

STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for: Northern Beaches Council

Prepared by: Jackson Cranfield, (Applicant & Architect NSW:10374)

Prepared for Development Application: 2/12 Turimetta St, Mona Vale, 2103

Date 22/12/2024 – Rev 2

The following statement of environmental effects has been prepared to accompany the Development Application for 2/12 Turimetta St, Mona Vale.

Describe the site in detail (current use, aspect, slope, vegetation etc.),

The site is currently occupied by 3 residential units on a strata plan, split across 2 existing buildings. Units 1 and 2 are in the first building to the south of the site and adjacent to Turimetta st. Unit 1 occupies the ground floor and Unit 2 occupies level 1.

Unit 3 occupies a separate a 2-storey dwelling to the north of the site, with garages between them. Access to unit 3 and to unit 2 parking is via a driveway to the west of the site.

The block is orientated in the north south axis, with a natural ground slope of approximately 3m from the south boundary to rear of the property.

There is significant vegetation on all sides of the property.



10 Turimetta (to the east of the property) is occupied by a single storey brick house. 14 Turimetta (to the west) is occupied by a double storey brick house .

Unit 2 (the subject of development) predominantly faces north with distant views over Mona Vale and adequate privacy from the neighbouring house due to its elevation and existing privacy screening.

Please refer to DA02 and DA03 for site images documenting the existing conditions.

Describe the proposed development in detail

The proposed development consists of minor alternations to unit 2 to improve the use of space and connection between the internal and external areas. This includes the part demolition of an internal wall between the kitchen and sunroom, and the part demolition of an external wall to update the existing single door to a double door. Please refer to DA06 and DA07 for the proposed amendments.

The existing walls being removed are double brick and will require structural beams to be installed above the new openings to support the loads above. This has been designed and coordinated with the appointed structural engineer. Please refer to STRUCT-1 for the proposed design.

All external walls will be made good to match the existing white painted rendered walls. The proposed new door will be a timber framed and painted to match the existing doors colour and style.

In addition, I note the following:

- There are no changes to the existing building envelop, building height, building setbacks or site boundary
- There are no changes to the existing floor area
- There are no existing building materiality and colour
- There are no changes to existing views in or out of the building
- There are no changes to existing privacy in or out of the building
- The changes are completely internal and isolated to unit 2, meaning there no changes to the existing site, vegetation, landscaping, topography, in ground works or the like.
- There are no changes to existing services or infrastructure
- There is no change to existing building shadows

In regards to the documentation provided, I note the following:

- Due to the proposed works being completing internal, and reasons noted above, a current survey has not been provided and not considered applicable for this application. Please refer to a previously submitted survey to council records and included in the existing building documentation package for site levels.
- The site plan and site analysis plan provided are based upon the existing building documentation/information available and serve as a best attempt to provide an accurate representation of the existing site. For the purposes of this application they provide the relevant information to satisfy the mandatory inclusion, however it is acknowledged that there is omitted information such as storm water infrastructure, electrical infrastructure, utility manholes or the like, contours, minimum setback lines etc. Some of this information can be referenced in the existing drawings.
- Drawings/reports that have not been included in this application due to being not applicable include:
 - Shadow diagrams
 - A standalone Waste Management Site Plan (area noted on plans)
 - Excavation and/or Fill Plan
 - Subdivision
 - Schedule of colours and materials
 - Boundary Identification Survey
 - Landscape Plans
 - Stormwater Management and Drawing Assets Plans

- Additional Reports as list under the lodgement requirements
- BASIX as the development is under \$50,000

The environmental impacts of the development

Due to there being no changes to the existing building envelop, materiality, floor area, overshadowing, landscape, or water systems there are minimal perceivable environmental impacts of this development. The most significant impact is in relation to minimal demolition and construction waste, which has been addressed as per council guidelines and is documented in the waste management plan.

How the environmental impacts of the development have been identified

The environmental have been identified through an onsite assessment of the development, review of the architectural plans and a consultation of the relevant LEP/DCP and Planning instruments.

The steps to be taken to protect the environment or to lessen the expected harm to the environment

To minimise the environmental impact of this development, the proposed plans are wholly within the existing structure and required very minor alterations. The most significant impact is in relation to minor demolition and construction waste, which has been addressed as per council guidelines and is documented in the waste management plan.

Any matters required to be indicated by any guidelines issued by the Planning Secretary

Not applicable

Respond to all relevant provisions of any applicable environmental planning instruments (SEPPs), development control plans (DCP's) and Council policies.

There is no foreseen issues with the relevant planning instruments as the proposed minor alterations are wholly within the existing structure / building envelope and are within the specified provisions for the site. There are no proposed changes to development controls such as the existing building envelop, materiality, floor area, density, building height, streetscape, topography, setbacks, fences, roof design, overshadowing, privacy, views landscape, or water systems.

Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

There is no foreseen issues with the relevant planning instruments as the proposed minor alterations are wholly within the existing structure / building envelope and are within the specified provisions for the site. There are no proposed changes to development controls such as the existing building envelop, materiality, floor area, density, building height, streetscape, topography, setbacks, fences, roof design, overshadowing, privacy, views landscape, or water systems.

Include a compliance table showing the performance of the development against the relevant numerical standards and controls.

Not applicable. The proposed minor alterations are wholly within the existing structure / building envelope and are within the specified provisions for the site. There are no proposed changes to development controls such as the existing building

envelop, materiality, floor area, density, building height, streetscape, topography, setbacks, fences, roof design, overshadowing, privacy, views landscape, or water systems.

Provide justification for any areas of non-compliance with relevant objectives, standards or controls.

Not applicable. The proposed minor alterations are wholly within the existing structure / building envelope and there is no foreseen compliances with the relevant planning instruments.

If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts.

Not applicable.

Existing Use Rights

The site is zoned R2 under Pittwater LEP 2014 and prohibits residential flat buildings. As identified in HB4788/12-A and consent number 94/188, the existing structure in its current form was approved by Pittwater council in 1994. In the memo titled "Memo to: Development Approval Officer" the building Approval officer Ron Owen acknowledged that the existing building was approved in 1961 as "2 Flats" and accordingly it constitutes a Residential Flat Building. Under this development application, council approved the proposed works on the grounds that the subject development benefits from the "Existing-Use Rights" present to section 108 of the Environmental Planning and Assessment Act, 1979. Please refer to the report titled "Report: Existing Approvals".

The building works were carried out as per the consent and then in 1997 Pittwater council approved Strata subdivision of the developed property into three lots under consent 97/3, dated 9/1/1997.

Therefore, as per previous council approvals there is precedent that this site and building is subject to "Existing-Use Rights" present to section 108 of the Environmental Planning and Assessment Act, 1979. Further to the clause, I note:

- There are no changes to the existing use of the building
- There are no changes to the existing internal uses of the building.
- There are no changes to the existing building envelop, building height, building setbacks or site boundary
- There are no changes to the existing floor area
- There are no existing external building materiality and colour
- There are no changes to existing views in or out of the building
- There are no changes to existing privacy in or out of the building
- The changes are completely internal and isolated to unit 2, meaning there no changes to the existing site, vegetation, landscaping, topography, in ground works or the like.
- There are no changes to existing services or infrastructure
- There is no change to existing building shadows

Summary

The proposed changes to 2/12 Turimetta St, Mona Vale, consists of minor alternations to improve the use of space and connection between the internal and external areas. This includes the part demolition of an internal wall between the kitchen and sunroom, and the part demolition of an external wall to update the existing single door to a double door.

The proposed changes to not have any perceivable impact on the existing building envelop, neighbouring sites, relevant planning controls or environment. All works will be carried out as the relevant building codes and regulations, and all waste will be managed as per council guidelines.

Please do not hesitate to direct any questions or queries as they arise.

Jackson Cranfield.