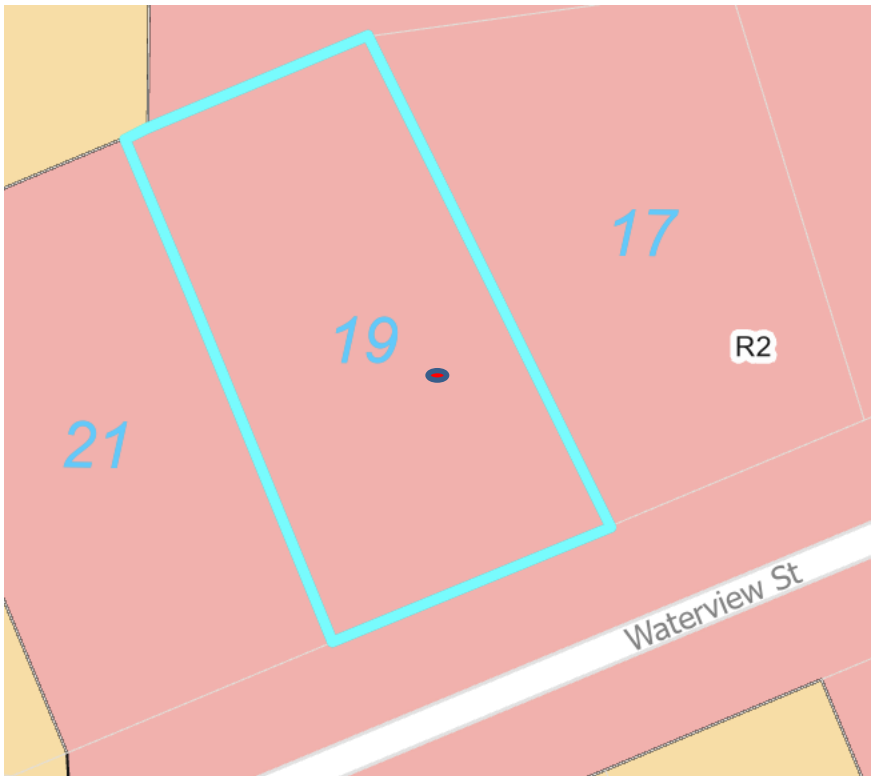
5.2 Pittwater Local Environmental Plan 2014 (LEP)

1 Objectives of zone

- 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.*

Figure 4: Extract from Pittwater LEP 2014 – Zone R2 – Low Density Residential



Source: Pittwater LEP 2014 Land Zoning Map

Comment: The subject site is located within the R2 zone –Low Density Residential.

The proposed development is for a new secondary dwelling, as shown on the master set plans. The proposed development is permitted with consent in the zone and meets all the objectives of the zone.

Clause 4.3 Height of buildings

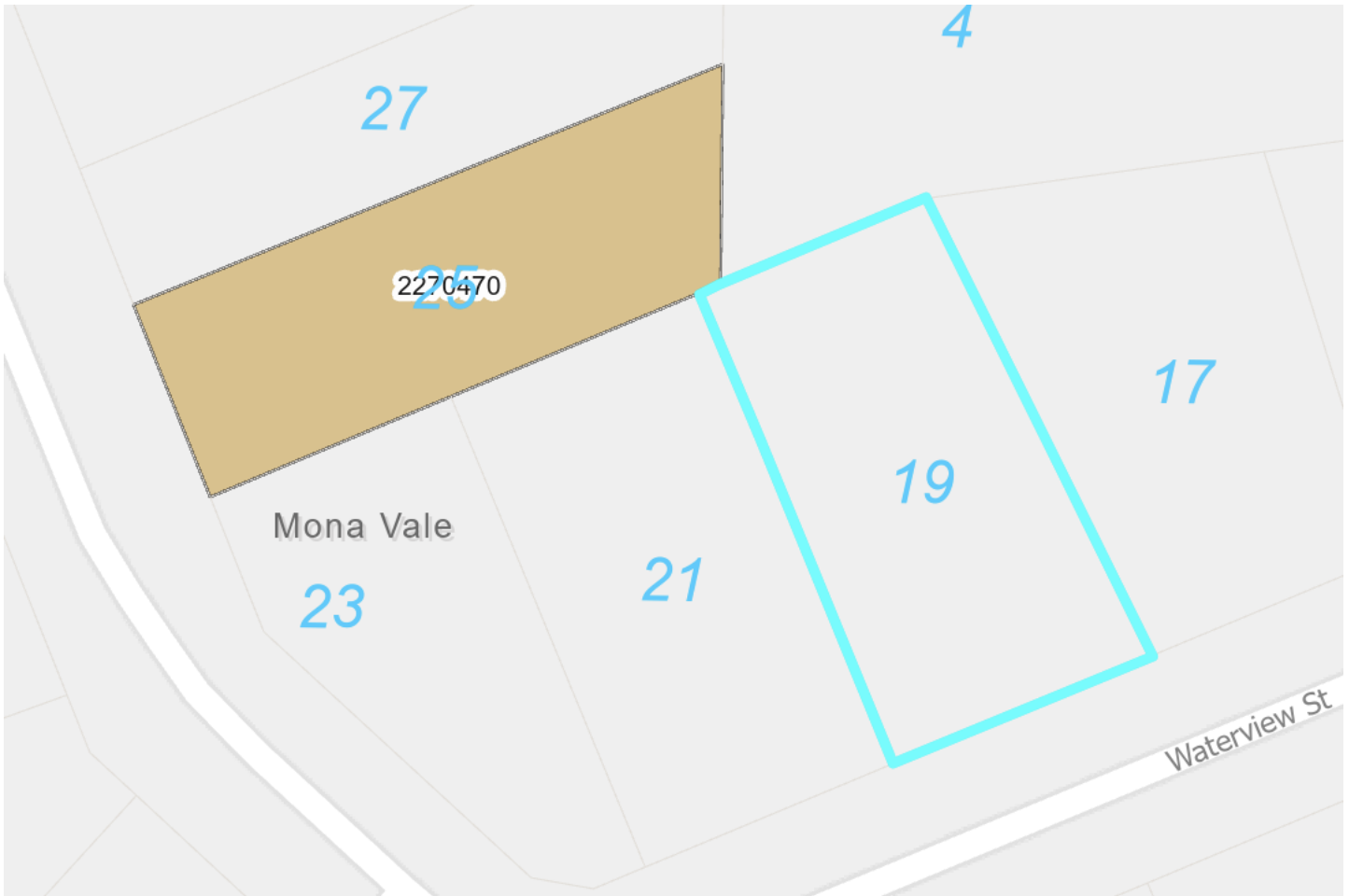
The height of a building at the subject site is not to exceed 8.5 metres.

Comment: The maximum height of the proposed development does not exceed 8.5 metres and complies with Clause 4.3 of the LEP.

Clause 5.10 – Heritage conservation

The subject site is shown in proximity to Heritage Item 2270470, Andriesse House at 25 Waterview Street.

Figure 5: Extract from Pittwater LEP 2014 Heritage Map



Source: Northern Beaches Planning Map

Comment: The proposed development has a neutral impact on the heritage item as the single storey secondary dwelling is not visible from the heritage item and has no impact on its curtilage. The heritage item is located to the northwest of the site and only the northwestern corner of the site abuts the site boundary, at a pinch point. For these reasons, a heritage management document is not required as part of the DA assessment.

Clause 7.1– Acid sulfate soils

The subject site is shown as Class 5 Pittwater Acid Sulfate Soils Map.

Comment: The proposed development does not require significant levels of excavation. The subject site would not be disturbed or expose acid sulfate soils. The proposed development complies with Cl. 7.1 of the LEP.

Clause 7.2 – Earthwork

Comment: The proposed development does not require significant levels of excavation. The proposed development complies with Cl.7.2 of the LEP.

Clause 7.6 – Biodiversity

The subject site is identified on the biodiversity map.

Comment: A biodiversity report is not required given that there is no proposed removal of existing landscaping on the subject site and no significant trees are proposed to be removed. See submitted Arborist Report prepared by Heartwood Tree Consulting.

Clause 7.10 – Essential services

Comment: No amendments or additional load is required on existing essential services at the site by virtue of the proposed development.

In the preparation of this SEE, no other clauses of the Pittwater LEP 2014 were considered applicable to the proposed development on the site.

6. Development Control Plan (DCP)

6.1 Pittwater 21 Development Control Plan (DCP) sets out a range of outcomes and controls which provide best practice standards for development in the Pittwater area. The subject site is located within the Mona Vale Locality as identified on the Mona Vale Locality Map.

6.2 DCP Control A4.9 Mona Vale Locality sets out the context and desired future character of the area. Best practice requires any future development to be in accordance with the desired character of the area.

Desired Character

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

Existing residential areas will remain primarily low-density with dwelling houses a maximum of

two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.

Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

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.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and

upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

Comment: The proposed development is for a new single storey, modest secondary dwelling that is proposed to improve the living accommodation for the principal dwelling and support opportunities for more compact and affordable housing with minimal environmental impact in an appropriate location.

The design of the proposed new secondary dwelling is sympathetic to the character of the area, would sit below the tree canopy and have no impact on neighbouring amenity. The retention of existing mature landscaping, the appropriate scale of the new secondary dwelling and design ensures that the proposed development accords with the desired character of the area.

The materials proposed are in keeping with those materials used for surrounding development and would improve the quality of built form on the subject site. The landscaping on the site will remain as existing.

The development is considered compliant with the outcomes of the Pittwater DCP, including the range of locality specific development controls specific to Mona Vale, as shown in Figure 6.

The DCP compliance table at Figure 6 addresses the relevant DCP controls applicable to the site and the development proposed.

6.3 Pittwater 21 Development Control Plan

Figure 6: Pittwater 21 DCP compliance table against relevant DCP for proposed development on site

DCP CONTROL	COMPLIANCE WITH OBJECTIVE	COMPLIANCE WITH REQUIREMENTS	COMMENTS
A4.9 Mona Vale Locality	YES	YES	See Section 6.2
B1.2 Development in the vicinity of heritage items	YES	YES	The site is within the vicinity of a local heritage items (figure 5) but has a neutral impact and does not require the submission of a Heritage Management Document. See section 6.4.
B4 Controls relating to the Natural Environment	YES	YES	The site is identified on the biodiversity map. Existing mature landscaping is to be retained and the proposed development does not create any detrimental impacts to trees or biodiversity. An ecology report is not required.
B5.15 Stormwater	YES	YES	Stormwater is shown on the stormwater plans prepared by SK Building Solutions Expertise and is compliant with DCP Control B5.15.
B6 Access and Parking	YES	YES	Car parking is provisioned for, as existing, and is in accordance with numerical requirements, as shown on the master set plans.
B8 Site Management	YES	YES	Minimal excavation will be required for the proposed pier and beam construction works. Erosion and sedimentation control will be managed during construction, and waste management is as per the Master set and Waste Management Plan submitted.
C1.1 Landscaping	YES	YES	No trees or planting are proposed to be removed on the site or significant alterations proposed to the existing landscaping. See submitted Arborist Report prepared by Heartwood Tree Consulting.

C1.3 View Sharing	YES	YES	By virtue of the low, single storey flat roof profile of the proposal and topography, no view loss will arise from the proposed development.
C1.4 Solar Access	YES	YES	By virtue of the low, single storey flat roof profile of the proposal and topography, no loss of solar access will arise from the proposed development.
C1.5 Visual Privacy	YES	YES	By virtue of the low, single storey flat roof profile of the proposal and topography, no loss of privacy will arise from the proposed development.
C1.6 Acoustic Privacy	YES	YES	No noise generating plant is proposed, to protect neighbouring amenity.
D9.1 Character as viewed from a public place	YES	YES	Given the modest scale of the proposed and siting to the rear of the site, the development would have a neutral impact when viewed from a public place.
D9.3 Building colours and materials	YES	YES	The materials proposed are in keeping with surrounding development.
D9.6 Front building line	YES	YES	No change to front building line
D9.7 Side and rear building line	YES	YES – side building line No – rear building line but acceptable on merit	The rear building line is numerically non-compliant but acceptable on merit given site considerations and meets the objectives of the control. See section 6.4.
D9.9 Building envelope	YES	YES	See architectural plans which demonstrate compliance.
D1.11 Landscaped Area Environmentally Sensitive Land	YES	YES	The landscaped area provided exceeds the numerical requirements and meets the outcomes of the control – see site calculations

6.4 Non-compliance acceptable on merit justification

DCP Control B1.2 Development in the vicinity of heritage items

Justification is provided in this SEE under LEP Control 5.10 confirming that the proposed development would have a neutral impact on Local Heritage Item 2270470 at 25 Waterview Street. The site is visually and physically separated from the item, as shown in figure 5 of this SEE and as evident from the site photo shown in figure 7. The proposed secondary dwelling is at an appropriate low profile and would not have any impact on the outlook to or from the

Heritage Item. For the reasons provided, as Heritage Management Document or Heritage Impact Statement is not required.

Figure 7: Site photo from site looking towards Heritage Item – the bamboo planting is the rear of the lot at 25 Waterview Street (Heritage Items 2270470)



Source: Site photo

DCP Control D9.7 Rear building line

The rear building line is numerically non-compliant with the required 6.5 metre setback. The rear setback, as shown on the masterset plans includes a setback of 3 metres. Numerical non-compliance is acceptable on merit as the proposed development meets the outcomes of the control, as detailed below. Further to this, the setback is in line with the adjacent rear setback of the single storey building to the rear of no. 17 Waterview Street, as shown in the aerial extract at figure 8.

Figure 8: Aerial Google maps extract showing the rear setback of adjacent built form at no. 17 Waterview Street.



Source: Google map extract with own annotated added

Outcomes

To achieve the desired future character of the Locality. (S)

Comment: The proposed development is a modest, single storey secondary dwelling which meets the desired future character of the Locality. Given the mature landscaping, site topography, scale and siting of the development, the built form will not be visible from the public realm or have any impact on the character of the locality.

The bulk and scale of the built form is minimised. (En, S)

Comment: The proposed secondary dwelling is single storey, flat roof and limited to 58sqm. The bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/or from public/private places. (S)

Comment: Given the minimal bulk and scale of built form, no views are impacted.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

Comment: As above

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Comment: Given the minimal bulk and scale of built form, no privacy, amenity or solar access is impacted.

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)
Flexibility in the siting of buildings and access. (En, S)

Comment: No change to existing landscaping or tree canopy. The proposed development would not be visible from the streetscape.

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

Comment: Vegetation is retained. Additional landscaping can be conditioned, if deemed necessary.

To ensure a landscaped buffer between commercial and residential zones is established. (En, S)

Comment: N/A

As detailed above, the proposed development meets the outcomes of DCP control D9.7 and is acceptable on merit.

7. Section 4.15 of the Environmental Planning & Assessment Act 1979

The subject DA has been assessed having regard to the matters for consideration pursuant to Section 4.15 of the EP&A Act. Council can be satisfied of the following:

- The use (proposal) is permissible with consent in the zone and consistent with the objectives of the zone, pursuant to the Pittwater LEP 2014 and does not give rise to any unacceptable non-compliance with EPIs or DCP controls, as discussed in Sections 5 and 6 of this SEE and in accordance with Section 4.15 (1) (a) of the EP&A Act.
- The use will result in positive environmental, social and economic impacts in accordance with Section 4.15 (1) (b) of the EP&A Act as follows:
 - **Environmental Impact**
The proposed development will have a neutral environmental impact, as demonstrated in Section 6, and neutral impact on the surrounding environment. Given the modest scale of the development proposed, the amenity of neighbouring occupiers is not impacted. No environmental impacts are envisaged as a result of the proposed development.
 - **Social Impact**
The proposed development will have a social benefit for the occupiers of the subject site and future occupiers and no harmful impact on neighbouring occupiers is anticipated as set out in Section 6.
 - **Economic Impact**
The proposed development will have a limited economic benefit during the construction phase.
- The site is suitable for the proposed development in accordance with Section 4.15 (1) (c) of the EP&A Act given that the proposed new dwelling and associated built form is set within a low-density residential environment. The design of the proposed is in keeping with and compatible with the current and likely future character of the area.
- Public interest is best met through the approval of this subject DA in accordance with Section 4.15 (1) (e) of the EP&A Act.

8. Conclusion

For the reasons set out in this Statement of Environmental Effects, the modest new secondary dwelling is appropriate when assessed against the relevant EPIs and Planning Controls applicable to the subject site.

The proposed development is in keeping with the surrounding built form and character of the area and would not give rise to any harmful impacts on neighbouring amenity, environmental qualities or amenity of the immediate locality. The development, as proposed, has been designed to be compliant or where minor breaches occur, acceptable on merit and mitigate against any impacts on neighbouring amenity or the surrounding environment.

It is respectfully requested that the proposed development be supported by Council and consent granted under delegated approval.