



**Statement of  
Environmental  
Effects  
at  
34 Turimetta St Mona Vale,  
Mona Vale  
NSW 2103  
For  
Chris & Tina Lidden**

---

**RAPID PLANS**

---

ABN:  
ADDRESS: PO Box 6193 French's Forest D.C 2086  
TELEPHONE: (02) 9905-5000  
FAX: (02) 9905-8865  
EMAIL: gregg@rapidplans.com.au  
Builders Lic No: 82661c

---

Issue 1.00  
Wednesday, April 7, 2021  
©RAPID PLANS

# TABLE OF CONTENTS

1	INTRODUCTION .....	3
2	THE EXISTING BUILDING .....	4
2.1	Site .....	4
2.2	Local Authority .....	4
2.3	Zoning .....	4
2.4	Planning Controls .....	4
2.5	Context and Streetscape .....	5
2.6	Existing Areas of the Dwelling .....	5
2.7	Existing off-street parking .....	5
2.8	Existing Landscaping .....	5
3	THE PROPOSAL .....	6
3.1	Features of the Proposal .....	6
3.2	Present and Future uses of the Residence .....	7
3.3	Purpose for the additions .....	7
3.4	Materials and finishes proposed to be used .....	7
3.5	Height .....	8
3.6	Site Controls .....	8
3.7	Setbacks and Siting .....	9
3.8	Access and Traffic .....	12
3.9	Privacy, Views and Outlook .....	12
3.10	Solar Access and Overshadowing .....	12
3.11	Acoustic Privacy .....	12
3.12	Water Management .....	12
4	ENERGY EFFICIENCY .....	13
4.1	Orientation .....	13
4.2	Passive Solar Heating .....	13
4.3	Passive Cooling .....	13
4.4	Natural light .....	13
4.5	Insulation and Thermal Mass .....	13
4.6	Waste Management .....	14
4.7	Siting and Setback .....	14
4.8	Building Form .....	14
4.9	Roof Form .....	14
4.10	Walls .....	14
4.11	Windows and Doors .....	15
4.12	Garages and Carports .....	15
4.13	Colour Scheme .....	15
4.14	Fences and Gates .....	15
4.15	Garden Elements .....	15
5	CONCLUSION .....	16
5.1	Summary .....	16
6	APPENDIX 1 – Schedules .....	16
6.1	Schedule of finishes .....	16
6.1.1	Wall .....	16
6.1.2	Gutter .....	16
6.1.3	Deck Posts .....	16
6.1.4	Door frame .....	16
6.1.5	Door .....	16
6.1.6	Window .....	16
6.1.7	Roofing .....	16

## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 34 Turimetta Street 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.

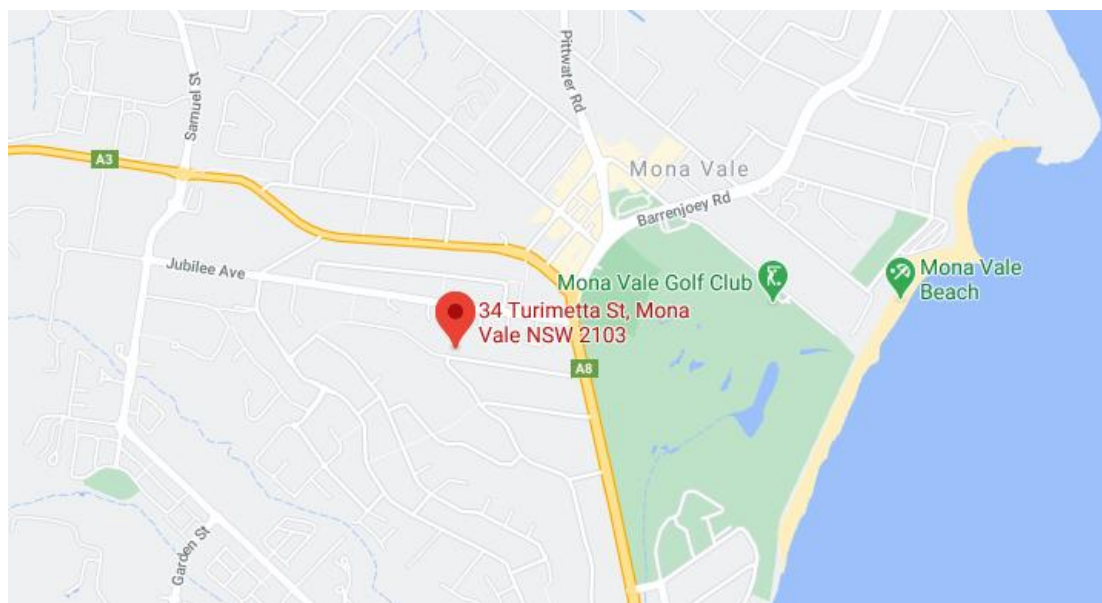
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the eastern side of Turimetta Street in the residential neighbourhood of Mona Vale.

Site Address: No 34 Turimetta Street, 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 3 DP.513767 known as 34 Turimetta Street, Mona Vale, has a Zoning of R2 low Density Residential. 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 two 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 two storey dwelling with concrete parking area to the front.

## ***2.7 Existing off-street parking***

There is parking available for multiple cars on the existing concrete drive. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property consists of small hedge planting along the front & western side boundaries with a grassed area to the eastern side of front yard of the property. There is grass between the primary & secondary dwellings with small shrubs to the rear boundary. 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 remain a double storey building with single storey secondary dwelling to the rear with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties with proposed works reflecting the existing built form. The proposed works provide refurbished internal areas to the ground floor with a small front addition for the two front bedrooms to the existing building line & a rear addition to the existing rumpus & laundry areas along with an extended living area to the rear flowing onto a new rear deck & BBQ area with stairs & steppingstones leading to a new pool enclosure. The existing upper floor provide reconfigured kitchen, living, dining, bathroom & a master suite to the western side. The existing first floor rear deck is proposed to be extended along the width of the dwelling & out over the ground floor deck with stairs down to the rear yard area & a vergola to the western side of the ground floor deck. The existing pitched roof is to have the tiles replaced with sheet metal & extended front & rear with skylights added for additional light to the first-floor areas. A new carport is proposed over the existing gravel parking area with a sheet metal roof in keeping with the dwelling.

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 front carport
- New ground floor front addition for bedrooms
- New ground floor rear addition for the rumpus, laundry & living room
- New ground floor rear deck & BBQ area with vergola over
- New 1<sup>st</sup> floor addition with rear deck extension & stairs to rear yard
- New sheet metal roof on existing roof frame with front & rear roof additions & skylights
- New sheet metal apron roof over ground floor bedrooms to match existing
- New pool, pool surround & pool safety barrier

**Internally the proposal encompasses:**

- New ground floor Bed 2 & 3 to front
- New ground floor addition for living to rear
- New ground floor addition to rumpus & laundry with a WC added to rear
- New 1<sup>st</sup> floor master bed, ensuite, robe & family bathroom
- New 1<sup>st</sup> floor reconfigured kitchen with walk in pantry, dining, & living

**3.2 Present and Future uses of the Residence**

The present use of the residence is as a detached private residence & secondary dwelling 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 ground floor additions, to be more usable for the owner's family. Bed 2 & 3 is to use the existing sitting room with the new living room replacing an existing bedroom to allow for improved circulation to the proposed rear deck. The addition to the existing rumpus & laundry allows for a larger laundry & a new WC. A new pool & pool deck is proposed in centre 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 northern aspect 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:

Rendered masonry exterior walls to match existing

Alloy windows & doors to match existing

Sheet metal roofing on existing roof frame with new roof additions to match

Alloy vergola to manufacturers details

Tiled ground floor deck

Timber 1<sup>st</sup> floor deck

### **3.5 Height**

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

### **3.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	916.9 sq m	-
GFA (Gross Floor Area) Primary Dwelling	245.46 sq m	-
Height	7.689m	8.5m
Built upon area	448.61 sq m	458.45 sq m (max)
Landscaping & Landscape Treatment	471.21 sq m	458.45 sq m (min)

The proposal is clear of the 8.5m height limit as well as conforming to the minimum 50% landscaped area which includes the proposed pool under the allowance of 6% of site area to be included in the overall landscaped area under PDCP21 The existing amenity & solar access is largely maintained for the subject property with no adverse impact to adjoining properties.



### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	9.889m (Gnd Flr Existing) 3.493 m (Prop. Carport)	6.5m
Rear Set Back	27.913m (Gnd Rear) 11.926m (Pool)	6.5m
Side Set Back	1.310m (Pool) 1.022m (Carport) 1.990m (Gnd East Exist) 1.588m (Gnd West)	1m & 2.5m

The setbacks for the pool & primary residence will remain consistent with the existing dwelling & adjacent properties & maintains the openness of the property. A concession is requested for an encroachment into the side setback for the proposed north-east corner of the existing rumpus of 1.990m & the proposed carport into the front setback. The NE corner of the rumpus does not create any adverse impact to neighbouring properties as there is no windows facing the side boundary in the encroachment & the brick cavity walls providing excellent acoustic privacy. The encroachment uses part of the existing concrete paved area & does not detract from the landscaping on the property. Although the carport protrudes into the front setback, the hardstand parking spaces are in keeping with other properties along Turimetta Street & the proposed carport is in keeping with other carports within the front setback along Turimetta Street including street view photos of the properties on the next page. It is in our opinion that the parking is in line with the desired future character of the locality as the proposal is in keeping with other properties with similar parking arrangements along the streetscape. The encroachments do not create any adverse impact of views or vegetation as a gravel parking space is already in use in the carport location.



No.30 Turimetta Street front carport



No.16 Turimetta Street front carport & hardstand area





No.22 Turimetta Street front hardstand area



No.87 Elimatta Road front hardstand area

There is a small side encroachment of the first floor rear deck (1.99m wall-bdy) as the eastern elevation has been designated as the 2.5m side setback. There is no increased loss of privacy or overlooking as a rear deck is existing & the small addition of 900mm + a landing is a prolongation of the existing deck & aligns with the existing house eastern. It is our opinion that the encroachments are reasonable &

achieve the outcomes outlined in PDCP21.

### ***3.8 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Turimetta Street is to be maintained with the driveway. The proposed carport is 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 34 Turimetta Street 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 privacy maintained to the eastern neighbouring property & the deck additions are behind the rear building line of the western neighbouring property with the views largely towards the new pool area in the back yard. The masonry walls provide a barrier to the neighbours on the adjacent boundaries and the new rear pool area does not directly impact neighbouring properties as it is centrally located within the subject property.

### ***3.10 Solar Access and Overshadowing***

The site slopes from the south to north. The location of the proposed additions 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 easterly & westerly adjacent properties.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The 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 to the rear of the property.

## **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 northerly aspect.

### ***4.2 Passive Solar Heating***

The living spaces have timber & concrete floors with 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 first floor rear deck is to have a sheet metal roof over 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 Insulation and Thermal Mass***

The development will be constructed from a masonry, concrete & 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 R1.74 75mm foil backed blanket, R1.3 batts to the suspended floor and where necessary to the party walls.

## **4.6 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.

## **4.7 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. 34 Turimetta Street is a good example of this in that it has its car parking in the proposed carport 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 proposed additions to the property 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.

## **4.8 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 are rendered masonry walls with the proposed exterior walls to match existing to create a modern design that suites the area.

## **4.9 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 remove the tiles & replace with sheet metal on the existing frame & extend the front & rear to match. The front apron roof over the ground floor bedrooms & the proposed carport are to match for a consistent roof form.

## **4.10 Walls**

A distinctive feature of the Mona Vale house is that the walls are constructed from rendered masonry. The proposed exterior walls are to be rendered to create a modern seamless finish to the property.

#### ***4.11 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 34 Turimetta Street 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.

#### ***4.12 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 proposes a new front carport with parking available for 2 vehicles.

#### ***4.13 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

#### ***4.14 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.

#### ***4.15 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 34 Turimetta Street 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. Masonry 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	Rendered	Paint	Match existing
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