

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO EXISTING HOUSE



Lot 1, DP 259940,
22 Samuel Street,
Mona Vale, 2103 NSW

For
G. & I. Stephens

22nd June 2021

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Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for alterations and additions to an existing house at 22 Samuel Street, Mona Vale.

In preparation of this application consideration has been given to:

- Environmental Planning & Assessment Act 1979, as amended.
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

Additional information to support this application includes:

- Survey Plan prepared by DP Surveying dated 24/01/21.
- Architectural Plans, DA.01D - DA.08D prepared by Jo Willmore Designs dated June 2021.
- Basix Certificate A412940
- Stormwater Management Plan prepared by Taylor Consulting Engineers dated 10th May 2021
- Colour schedule dated 22nd June 2021
- Waste Management Plan.



AERIAL VIEW
(SOURCE GOOGLE MAPS)

Existing Use:

Existing Residential Site

Site Analysis:

22 Samuel Street, Mona Vale, Lot 1, DP 259940

Site Area : 810.8 sq.m.

Locality: Mona Vale Locality

Zoned: R2 Low Density Residential

Hazards effecting site: Flood Risk - Low & medium

22 Samuel Street is a regular shaped block with a width of 21.28m and depth of 38.10m. It is situated on the low side of Samuel Street and is relatively flat with a fall from the front western boundary to the rear eastern boundary of approximately 1m.

The existing part two storey/spilt level brick and tile home is situated centrally on site with a pool to the rear yard. A carport is positioned in front of the existing two storey section of house with entry verandah to the single storey section of house. An existing drainage easement approximately 3m wide runs along the northern boundary.

Existing landscaping consists of medium sized shrubs along boundaries, large grassed areas to the front and rear with a number of larger trees along the front boundary screening the house from the street.

The area surrounding the site is characterised by low density residential development with houses ranging in size and style though with both neighbouring homes being two storey dwellings.



VIEW OF EXISTING HOUSE FROM SAMUEL STREET

Design / Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the area by modernising the external appearance of the house in a landscape setting to reflect newer homes in the area while increasing the internal living area and improving the flow from internal living spaces to external entertaining areas including an increased deck area and covered patio.

A summary of the proposed works include

- New first floor addition over the existing living/dining/kitchen to include master bedroom, ensuite, walk in robe, study and spare bedroom
- Modification to existing kitchen level with repositioning of kitchen and entry, removal of walls to open up the living and dining areas to rear deck via larger door and window openings
- increase rear deck area with new roof over part
- replace existing roof over front verandah with new roof pitched to match main house roof
- remove existing carport and extend house to west for new double garage & modification to existing driveway to suit garage levels
- modification to lower floor layout to allow for dedicated bedroom and store
- new tiled slab for rear patio with new single pitched roof over
- removal of wall between two bedrooms to upper floor for larger bedroom and some modifications to other wall positions.
- replacement of all existing house windows
- existing roof tiles to be replaced with new corrugated colorbond roofing
- existing brick walls to be rendered

The new works are positioned so as to limit its impact on the amenity of neighbours. The majority of the new works are over the existing building footprint so as to maintain existing setbacks and as such keep existing view corridors, landscaped areas and privacy to neighbours while minimising any increase in overshadowing to neighbouring properties.

The form of the new works will modernise the house while complimenting the style of neighbouring dwellings. The existing hipped roofs will be extended over the new section of first floor and though the overall height of the dwelling will be increased the stepping in of the new first floor walls from the ground floor will minimise any perceived increase in bulk. The stepping in of the walls, new single storey extension of the garage and maintenance of the open front verandah provides articulation to the front facade. Existing tiled roofs are to be replaced with corrugated colorbond roofing and a mixture of painted weatherboards and rendering of existing brickworks will modernise the home improving the streetscape.

As the majority of planting will be maintained or upgraded including existing trees on the street boundary there will be little change to the landscape character of the site and minimal impact on neighbouring homes ensuring that the built form will not dominate the streetscape.

Pittwater LEP 2014 Considerations (as relevant)

Zone R2 Low Density Residential

The stated objectives of this clause are as follows:

- *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.*

Proposal:

The proposed works will not alter the use from existing residential which is permitted within the zoning. The extension to the existing first floor slightly increases the overall bulk of the home however this is similar to neighbouring homes therefore maintaining the low density and scale of the area. With all of the existing canopy trees and landscaping to be retained or upgraded the existing landscaped character of the site will also be maintained.

Part 4.3 Height of Buildings

The stated objectives of this clause are as follows:

- (a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Pursuant to clause 4.3(2) PLEP 2014 the height of a building on any land is not to exceed 8.5 metres.

Proposal:

Though the house will be maintained as two storey the overall height of the dwelling will be increased with the extension of the upper floor over the existing kitchen/living/dining area. The maximum overall height will be increased by 1.8m and as can be seen in Section A and Section B of the submitted Architectural plans the maximum height above natural ground will now be approximately 8.4m. This is compliant with the maximum allowed overall height of 8.5m.

Part 7.2 Earthworks

The stated objectives of this clause are as follows:

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Proposal:

With the majority of new works being built within the existing building footprint little excavation is required. Some minor excavation will be required for new footings to the extended garage and rear deck area however this will not impact on drainage or stormwater flow and there will be no detrimental effect on neighbouring properties or soil stability.

Part 7.3 Flood Planning

The objectives of this clause are to

- to minimise the flood risk to life and property associated with the use of land,*
- to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- to avoid significant adverse impacts on flood behaviour and the environment.*
-

Proposal:

Under Northern Beaches Council Flood Hazard Map 22 Samuel Street is nominated as being in a low & medium risk flood precinct. The area of the site which is indicated as being flood effected is only a small section running along the northern boundary. As this area is already restricted from any built form due to a drainage easement no work is proposed in this area and as such there will be no risk to life or property or impact on the flood behaviour from the proposed works.

Pittwater 21 DCP Considerations (as relevant)

SECTION A LOCALITIES

A1.7 - Mona Vale Locality

Desired Future Character

The Mona Vale locality will contain a mix of residential, retail, commercial, industrial, recreational, community, and educational land uses.

Existing residential areas will remain primarily low-density with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in

conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations.....

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.....

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Proposal:

The proposal is consistent with the desired Character of Mona Vale locality. It will not alter the use from existing residential, maintaining the low density and scale of the area.

With the extension of the first floor there will be an increase in built form however the retention of the open front verandah, the extension of the garage and stepping in of the new first floor from the ground floor will provide articulation to the existing front facade while retaining the two storey presence from the street, similar to neighbouring homes. With works to be constructed primarily over existing built upon area there will be little impact on existing planting with all canopy trees and garden areas retained or upgraded therefore maintaining the existing landscape character of the site providing a streetscape where the house blends with the natural and surrounding environment.

SECTION B GENERAL CONTROLS

B3 - Hazard Controls

Flood Prone Land

Under Northern Beaches Council Flood Hazard Map 22 Samuel Street is nominated as being in a low & medium risk flood precinct. The area of the site which is indicated as being flood effected is only a small section running along the northern boundary. As this area is already restricted from any built form due to a drainage easement no work is proposed in this area and as such there will be no risk to life or property or impact on the flood behaviour from the proposed works.

B4 - Controls relating to natural environment

Landscape and Flora and Fauna Enhancement Works

As the majority of new works are over existing built upon areas and no canopy trees are proposed to be removed there will be little impact on established landscaping therefore no impact on any existing habitat for threatened, endangered or local species.

B5 - Water Management

Stormwater

A stormwater concept drainage plan prepared by Taylor Consulting Engineers forms part of this application. Stormwater from the house will be directed to new lines that will connect to the existing line within the easement which runs along the northern boundary.

B6 - Access & Parking

Access Driveway

The existing driveway crossover will remain.

Internal Driveways

The existing driveway will be replaced to suit the level of the extended garage. With a fall of less than 1:20 for the entire length of the driveway it will comply with all relevant Australian standards.

Off - Street Vehicle Parking Requirements

The existing garage will be extended and provide for 2 parking spaces behind the building line.

B8 - Site Works Management

Excavation and landfill

Minimal earthworks are required and are limited to areas for slab and wall footings. All will be done in accordance to engineers details and will have no adverse impact on adjoining land with the stability of the site maintained.

Waste Minimisation

New and waste materials will be stored onsite as documented. Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. Appropriate waste management procedures will be implemented during the construction phase.

Erosion and Sedimentation

Suitable erosion and sedimentation control measures will be undertaken during construction.

SECTION C DEVELOPMENT TYPE CONTROLS

C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

Landscaping

As noted above the majority of the proposed works are to be over existing hard surfaced areas therefore there will be little impact on existing landscaping. Some small shrubbery will need to be removed adjacent to the rear deck and patio area however no canopy trees are proposed to be removed. Existing and upgraded planting will continue to provide a screen of the built form from the house and will act as buffer zones between built form and neighbouring homes

View sharing

Due to the topography of the site and established landscaping, district views are limited from any of the neighbouring properties and with the proposed works maintaining established setbacks and stepping new works in from existing ground floor walls there will be no impact on existing views experienced from neighbouring homes allowing for the retention of any view corridors.

Solar Access

As can be seen from the submitted shadow diagrams the proposed works will have minimal impact on neighbouring homes in terms of increased overshadowing. There will be a small increase during early morning of midwinter on 20 Samuel Street northern wall however there will be no increase in overshadowing on existing north facing windows. The majority of increased overshadowing will fall on existing landscaped areas. At no time during mid winter will sunlight to windows of the principal living areas to neighbouring dwellings be reduced to less than 3hrs due to overshadowing from proposed works nor will sunlight to private open spaces be reduced to less than 50%.

Visual Privacy

The proposed works to the house have an orientation such that the majority of the new windows will face either the front or rear of the site having no impact on the privacy of neighbours and with the retention of existing planting along all boundaries means that the privacy presently experienced by neighbouring properties will be maintained.

Acoustic Privacy

No adverse noise is anticipated from a typically domestic use.

Private Open Space

A minimum of 180 sqm of private open space in landscaped gardens with a northerly aspect will be available to the rear yard of the dwelling accessed via internal living areas. This is in addition to the existing pool and paved area.

Waste & Recycling Facilities

A waste management plan forms part of this application outlining appropriate procedures that will be implemented during the construction phase to minimise any waste. Area along the southern side passage is available for bin storage with household waste removed by council garbage collection service.

SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D9 - Mona Vale Beach Locality

D9.1 Character as viewed from a public Space

Proposal:

The proposed works will maintain the house as two storey and is consistent with the scale and bulk of nearby dwellings. The design incorporates varying roof and wall heights, setbacks and open decks which will provide modulation to not only the street scape but the rest of the house. The use of a variety of light-weight and masonry walls will enhance the visual impact of the house when viewed from the street and with existing landscaping to be retained the house will be maintained as a low density development within a landscape setting which is compatible with the desired future character of the Mona Vale locality.

D9.2 Scenic Protection General

Proposal:

As documented above the proposed works maintain a two storey dwelling within an existing landscape setting achieving the desired future character of the locality. With all existing canopy trees to remain and providing a screen of the house from the street the built form will not dominate the landscape setting.

D9.3 Building colours and materials

Proposal:

Refer to the colour schedule. Dark tones have been chosen for both walls and roof so as to achieve a built form which is recessive, compliments other homes in the immediate area, and harmonises with the natural environment therefore achieving the outcome of this control.

D9.6 Front Building Line

Control: The minimum front building line shall be in accordance with the following table. -6.5, or established building lines, which ever is the greater.

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

Proposal:

The existing carport which has a front setback of 4.1m is to be removed and the existing garage extended towards the front boundary. The setback from the front boundary is proposed at 6.5m which is compliant with the minimum allowed of 6.5m and is consistent with the front setbacks of neighbouring homes.

D9.7 Side and Rear Building lines

Control: 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:

2.5 at least to one side;

1.0 for other side

6.5 rear (other than where the foreshore building line applies)

Proposal:

There will be no change to setbacks from the side boundaries to the house with the minimum setback from the southern boundary being 2.095m and from the north boundary being 3.315m both of which are fully compliant with the minimum requirement of 1m and 2.5m.

The setback from the rear boundary to the wall of the house will remain unchanged at 17.22m. The setback from the rear boundary to the proposed roofed patio will be reduced to 12.23m. Both setbacks are fully compliant with the minimum required setback of 6.5m.

D9.9 Building Envelope

Control: Buildings are to be sited within the following envelope: Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).

Proposal:

Building envelopes are shown on the submitted architectural drawings and as can be seen all of the proposed works fit within this building envelope.

D9.10 Landscape Area - General

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

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

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

Proposal:

The proposed works will result in a landscaped area of 393 sqm or 48.47% of the site which is slightly lower than the 50% required. However including councils allowance of up to 6% for impervious outdoor recreational areas the rear pool & patio area of 48 sqm can be included taking the total area to 441sqm or 54.40% of the site which is compliant. The front and rear yard will both have significant areas of soft landscaping with new planting to improve the landscape character of the site.

Summary Check List

CONTROL	STANDARD	PROPOSED	COMPLIANCE
Site area (sqm)	-	810.8	
Site Density(dwelling/m2)	1 dwelling/ 700m2	1 dwelling/ 810.8 sqm	existing
Max Building Height	8.5m	8.4m	✓
Front Building Setback	6.5m	6.5m	✓
Rear Building Setback	6.5m	12.23m	✓
South Side Boundary Setback	1.0m	2.095m	✓
North Side Boundary Setback	2.5m	3.315m	✓
Private Open Space (m2)	80m2 with min dim. of 3m	>180m2 to rear of site	✓
Soft landscaped area	50%	54.4%	✓
No. of Car Space Provided	2 space/ dwelling	2	✓

Summary

The proposed alteration and additions to the existing house are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future character of the area. The assessment of the planning controls show that the development does not result in any significant impacts on neighbouring homes and is fully compliant with the general principles and objectives of Pittwater LEP and DCP, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed development maintains the visual pattern and predominant scale of buildings in the locality and the immediate context

Hence, it is my professional opinion that there would be no detrimental impact to the surrounding built and natural environment in this instance.

Jo Willmore
B.Arch

