



**Statement of
Environmental
Effects
at
1A Delwood Close,
Mona Vale
NSW 2103
For
Matt Vale**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 1A Delwood Close in Mona Vale.

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

In formulating this 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.

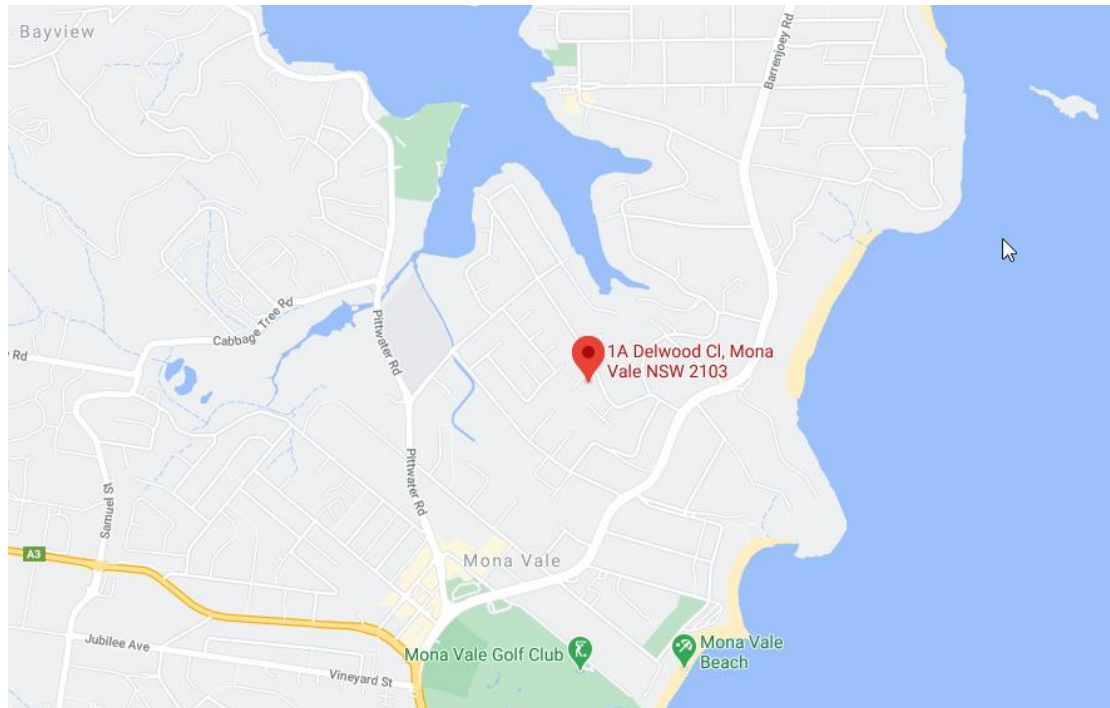
2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of Delwood Close in the residential neighbourhood of Mona Vale.

Site Address: No 1A Delwood Close, Mona Vale

LOCATION PLAN



2.2 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

2.3 Zoning

Lot 17 DP.601494 known as 1A Delwood Close, Mona Vale, has a Zoning of E4 Environmental Living. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater 21 Development Control Plan

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. 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 single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing. The locality is considered a low-density 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.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage on the northern side of the property & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of strip gardens with palms, hedges & shrubs along the property boundaries with a grassed area to the front & rear yards of the property. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a single & double storey building with car parking to the side. The appearance & bulk of the building is to be improved throughout the development to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the ground floor by adding a new bedroom as well as opening the rear of the dwelling with new living & dining areas by removing an internal wall with a beam over. A new upper floor addition is proposed with a master suite & parents retreat over the garage. A low-pitched sheet metal roof is proposed over the existing north facing rear deck & a new pool enclosure with deck surround & stair access from the rear yard area.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor sliding stacker door to rear of the dwelling
- New 1st floor addition with front deck
- New sheet metal roof over existing rear deck with solar for pool heating
- New pool & pool surround
- New skylight to existing roof

Internally the proposal encompasses:

- New ground floor Bed 4, living & dining
- New internal stairs to access upper floor addition
- New 1st floor master bed, ensuite, walk in robe & living

3.2 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.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the Mona Vale

area. The owner is looking to maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas, along with an upper floor addition, to be more usable for the owner's family. A new bedroom is required on the ground floor which uses the dining room area with dining shifted to the rear of the ground floor & a wall removed to provide an open plan kitchen, living, dining combination. A new pool is proposed in NE corner of the property with access from the yard areas. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the north-eastern & western aspects improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 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:

Cladded exterior stud walls to upper floor addition

Alloy windows & doors to match existing

Tiled roofing to match existing with sheet metal roof over rear deck

Tiled 1st floor deck

Render existing masonry walls to ground floor

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	702.4 sq m	-
GFA (Gross Floor Area)	201.12 sq m	-
Height	8.051m	8.5m
Built upon area	351.13 sq m	280.96 sq m
Landscaping	351.27 sq m	421.44 sq m

A concession is requested for the landscaped of 50% area being less than the 60% guideline. The existing landscaped area is less than the 60%, at 54%, with the difference being the proposed pool area. The pool is not visible from the street & does not impact the bulk & scale of the property with the proposed upper floor addition within the existing building footprint. The existing amenity & solar access is maintained for the subject property with no adverse impact to adjoining properties. The vegetation removed is the grassed area with no impact to fauna habitats or biodiversity. Stormwater runoff is offset by the pool using rainwater to assist in stormwater management on site. It is in our opinion that the development achieves the outcomes outlined under PDCP21 for environmentally sensitive land in the Mona Vale area.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.78m (1 st Flr Deck) 7.915m (1 st Flr Wall) 2.898m (Gnd Exist)	6.5m
Rear Set Back	6.119m (Gnd Exist) 3.472m (Pool)	6.5m
Side Set Back	1.489m (Pool) 1.62m (Garage Exist) 1.65m (Gnd South Exist)	1m & 2.5m

The setbacks for the ground floor of the residence will remain consistent with the existing dwelling & adjacent properties. The upper floor addition has been stepped in

with substantial separation to all boundaries & maintains the openness of the property.

The side setback of the new pool is clear of the side setback as it sits within the existing retaining wall along the northern boundary. The rear of the pool & pool deck sits slightly inside the rear setback area as there are limited areas for the pool to be located due to the existing structures on site & existing topography. Privacy to neighbouring properties is maintained with adverse impact of visual impact from surrounding blocks & the street.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Delwood Close is to be maintained with the driveway. The garage is to be maintained to accommodate parking for 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 1A Delwood Close 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 the sides of the upper floor addition having no windows. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new rear pool area does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly & easterly adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded & masonry walls and timber floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact

to neighbours.

3.12 Water Management

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

4 ENERGY EFFICIENCY

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

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the westerly & easterly aspects.

4.2 Passive Solar Heating

The living spaces have timber floors with cladded and masonry walls. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. The existing rear deck is to have a sheet metal roof to provide shade from the northerly summer sun. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with some using pyrolytic low-e glass to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north, east & west enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Solar Collectors

The new rear roof pitch has been designed to accommodate solar heating for the proposed pool.

4.6 Insulation and Thermal Mass

The development will be constructed from a timber framed 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 R0.95 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.7 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 front yard. Household effluent will be disposed of to Sydney Water requirements. 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.

4.8 Siting and Setback

Mona Vale is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 1A Delwood Close is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new addition to the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.9 Development on Sloping Land

No. 1A Delwood Close, Mona Vale is not shown in Landslip zoning. The proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. 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. The development will not impact on or affect the existing subsurface flow.

4.10 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 wall facades for the upper floor are to use vertical & horizontal cladding with the existing ground floor masonry walls to be rendered to create a modern design that suites the area.

4.11 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof with the proposal to use to similar pitched tiled structure under this proposal. A low-pitched sheet metal roof is proposed over the existing rear deck to limit height & overshadowing.

4.12 Walls

A distinctive feature of the Mona Vale house is that the walls are constructed from masonry. These walls are to be rendered with the design incorporating cladding stud walls into the new upper floor addition to create a modern finish to the property.

4.13 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 sliding windows and doors at 1A Delwood Close are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.14 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 garage with parking available for 2 vehicles.

4.15 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.16 Fences and Gates

Fences & gates are to be maintained for this development except for a new pool safety barrier to NCC & Australian Standards around the pool enclosure.

4.17 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area which would provide ample planted areas in the rear yard. The existing front vegetation will remain to maintain the streetscape.

5 CONCLUSION

5.1 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 1A Delwood Close 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. Cladded walls, timber floors, 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.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner