

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA **DA 2018/0423**

**PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING
RESIDENCE
AT**

1 / 2 DARLEY STREET EAST, MONA VALE
LOT 1 SP 19795

Prepared By *JJ Drafting*

August 2020

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 800/20, drawing numbers DA.01 to DA.9 dated May 2020 and amended date 29/7/20 to detail proposed modifications to the approved alterations and additions to an existing residence at ½ Darley St East, Mona Vale.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # *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*
- # *Pittwater Local Environmental Plan 2014*
- # *Pittwater 21 Development Control Plan 2014*

2) The Proposed Modifications

DESCRIPTION

As detailed within the accompanying plans, the proposal seeks approval for modifications to the approved DA for additions and alterations to an existing dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014.

The proposed modifications are as follows:

Ground Floor Level

NO CHANGE TO THIS LEVEL

First Floor Level

- # Floor level raised by 90mm, from RL7.27 to RL7.36
- # Balcony level raised by 90mm , from RL7.17 – RL7.26
- # Middle Post deleted from balcony

Second Floor Level

- # Floor level raised by 250mm, from RL10.12 to RL10.37
- # Balcony level raised by 100mm , from RL10.17 – RL10.27

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R3 Medium Density Residential under the provisions of the PLEP 2014. The proposed modifications to the approved alterations and additions to the existing dwelling are permissible with the consent of council.

4.2 State Environmental Planning Policy (Building Sustainable Index: 2004)

The proposal will NOT require an amended BASIX certificate with this application

Clause 7.1 – Acid Sulphate Soils

The site is identified as being within Class 4 and 5 Acid Sulphate Soils Area. The proposed modifications will not provide for any excavations of the site, and it is therefore not anticipated that the acid sulphate soils will be encountered or disturbed.

Clause 7.2 – Earthworks

The proposed modifications will not require any excavation of the site.

Clause 7.3 – Flood planning

A flood evaluation was submitted with the DA. Given that the proposed modifications are within the existing building footprint of the residence, it will not affect the flood information as recommended in the report. All works are above the flood planning level.

Clause 4.3 - Height of Building

Maximum building control is 8.0m above the flood planning level.

The proposed modificationS WILL NOT INCREASE THE HEIGHT OF THE BUILDING

Clause B4.5 – Landscape and flora and Fauna Enhancement Category 3 Land

There will be no effect to the flora and fauna from the proposed modifications.

Clause B6.1 - Access Driveways and Works on the Public Road Reserve – Low density Residential

There will be no change from the approved DA – **NO CHANGE**

Clause B6.2 - Internal Driveways - Low density requirements – **NO CHANGE**

There will be no change from the approved DA

4.3) Mona Vale Locality (A4.9)

Desired Future Character

It is proposed modifications to the approved alterations and additions are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed modifications which are very minor respect the scale and form of other new and existing developments in the vicinity and therefore compliment the locality.

The proposed modifications will maintain generous areas of soft landscaping. **There will be no change to the landscaping area.**

The proposed modifications will maintain existing views and amenity from adjoining properties

The proposed modifications will not have any significant or adverse impact on the neighbouring properties.

The proposed modifications will not result in additional run-off to adjoining properties.

The proposed modifications will not place additional demands on local infrastructure or on the sewage disposal system for the site.

4.4 Development Standards and the effects of the development

a) Landscaped Area (D9.10) – General – NO CHANGE

The required controls to achieve the outcomes are to limit residential development in order to maintain a minimum landscaped area of 50% of the site area.

Site area is 695.5m²

Minimum Landscape area requirement	50%	347.75sqm
Existing Landscape area	34.7%	241.68sqm
Proposed total landscape area	36.5%	254.23sqm
(including 6% of impervious site area to outdoor recreational use)		

Existing hard surface area -----453.82sqm

Hard surface area to remain-----440.52sqm

THERE WILL BE NO CHANGE TO THE LANDSCAPING AREA DUE TO PROPOSED MODIFICATIONS

b) Side and Rear building line requirements (D9.7 side and rear)

Side setback

The required side setback control is 1.0m to one side and 2.5m to the other.

North West side setback -----3.225m ----**NO CHANGE**

South east side setback -ground floor level -----2.20m – **NO CHANGE**

South east side setback -first floor level balcony extension ----1.15m – **NO CHANGE**

The width of the balcony addition matches the approved balcony/stair landing

South east side setback -second floor level -----1.15m – **NO CHANGE**

To match width of the first floor balcony.

South east side setback -to exterior stair -----1.15m – **NO CHANGE**

Rear Setback

The rear setback control is a minimum of 6.5 m

Rear setback -----3.67m – **NO CHANGE**

c) Front Building Line (D9.6) - NO CHANGE

Front setback control is 6.5m

There will be no change to the front building setback

d) Building envelope (D9.9) - NO CHANGE

The control is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed modifications will not change the approved alterations and additions design. There will be no change to the approved wall height and therefore no change to the side building envelope.

e) Scenic Protection – General - NO CHANGE

The proposed modifications to the approved alterations and additions to the existing dwelling will maintain the low- density scale and residential character of the area

f) Visual Privacy (C1.5) – NO CHANGE

The proposed modifications will not affect adjoining dwellings.

g) View Sharing (C1.3) –NO CHANGE

The proposed modifications will not affect adjoining dwellings.

h) Solar Access (C1.4) – NO CHANGE

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of the proposed modifications.

i) Private Open Space (C1.7) - NO CHANGE

There will be no change to the private open space area due to the proposed modifications.

i) Character as view from a public place (D9.1) - NO CHANGE

It is proposed that the modifications to the approved alterations and additions are consistent with the desired future character, the streetscape and the surrounding properties. The proposed modifications respect the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The proposed modifications achieve compliance in that it demonstrates an articulated form and is a modest extent to the built form of the dwelling. It is complimentary in terms of bulk and scale to the existing surround developments.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979

5.1) The provisions of any environmental planning instrument

The proposed Modifications are subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21

It is considered that the proposed modifications respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposed modifications to approved alterations and additions to the existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the modifications are compatible with and will complement the character of the area.

The proposed modifications are considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is in the Medium density residential R3 and the proposed modifications are permissible as category 1 development. The site is considered suitable for the proposed development. The proposed modifications to the existing dwelling will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposed modifications.

5.8) The public interest

The proposed modifications will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposed modifications to the approved alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposed modifications are in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed modifications will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposed modifications will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.