

Statement of Environmental Effects

For

Proposed Change of Use at 21 Crescent Road
Mona Vale NSW 2103.

For

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Rev A

DA - Change of Use Application

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1.0 INTRODUCTION

The following Statement of Environmental Effects accompanies drawings 1092-DA-00 through DA-06, dated July 2021, showing proposed change of use at **21 Crescent Road NSW 2103**.

This Statement of Environmental Effects has been prepared to address the relevant points of the following documents:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2000.*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *Pittwater Local Environmental Plan 2014.*
- *Pittwater 21 Development Control Plan 2014.*

2.0 PROPERTY DESCRIPTION & LOCALITY

The site is located at 21 Crescent Road, Mona Vale, NSW 2103. Described as, Lot 1, DP 200907. Refer to Figure 1, Location Plan. The property is zoned E4-Environmental Living under the Pittwater Local Environmental Plan.

The site is not listed as a heritage item and is not identified as being bushfire prone land. The site is identified on the Pittwater Biodiversity Map as a Wildlife Corridor.

The site is not identified on Council's Geotechnical Hazard Map as an area of concern. The site is identified on the Acid Sulphate Soils Map as Class 5.

The site is currently developed with a two storey freestanding brick & weatherboard dwelling with a tile roof. A detached studio exists in the rear of the property.

The property is a corner block, the primary frontage is to Crescent Road with Phillip Road being the secondary road.



FIGURE 1: LOCATION PLAN.



Source: eservices1.warringah.nsw.gov.au



FIGURE 2: EXISTING DETACHED STUDIO

3.0 THE SURROUNDING ENVIRONMENT

The general vicinity of the site is characterised by a mix of two storey residential dwellings, in a variety of architectural styles. The varying age of development and additions and alterations in the area has resulted in a mix of materials and finishes. The surrounding properties comprise a range of original style dwellings with an emergence of modern dwellings, additions and the introduction of Secondary Dwellings.

4.0 PROPOSAL

This proposal is for a change of use from a detached studio to a secondary dwelling.

5.0 DEVELOPMENT CONTROLS

The relevant planning controls concerning the proposed change of use submission are outlined below.

5.1 SEPP (Building Sustainability Index: BASIX) 2004.

A BASIX Certificate is not required.

5.2 Pittwater 21 Development Control Plan (DCP)

The Pittwater 21 Development Control Plan (DCP), provides for a range of outcomes and controls which form the basis for the proposed change of use.

The relevant performance based controls under the DCP are discussed below:

5.2.1 (C1.11) Secondary Dwelling

The floor space of the existing detached studio is 43.9m².

The proposal allows for a kitchenette and laundry facilities.

6.0 CONCLUSION

This Development Application is for a Change of Use for the existing detached studio to be a Secondary Dwelling.

It is considered that the proposal, which seeks consent for a change of use for an existing detached studio will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area.

As the proposed change of use will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining dwellings, the approval for change of use under the delegation of Council is requested.