



Statement of Environmental Effects

Alterations and Additions to an existing dwelling at 89 Barrenjoey Road Mona Vale, NSW

29 December 2022

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1. Introduction

This Statement of Environmental Effects accompanies architectural plans prepared by Project 39 dated 19th December 2022 which detail proposed alterations and additions to an existing dwelling located at **89 Barrenjoey Road Mona Vale.**

The drawings referenced in this report are:

MV-DA000 Cover Sheet - Rev 01
MV-DA01 Proposed Site Plan – Rev 01
MV-DA02 Site Analysis Plan – Rev 01
MV-DA04 Existing Ground Floor Plan – Rev 01
MV-DA05 Demolition Plan – Rev 01
MV-DA10 Proposed Ground floor Plan – Rev 01
MV-DA11 Wall set out Plan – Rev 01
MV-DA15 Proposed roof Plan – Rev 01
MV-DA20 Proposed Elevations 1 – Rev 01
MV-DA21 Proposed Elevations 2 – Rev 01
MV-DA25 Proposed Sections – Rev 01
MV-DA40 Notification Plan – Rev 01

This statement describes the site and surrounding area and assesses the proposed works against the relevant planning controls, policies, and local environment. This assessment concludes that the proposal complies with the relevant council controls and is suitable for the site and as such should be supported by Council.

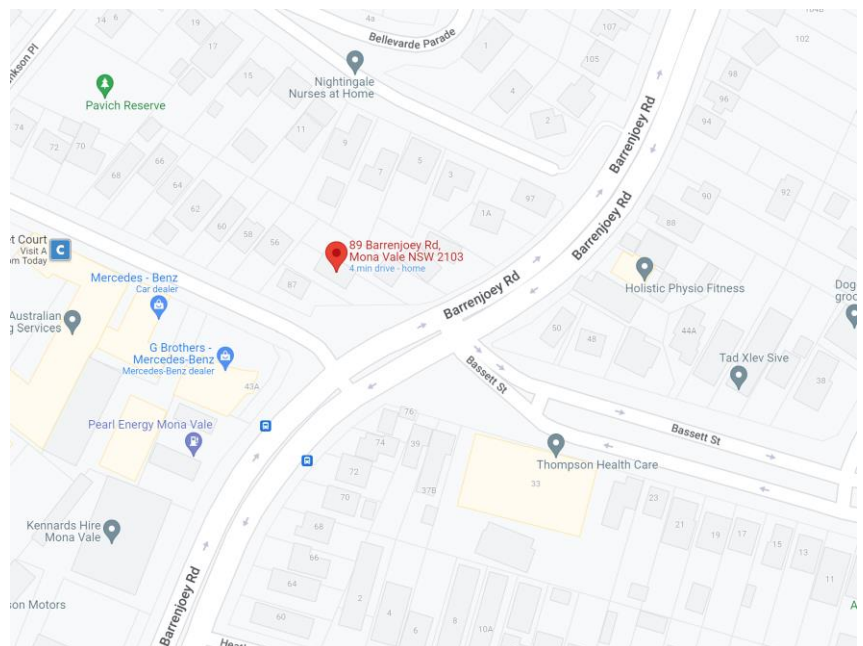
2. Site description

The site is legally identified as Lot 9 in DP 16533 (House number 89) and is located on the Western side of Barrenjoey Road. It has an area of 671.5m² and is approximately 13.7m wide and has a splayed frontage to Barrenjoey Road with a recently established driveway crossing and vehicular access. The site is relatively flat with a gentle fall to the street of approximately 1.0m.

The site is currently occupied by a single storey timber clad dwelling which is generous in size yet requires internal replanning to accommodate its occupants, a family of 4. On site car parking for 2+ cars is provided at the front in open air space. There are established gardens and a generous rear deck and pergola area.

The site is in a typical residential area surrounded by other double storey residential dwellings and is not affected by flooding, bushfire, heritage, Biodiversity or Geotechnical issues.

The site is located within Area the 5 Acid Sulfate Soils area.



Location Plan – 89 Barrenjoey Road Mona Vale



Existing dwelling rear and neighbouring dwelling to the South



Existing dwelling rear with Neighbouring house to the North



Existing dwelling rear and deck



Existing dwelling rear with side boundary setback to the North

3. The proposal

The proposed alterations and additions include a modest extension of floor space to the rear (23m²) and focus on retaining as much of the existing internal structure as possible whilst replanning to make way for an functional, spacious and more open plan home for a growing family of 4. The proposal is efficient in the allocation of space, retains as much existing structure as possible and is driven by the client's desire for a cost-efficient design.

The proposed extension in floor space is located to the rear and Northern side of the existing dwelling and provides for the following:

1. A formal entry arrival with covered porch to the home which leads the guest through designated and landscaped paving and gardens
2. A new kitchen and butlers/laundry which feeds onto the new rear deck
3. An open plan living and dining area which feed onto the rear deck through wide opening glazed doors with north facing windows to capture precious natural light
4. A new rear deck which wraps around to the northern side of the dwelling which is located 1.4m from the boundary. It has a privacy screen to the southern side and BBQ facility.

The proposed internal replanning allows for the following:

1. Three generous sized bedrooms, with robes - master with ensuite
2. A study/media nook
3. A guest space which doubles as a 2nd work space and children's TV area
4. Retention of the existing small bathroom

Proposed colours and materials are in keeping with the existing dwelling and have been proposed to provide a cost effective yet appropriate style suitable for the coastal and beachside location.

Roof forms are kept simple in design so the existing roof plane can be retained, and drainage is via existing eaves gutters and downpipes which drain to the street.

The proposal is summarised as follows:

Site area:	671.5m²
Existing Floor Area:	108.39m²
Addition Floor Area:	23.06m²
Total Gross Floor Area:	131.45m²
Required Landscape Area:	50% x 671.5 = 335.75m²
Proposed Landscape area:	359.45m²

4. Impacts

The impacts of the proposed works are considered to be minimal, if at all.

The proposed extension is minimal and has been designed to provide adequate amenity for the occupants whilst maintaining privacy for both the occupants and neighbouring residents. Being located at the rear of the site, and with materials and a palette that complement the existing home, the proposed extension sits

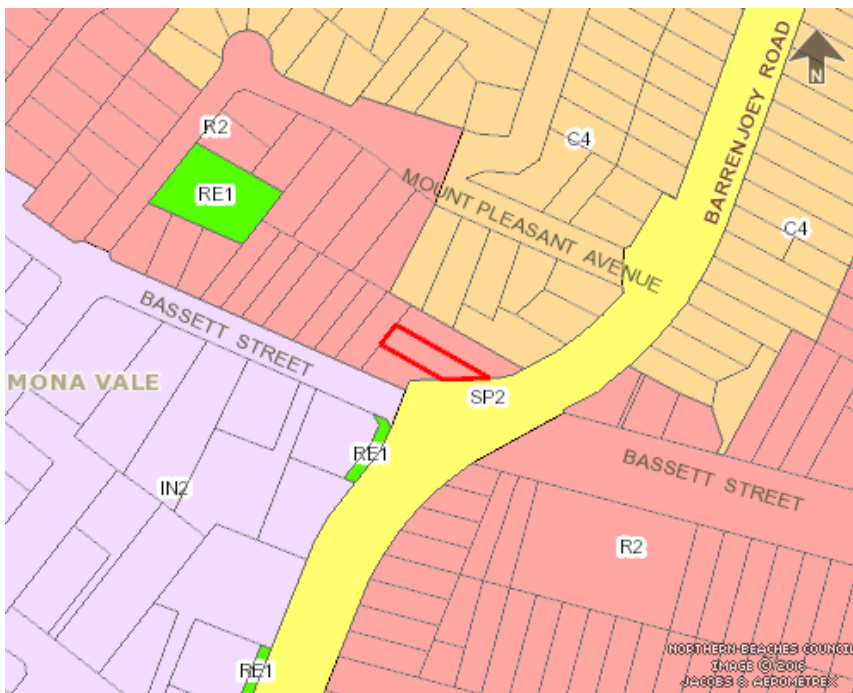
comfortably within the surrounding residential area. It has been designed to improve access to the Northern orientation and provide logical, yet space and cost-efficient solutions for its occupants.

There are no overshadowing implications, and the resulting house size is appropriate and modest for the site size.

5. Planning Controls – Pittwater Local Environmental Plan 2014

Clause 2.3 Zone Objectives and land use

The subject site is zoned R2 Low Density Residential under Pittwater LEP 2014 and dwelling houses are permitted with consent.



The objectives of this zone 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

It is considered that the proposed alterations and additions to the existing dwelling are consistent with these objectives.

Clause 4.3 – Height of Buildings

The maximum building height for the site is 8.0m. The proposed new works are single level and as such do not exceed this height limit.

Clause 5.10 Heritage conservation

The property is not affected by any heritage orders and is not located near a heritage item

Clause 5.11 Bush fire hazard reduction

The property is not affected by Bushfire risks

Clause 5.21 Flood Planning

The property is not affected by Flood risks

Clause 7.1 Acid Sulfate Soils

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The site is located in Area 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

The proposal does not propose to excavate the site and is not located below the 5m AHD level so acid sulfate soils will not be disturbed.

Clause 7.7 Geotechnical Hazards

The site is not located in Geotechnical slip risk area.

6. Planning Controls – Pittwater 21 Development Control Plan 2014

Council's Pittwater DCP Part B (General Controls), Part C (Development Type Controls) and Part D (Locality Specific Development Controls) provide the framework and polciys for development within the Pittwater area.

Section B – General Controls

B1 Heritage Controls

The site is not affected by heritage controls

B2 Density Controls

The proposal does not involve a subdivision and therefore this clause does not apply.

B3 Hazard Controls

The site is not affected by landslip, bushfire, contamination or flooding.

B4 Controls relating to the Natural Environment

The site is not affected by any Environmental controls

B5 Water Management

B5.5 Rainwater tanks

All development creating an additional hard (impervious) roof area of greater than 50m² must provide a rainwater tank for non-potable use connected to external taps for the purpose of landscape watering and car washing and a functional water reuse system including, water supply for toilet flushing and other uses as permissible under the current Code of Practice for Plumbing and Drainage.

The proposal does not include an additional impervious area of greater than 50m² and therefore a rainwater tank is not required.

Clause 5.15 Stormwater

Refer to the submitted Stormwater Plan prepared by NY Civil consulting for further information. The plan shows the area of additional roof draining into the existing Stormwater system which feeds to the street.

B6 Access and Parking

The proposal does not make any changes to the existing site parking provisions. The site has existing driveway access from Barrenjoey Road, and space for 2+ off street car parks. The site allows for turning circle space which allows for the vehicles to turn around and exit the site in a forward direction as required.

B8 Site Works Management

The proposal does not propose to excavate greater than 1.0m.

Refer to the Waste Management plan submitted with the application for more details on waste management.

Section C - Development Type Controls – Design Criteria for Residential Development

C1.1 Landscaping

The proposal includes the increase in the footprint of the existing house by only 23m² and does not require the removal of any trees or existing planting. The extension will not be visible from the street and therefore will not cause any substantial changes to the visual character of the site. All of the existing garden beds and established trees and canopies will remain unchanged as such we have not included a Landscape plan with the proposal.

C1.2 Safety and Security

There are four Crime Prevention through Environmental Design (CPTED) principles that need to be used in the assessment of development applications to minimise the opportunity for crime they include the following:

1. Surveillance

Building design should allow visitors who approach the front door to be seen without the need to open the door.

Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.

Development design and design of the public domain (including landscaping) is to minimise opportunities for concealment and avoid blind corners.

Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbours.

Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.

The current dwelling doesn't have a front entry – the only entrance into the house is a single door located at the rear of the dwelling – so guests must walk all the way up the northern side of the dwelling and around the back. This was a major issue for the occupants which they wanted resolved in the new design. As the house is not excessively wide at the front, and we wanted to maintain the two existing front bedrooms, we have proposed a new formalised front entry door and arrival porch on the northern side of the dwelling about halfway up the house. Whilst the new entry is not visible from the street (the level difference from the street to the site and narrow driveway entry and existing planting along the street frontage obscure this) it is visible to the guest once they walk up the driveway and arrive at the level of the house. We have included a sidelight window for vision access to anyone visiting the site, a new side gate for security to stop visitors access to the rear of the property and there is adequate existing exterior lighting in the area for surveillance and safety.

New paving up the northern side leads guests to the front door.

2. Access Control

Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.

Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.

Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.

The street number of the property is to be clearly identifiable.

Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.

The new proposed front door entry portico and sidelight window provide a well lit arrival point for guests and occupants arriving at the dwelling.

3. Territorial reinforcement

Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.

Adjusted pathway will lead guests to the new front doorway.

C1.3 View sharing

The proposed works do not affect the sharing of views.

C1.4 Solar access

The proposed works do not have any impacts on solar access for neighbouring properties and improve access to natural light from the north for the subject property.

C1.5 Visual Privacy

Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design. (S)
A sense of territory and safety is provided for residents. (S)

Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).

Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.

The northern side boundary has minimal glazing proposed – narrow full height windows to capture northern light into the rear living areas of the dwelling. These face the neighbouring properties' yard space and secondary dwelling at the rear – which is elevated. The proposed fencing and existing pergola structure provides adequate screening between the two buildings.

The west facing stacking and sliding doors facing the deck overlook the subject properties garden and although elevated are a significant distance from the rear boundary.

C1.6 Acoustic Privacy

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)

Noise is not to be offensive as defined by the Protection of the Environment Operations Act 1997, including noise from plant, equipment and communal or private open space areas (S)

Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.

The proposed works intend to enhance the living areas for the occupants and retain the existing bedroom to the front of the house. The front setback to the main road is generous and there is extensive planting between the dwelling and the road.

C1.7 Private Open Space

Dwellings are provided with a private, usable and well-located area of private open space for the use and enjoyment of the occupants. (S)

Private open space is integrated with, and directly accessible from, the living areas of dwellings. (S)
Private open space receives sufficient solar access and privacy. (En, S)

Private open space shall be provided as follows:-

a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-

Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No

more than 75% of this private open space is to be provided in the front yard.

Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).

Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.

Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).

Private open space should be located to the rear of the dwelling to maximise privacy for occupants.

Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.

A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.

Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.

An accessible and usable area for composting facilities within the ground level private open space is required.

The proposal does not seek to alter the existing private open space of the dwelling and will continue to comply with these controls.

C1.12 Waste and Recycling Facilities

All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan

Refer to the submitted Waste Management Plan included in the application

C1.23 Eaves

Housing that reflects the coastal heritage and character of Pittwater. (S)

Optimise roof forms. (S)

Appropriate solar access and shading is achieved. (En)

Dwellings shall incorporate eaves on all elevations.

Eaves must be a minimum of 450mm in width, excluding any fascia/barge boards and gutters.

The property has existing 450mm wide eaves. The rear west facing stacking and sliding doors require additional 450mm wide shade projections as per the BASIX requirements.

D9 Mona Vale Locality

D9.1 Character as viewed from the public space

To achieve the desired future character of the Locality.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment. (En, S, Ec)

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation. (En, S, Ec)

High quality buildings designed and built for the natural context and any natural hazards. (En, S)

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum. (S)

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land. (EN, S)

Controls

Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.

Walls without articulation shall not have a length greater than 8 metres to any street frontage.

Any building facade to a public place must incorporate at least two of the following design features:

entry feature or portico;

awnings or other features over windows;

verandahs, balconies or window box treatment to any first floor element;

recessing or projecting architectural elements;

open, deep verandahs; or

verandahs, pergolas or similar features above garage doors.

The bulk and scale of buildings must be minimised.

Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place. Parking structures should be located behind the front building line, preferably set back further than the primary building, and be no greater in width than 50% of the lot frontage, or 7.5 metres, whichever is the lesser.

Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.

The existing cottage remains mostly unchanged at the front except for the replacement of the two windows facing the street – these are to be replaced with new aluminium framed windows incorporating louvres for improved natural ventilation. Repositioning of the windows to be centred with the existing hipped roof line and/or centred within the room improves the front façade's appeal.

The cottage is modest in size and whilst it can't be seen from the main road, presents beautifully amongst considered landscaping once it comes into view for anyone accessing the site.

D9.3 Building Colours and Materials

Achieve the desired future character of the Locality.

The development enhances the visual quality and identity of the streetscape. (S)

To provide attractive building facades which establish identity and contribute to the streetscape.

To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.

The colours and materials of the development harmonise with the natural environment. (En, S)

The visual prominence of the development is minimised. (S)

Damage to existing native vegetation and habitat is minimised. (En)

External colours and materials shall be dark and earthy tones as shown below:



White, light coloured, red or orange roofs and walls are not permitted:



Finishes are to be of a low reflectivity.

Council may consider lighter coloured external walls (excluding white) only for residential development within Area 3 on the Landscaped Area Map, and for non-residential development in areas that are not visually prominent.

The existing house colours are a pale blue with white trims – these colours are the preference of the occupants and provide a desired casual beach style feel to the cottage. The property is located within Area 3 on the Landscape Area Plan and is not visible from the busy main road of Barrenjoey Road and so we seek an exemption to the control based on the accepted variation criteria.

D9.6 Front Building Line

Achieve the desired future character of the Locality. (S)

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

The amenity of residential development adjoining a main road is maintained. (S)

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

Vehicle manoeuvring in a forward direction is facilitated. (S)

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

The minimum front building line shall be in accordance with the following table.

<i>Land</i>	<i>Front Building Line (metres)</i>
<i>Land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road</i>	<i>10 or established building line which ever is the greater</i>

Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.

Where new streets or accessways are proposed in residential flat buildings and multi dwelling housing development, a minimum front setback of 3 metres must be provided between the carriageway and dwellings.

The front setback to the street remains unchanged but complies with this control.

D9.7 Side and Rear Building Line

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

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

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

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

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

Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)

Flexibility in the siting of buildings and access. (En, S)

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

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

The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:

Land	Side & Rear Building Line Setback (metres)
Land zoned R2 Low Density Residential, R3 Medium Density Residential, or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)

The existing side boundary setback to the South remains unchanged at 3.2m. The side boundary set back to the North is 1.4m so is consistent with this control. The rear boundary setback exceeds the required 6.5m setback.

D9.9 Building Envelope

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

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

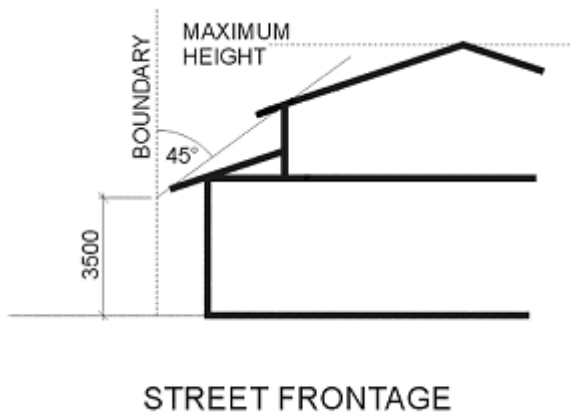
The bulk and scale of the built form is minimised. (En, S)

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

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

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

Buildings are to be sited within the following envelope:



The existing and proposed dwelling areas are all single level in nature and comply with the required building envelope controls.

D9.10 Landscape Area General

Achieve the desired future character of the Locality. (S)

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

A reasonable level of amenity and solar access is provided and maintained. (En, S)

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

Conservation of natural vegetation and biodiversity. (En)

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

To preserve and enhance the rural and bushland character of the area. (En, S)

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

Controls

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

The proposal does not seek to alter the existing landscaping on the site – rather it is retained in all instances.
The resulting landscape area is 53.5%

The use of porous materials and finishes is encouraged where appropriate.

The existing gravel driveway remains unchanged

Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

The resulting landscape area is 53.5%

D9.12 Fences General

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

To ensure fences compliment and conserve the visual character of the street and neighbourhood.

To define the boundaries and edges between public and private land and between areas of different function.

To contribute positively to the public domain.

An open streetscape that allows casual surveillance of the street. (S)

Fences, where provided, are suitably screened from view from a public place. (S)

Safe sight distances and clear view of the street (including to and from driveways) for motorists and pedestrians. (S)

Unhindered travel for native animals and pedestrians. (S)

To ensure heritage significance is protected and enhanced. (S)

To ensure an open view to and from the waterway is maintained. (S)

Controls

a. Front fences and side fences (within the front building setback)

Front and side fences (within the front building setback) shall:

- *not exceed a maximum height of 1 metre above existing ground level,*
- *be compatible with the streetscape character, and*
- *not obstruct views available from the road.*

Fences are to be constructed of open, see-through, dark-coloured materials.

Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.

Original stone fences or stone fence posts shall be conserved.

b. Rear fences and side fences (to the front building line)

Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.

The existing fencing remains unchanged and complies with this control.

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

To achieve the desired future character of the Locality.

To protect and minimise disturbance to natural landforms.

To encourage building design to respond sensitively to natural topography.

Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.

Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.

In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.

Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.

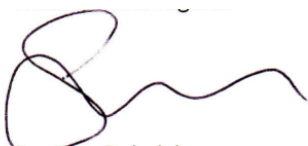
The proposed works comply with this control.

7. Conclusion

This assessment concludes that the proposed enhancements to the existing residential dwelling are considered to be appropriate in scale, form and design for the area and are consistent with Council's planning policies to provide life changing accommodation for the owners of the property.

The application should therefore be supported by Northern Beaches Council.

Thanks + kind regards

A handwritten signature in dark ink, appearing to read 'Suzanne Hart', with a stylized, flowing script.

Suzanne Hart
Principal