

# Statement of Environmental Effects

ALTERATIONS & ADDITIONS  
TO AN EXISTING RESIDENCE  
at

Lot 8, DP 1011074,  
9 Maybanke Court  
Mona Vale, 2103 NSW

For  
A. Warne & A. Hughes

## TABLE OF CONTENTS

INTRODUCTION	3
SITE ANALYSIS:	3
DESIGN / STREETScape STATEMENT:	4
PITTWATER LEP 2014 CONSIDERATIONS (AS RELEVANT)	5
Zone C4 Environmental Living	5
Part 4.3 Height of Buildings	5
Part 7.2 Earthworks	5
Part 7.6 Biodiversity protection	6
PITTWATER 21DCP PLAN CONSIDERATIONS (AS RELEVANT)	6
SECTION A LOCALITIES	6
A4.14 - Mona Vale Locality	6
SECTION B GENERAL CONTROLS	7
B4 - Controls relating to natural environment	7
B5 - Water Management	7
B6 - Access & Parking	8
B8 - Site Management	8
SECTION C DEVELOPMENT TYPE CONTROLS	8
C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT	8
Landscaping	8
View sharing	8
Solar Access	9
Visual Privacy	9
Acoustic Privacy	9
Private Open Space	9
Waste and Recycling Facilities	9
SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS	9
D9 - Mona Vale LOCALITY	9
DCP Part D9.1 & D9.2 Character as viewed from a public Space & Scenic Protection	9
DCP Part D9.3 Building colours and materials	10
DCP Part D9.6 Front Building Line	10
DCP Part D9.7 Side and Rear Building lines	10
DCP Part D9.8 Building Envelope	11
DCP Part D9.11 Landscape Area - Environmentally Sensitive	11
SUMMARY	11

## 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 to the existing dwelling at 8 Maybanke Court, 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 Robert Friend Surveys Pty Ltd dated March 2022.
- Architectural Plans, DA.01 - DA.08 prepared by Jo Willmore Designs dated December 2022.
- Basix Certificate A480535
- Finishes schedule dated December 2022
- Waste Management Plan.

## Site Analysis:

9 Maybanke Court, Mona Vale, Lot 8, DP 1011074

Existing Use : Single Residential

Site Area : 772.9 sq.m.

Locality: Mona Vale Locality

Zoned: C4 Environmental Living

Hazards effecting site: Nil known

9 Maybanke Court is situated on the south east side of Maybanke Court. The property is of regular shape with a frontage of 17.03m and a varying depth of between 43.915m and 47.015m. The site is relatively flat with a fall from the rear south east boundary to the front north west boundary of approximately only 0.35m. An existing two storey rendered brick and tiled house is positioned centrally on site however from the street the home appears as single storey. A pool is located in the rear yard with a paved driveway on the north east side of the property providing access to the attached double garage. Landscaped areas consist of flat grassed areas to both the front and rear yard with shrubs and garden beds running along side and rear boundaries. The houses in the immediate area are similar in size and style.



VIEW OF EXISTING HOUSE FROM MAYBANKE COURT

### **Design / Streetscape Statement:**

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area while creating additional internal living space and providing increased area for garaging. The design of the dwelling is sympathetic to the existing development and surrounding area and makes allowances for environmental objectives (ie: solar penetration, cross ventilation, minimising of shadows etc)

A summary of the proposed works include

- Conversion of existing master bedroom, ensuite & robe to garage space
- Existing roof over new garage to be modified to provide for increased ceiling height
- Modification of upper level to increase size of bedroom 2 and add new bath
- Addition to first floor to provide for new master bedroom, ensuite, walk in robe and fourth bedroom

The new works are positioned so as to limit its impact on the amenity of neighbouring properties with all of works to be over existing built upon areas. There will be no increase to the overall height of the dwelling and no changes to existing building setbacks or landscaped areas.

Only a small section of the first floor addition will be visible from the street therefore having little impact on the existing bulk and scale of the dwelling. All materials and roof forms will match that of the existing reflecting the character of the existing house and complimenting that of the homes in the surrounding area.

## Pittwater LEP 2014 Considerations (as relevant)

### Zone C4 Environmental Living

The stated objectives of this clause are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

#### **Proposal:**

The proposed alterations and additions to the existing house are considered to be permissible with the consent of council and will not alter the use from existing residential, maintaining a low density and scale of the area that is consistent with the desired future character of the area.

### 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:**

The proposed works will not increase the overall height of the dwelling and as can be seen by the submitted architectural plans all fall well below the maximum allowed height of 8.5m with a maximum height above natural ground of approximately 7m.

### 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:**

As all proposed works are for the extension of the the upper floor or modification to the existing garage roof no excavation or earthworks are required. There will be no impact on neighbouring homes or natural features of the site including any existing watercourses from the proposed works.

## **Part 7.6 Biodiversity protection**

*The objectives of this clause is to maintain terrestrial, riparian and aquatic biodiversity by*

- *protecting native fauna and flora, and,*
- *protecting the ecological processes necessary for their continued existence, and,*
- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

**Proposal:**

The subject site is identified on council maps as being in a Biodiversity Area, as such the proposed works are to minimise impact on the ecological or habitat value or significance of any flora and fauna on the site. As the proposed works are all above existing built upon area and will not require the removal of any landscaping or canopy trees any existing native fauna and flora habitat will be conserved.

## **Pittwater 21DCP Plan Considerations (as relevant)**

### **SECTION A LOCALITIES**

#### **A4.14 - 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. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.....*

*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 addition to the first floor there will be an increase in built form however with little of the new works visible from the street, the new works kept below the maximum existing building height and stepping of the new first floor walls articulation to all facades of the house will be maintained as will the character of the existing house, complimenting the scale of neighbouring homes. With works to be constructed over existing built upon area there will be no impact on existing planting with all canopy trees and garden areas retained maintaining the existing landscape character of the site also.

## **SECTION B GENERAL CONTROLS**

### **B4 - Controls relating to natural environment**

#### **Wildlife Corridors**

With all proposed works over existing built upon area there will be no impact on existing landscaped area therefore any existing native fauna habitat and wild life corridors will be maintained.

### **B5 - Water Management**

#### **Development on Waterfront Land,**

As all proposed works are over existing built upon area there will be no increase in existing stormwater runoff generated. Stormwater from the new roof will be directed to existing stormwater lines. As no new stormwater lines or excavation is required for the new works any existing natural watercourses will remain as is and no change to the existing quality of water leaving the site.



### **Stormwater**

As stated above the proposed works will not increase the built upon area therefore a new or modified detention system is not required.

## **B6 - Access & Parking**

### **Access Driveway**

The existing driveway crossover is to be retained.

### **Internal Driveways**

The existing driveway is to remain and is constructed in accordance with all relevant Australian standards.

### **Off - Street Vehicle Parking Requirements**

The existing garage provides for two car spaces. The conversion of the existing bedroom to combine with the existing garage will provide for a further two car spaces.

## **B8 - Site Management**

### **Excavation and landfill**

As stated above no excavation or fill is proposed and as such there will be no impact on adjoining land with the stability of the site maintained.

### **Erosion and Sedimentation**

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

### **Waste Minimisation**

Waste Materials to leave site will be separated and taken to appropriate waste management centre to be recycled. New and waste materials stored onsite will be located mostly in the area of the existing driveway or to the paved area in the rear yard so as not to impact on existing landscaped areas. Appropriate waste management procedures will be implemented during the construction phase.

## **SECTION C DEVELOPMENT TYPE CONTROLS**

### **C1 - DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

#### **Landscaping**

As all works are an extension to the upper floor or within the existing built upon area there will be no change to the existing landscaped area with no planting proposed to be removed. The existing landscaped character of the site will remain as is.

#### **View sharing**

As there will be no increase in the overall height of the dwelling it is not anticipated that the proposed works will result in any view loss.



### **Solar Access**

As can be seen from the submitted shadow diagrams there will be little impact on neighbouring properties from increased overshadowing from the proposed works. There will be some increased overshadowing during early morning mid winter to 3 Eric Green Drive however the majority of this shadow falls onto existing roof or onto areas already overshadowed by 3 Eric Green Drives building itself. At no time during mid winter will increased overshadowing reduce the sunlight to private internal or external living spaces of neighbouring dwellings to less than 50% during mid winter.

### **Visual Privacy**

The development has been carefully considered to protect both the neighbours and residents existing level of visual privacy. The new works have been positioned with significant setbacks from side boundaries and new windows oriented towards side boundaries both minimised in number and size so as to limit any potential overlooking.

### **Acoustic Privacy**

No adverse noise is anticipated from a typically domestic use.

### **Private Open Space**

As all the new works are over existing built upon area the existing private open space accessed via the ground floor living/dining room, rumpus room and patio will be maintained providing well over the minimum required area of 80 sqm.

### **Waste and 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 north eastern 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 LOCALITY**

#### **DCP Part D9.1 & D9.2 Character as viewed from a public Space & Scenic Protection**

#### **Proposal:**

The proposed works will maintain the existing scale of dwelling though the new works will increase the home from a single storey to two storey street presence. There will be no increase in overall height maintaining a bulk and scale that is consistent with neighbouring dwellings. The use of varying roof heights and modulation to the front facade minimises the visual impact of the house when viewed from the street and public areas and will be a positive contribution to the area while all existing landscaping will be retained maintaining the existing landscaped character of the site.

## DCP Part D9.3 Building colours and materials

### **Proposal:**

Refer to the colour schedule. The colours proposed will match those of the existing house therefore will maintain the the existing character and harmonise with the surrounding area.

## DCP Part 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:**

There will be no change to the minimum front setback. The setback to the existing garage will remain at 7.68m and the setback from the front boundary to any new works is 12.28m. Both these are greater than the minimum allowed setback of 6.5m

## DCP Part 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:**

No change is proposed to setbacks from the side boundaries to the house. The minimum setback from the north eastern boundary to the house will remain at 0.9m with the minimum setback from the south western side boundary to house to remain at 0.89m. Though the side setbacks do not comply with the requirement of 1m and 2.5m these are existing non compliances and there will be no change to the neighbours amenity or surrounding area.

Significant setbacks from side boundaries have been proposed to the new works so as minimise any impact on neighbouring properties and so as not to exacerbate any impact from the existing non compliances. Setback from the north eastern boundary to the new works on the upper floor is 7.125m and from the south western boundary 4.3m both fully compliant.

The setback from the rear boundary to the house will remain at 14.3m with the setback from the rear boundary to the existing patio being 9m both of which are fully compliant with the minimum required setback of 6.5m.

## DCP Part D9.8 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 proposed works fit within this envelope.

## DCP Part D9.11 Landscape Area - Environmentally Sensitive

*Control: The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area*

**Proposal:**

The proposed works will result in a landscaped area including 6% variation allowed for impervious uncovered outdoor recreational areas of 374 square metres or 48.31% of the site. Though this does not comply with the required 60% this is an existing non compliance, and as there will be no removal of any existing planting or canopy trees with landscape screening between neighbours retained there will be no change to the amenity of the neighbours or surrounding area from the non compliance.

## DCP Part D9.12 Fences - General

**Proposal:**

No change is proposed to existing fencing

## Summary

The proposed addition is designed to enhance and integrate within the local context and is therefore consistent with the existing and desired future character of the area. The design takes into consideration neighbouring dwellings with regard to access to light, ventilation, views, and bulk and scale and there are no adverse effects from the proposed development on the environment, either biophysical, economical, or social. The proposed development is therefore consistent with the objectives of Pittwater Council's LEP and DCP and we feel suitable for approval.

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