



STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations & Additions
to Dual Occupancy

9 Rowan Street,

Mona Vale

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Suite 1, 9 Narabang Way Belrose NSW 2085

Phone: (02) 9986 2535 | Fax: (02) 9986 3050 |

www.bbfplanners.com.au

Statement of Environmental Effects

Alterations and additions to Dual Occupancy

9 Rowan Street, Mona Vale

By **William Fleming**

BS, MPLAN
Boston Blyth Fleming Pty Ltd
(ACN 121 577 768)

Suite 1/9 Narabang Way
Belrose NSW 2085

Tel: (02) 99862535

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1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application proposing alterations and additions to the dual occupancy including a new replacement carport at 9 Rowan Street, Mona Vale.

The proposal is a site specific design that achieves modest alterations and additions which will improve the amenity for the occupants. The works have been designed to minimise amenity impacts to surrounding neighbours with regard to privacy and overshadowing, in particular. The development will also increase soft landscaping across the site from the existing non-compliant level. This will contribute positively to the local environment and conforms with the desired future character of the area.

In addition to the Statement of Environmental Effects, the application is also accompanied by the following:

- Survey Plan
- Architectural drawings
- Basix Certificate
- Stormwater Management Plans

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

- Environmental Planning and Assessment Act, 1979;
- Pittwater Local Environmental Plan 2014;
- Pittwater Development Control Plan 2014;
- State Environmental Planning Policy (Sustainable Buildings) 2022;

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed works are compatible with the desired future character of the Mona Vale locality.
- The proposed works will not have a significant adverse impact on the environmental quality of the land and the amenity of surrounding properties.

- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

2.1.1 The Site

The application relates to Lot 3 in DP 206600, 9 Rowan Street, Mona Vale. A location map is included as **Figure 1**.



Figure 1: Site Location (Source: Six Maps)

Number 9 Rowan Street is part of a 3 lot battle-axe subdivision arrangement. The subject site is situated at the end of the battle-axe with access provided from Rowan Street.

The site has a total area of 1141m² which includes the access handle. The area of the site minus that access handle totals 879.7m². The geometry of the site is irregular and pentagonal in shape.

The existing development on site comprises a 2 storey dual occupancy with a detached metal shed. We note that the site has approval for its use as a dual occupancy (NO0068/12).

The site is located in an established residential area and adjoins site located on Pittwater Road, Elimatta Road as well as Rowan Street. Mona Vale local centre, public transport connections and public recreational amenities are in close proximity to the site.

The site is generally free of constraints with the topography being relatively level and has no significant trees in proximity to the proposed works. The site is mapped as flood affected however only a minor portion of the site is included and is outside the proposed alterations and additions.

2.1.2 The Locality

Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue..

Due to the topography, some significant views can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.

3 Description of Proposed Development

3.1 Details of the Proposed Development

This application proposes minor demolition to facilitate the proposed works and will include the detached shed. The works are detailed on the architectural plans provided by Pittwater Design & Draft. Specifically, the works include:

Ground Floor:

- New double carport which seeks to replace the existing. Additional storage opportunities are provided within the new carport.
- Lift to provide access to the first floor from the carport
- Addition of a master bedroom with WIR and patio area

First floor:

- New balcony
- 2 additional bedrooms
- Reconfiguration to create a laundry

This proposal is accompanied by a BASIX Certificate detailing compliance with the energy efficiency standards. Stormwater and landscape plans are also provided within the architectural set.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

4.1 Pittwater Local Environmental Plan 2014

The Pittwater Local Environmental Plan 2014 is the principal local planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below.

4.1.1 Zoning and Permissibility

As previously noted the site is zoned R2 Low Density Residential Zone pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

Dual Occupancies are permissible with consent in the C4 zone. The specific objectives of the zone are identified 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.*

This application seeks consent for alterations and additions to an existing dual occupancy development. The dual occupancy development was approved in 2012 (N0068/12) and understand that an occupation certificate was obtained with regard to the construction certificate (CC0297/12). The use is to remain.

4.1.2 Height of Buildings

Pursuant to Clause 4.3 of the PLEP, the site is identified on the height of buildings map as having a maximum permissible height of 8 metres. The objectives of the control are identified as follows:

- a) *To ensure that any building, by virtue of its height and scale, is consistent with the 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.*

The new works will sit below the existing maximum height of the dwelling. The existing dwelling is measured at approximately 7.35m with the proposed works sitting below the existing roof ridge line.

4.1.3 Acid Sulfate Soils

The subject site is mapped as being class 5 acid sulfate soils. An erosion and sediment control plan has been provided.. No significant excavation is proposed does not pose any significant risk to the local environment with regard to exposing acid sulfate soils.

4.1.4 Flood Planning

The site is mapped as being flood affected however it relates to the access handle only. The buildable area of the site is unaffected by flooding, as shown in the map below.

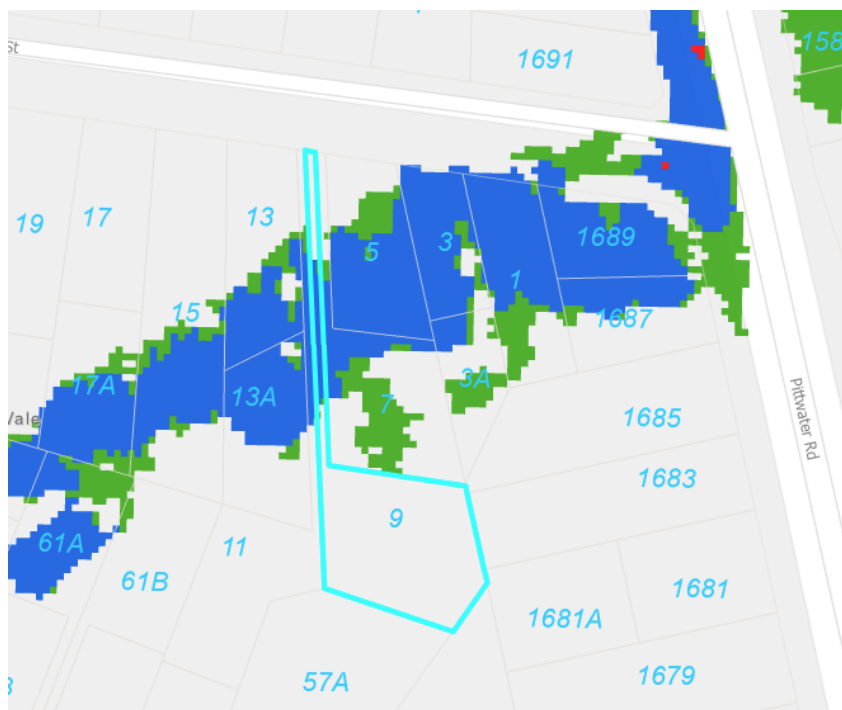


Image 1: NBC Flood Mapping

Given that no flood affectation is identified within the proposed building area it is considered that no flood planning requirements are applicable in this instance.

4.2 Pittwater Development Control Plan 2014

This policy document came into effect on 1 February 2004. P21 DCP contains development controls for the design and construction of buildings and the development of land in Pittwater. The proposed development has been assessed against the relevant provisions of P21 DCP as outlined in the following sections of this report.

4.2.1 Mona Vale Locality

The desired future character of the Mona Vale Locality will remain primarily a low-density residential area. The key objectives for the desired future character are identified as follows:

The locality has developed with a mix of residential, retail/commercial, industrial, recreational, community and educational land uses. Today, Mona Vale centre is the main commercial centre for the Pittwater area.

Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue.

The locality is serviced by the Mona Vale Commercial Centre, a major commercial, retail and community centre situated at the crossroads of Barrenjoey, Pittwater, and Mona Vale Roads. The Commercial Centre is focused around Mona Vale Village Park, Memorial Hall and Library. A hub of light industrial, automotive and like businesses adjoins the Commercial Centre to the north in the vicinity of Darley Road and Basset Streets. The locality also contains neighbourhood retail centres at the intersect of Pittwater Road and Vineyard Street, the eastern end of Darley Street, and Parkland Road. The locality also contains the Mona Vale Hospital, Mona Vale Primary School, Sacred Heart Catholic Primary School, Pittwater High School, Mona Vale Hotel, Mona Vale SLSC, Mona Vale library, Pittwater Council offices, community centre, cemetery, police station, fire station, and bus depot, and recreational facilities including Mona Vale Golf Course, Bayview Golf Course, Mona Vale Bowling Club, skateboard ramp, beaches and several reserves.

The locality is characterised by a large valley floor to the coast in the east, and ridgelines to the north, southwest and northwest. Due to the topography, some significant views can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.

The design, scale and treatment of the proposed development is compatible with dwellings within the immediate setting. External materials and finishes will be consistent with the colours and materials of surrounding dwellings. The proposal is considered consistent with the Mona Vale locality.

4.2.2 Pittwater 21 Development Control Plan Compliance Table

A table demonstrating compliance with the relevant numerical provisions of the Pittwater 21 DCP 2014 is detailed as follows:

Control	Requirement	Proposed	Compliance
General Controls			
B5.15 Stormwater	<p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	The proposed works can connect to the existing stormwater management system for the site.	Yes
B6.3 Off-Street Vehicle Parking Requirement	2 spaces per dwelling	The proposed carport will formalise 2 off-street parking spaces. Another 2 spaces can be accommodated on the site on the driveway. 4 spaces are provided which is compliant with the control.	Yes
Section C: Development Type Controls – Residential			
C1.1 Landscaping	A built form softened and complemented by landscaping.	The application provides a landscape plan which shows a significant increase in soft	Yes

Control	Requirement	Proposed	Compliance
	<p>Landscaping reflects the scale and form of development</p> <p>Retention of canopy trees by encouraging the use of pier and beam footings.</p>	<p>landscaping across the site. We note that the existing level is non-compliant and this proposal will increase soft landscaping despite strict compliance not being achieved in this instance.</p>	
<p>C1.3 View Sharing</p>	<p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p>	<p>No views will be impacted by the proposal.</p>	<p>Yes</p>
<p>C1.4 Solar Access</p>	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p>	<p>The shadow diagrams demonstrate that compliant levels of solar access will be maintained to the adjoining properties.</p> <p>The additional overshadowing does not significantly change from the existing with regard to its impact.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
C1.5 Visual Privacy	<p>Habitable rooms and outdoor living areas of dwellings optimise visual privacy through good design.</p> <p>A sense of territory and safety is provided for residents</p>	<p>The works do not give rise to any unreasonable privacy impacts to adjoining dwellings.</p> <p>Window treatments at the upper level have been considered to ensure no unreasonable overlooking impacts occur to neighbouring dwellings. The new first floor balcony is centrally located on the site and spatially separated from adjoining properties. The new additions to the development predominately related to bedrooms which are not the main habitable areas of the dwellings.</p>	Yes
C1.6 Acoustic Privacy	Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited	No unreasonable acoustic impacts are anticipated with the development.	Yes
C1.7 Private Open Space	Minimum 80m ² of private open space per dwelling at ground level	>80m ²	Yes
Section D: Locality Specific Controls – Mona Vale			
D9.1 Character as viewed from a public place	<p>To achieve the desired future character of the Locality.</p> <p>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the</p>	<p>The dual occupancy is located at the end of a 3 lot battle-axe development and has no direct street frontage. In this regard, the works will not impact on the character of the streetscape nor is it readily visible from the public domain.</p> <p>Notwithstanding, the proposed additions are modest and will</p>	Yes

Control	Requirement	Proposed	Compliance
	<p>existing built and natural environment.</p> <p>To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.</p>	<p>reinforce a 2 storey residential scale.</p>	
D9.3 Building colours and materials	<p>External colours and materials shall be dark and earthy tones</p>	<p>Proposed materials and finishes are shown on the architectural set and will use dark earthy tones</p>	<p>Yes</p>
D9.6 Front building line	<p>6.5, or established building line, whichever is the greater</p>	<p>Complies. As mentioned, the site is the rear block in a 3 lot battle-axe subdivision and, as such, is well in excess of the 6.5m front setback control.</p>	<p>Yes</p>
D9.7 Side and rear building line	<p>2.5 to at least one side; 1.0 for other side</p> <p>6.5 rear (other than where the foreshore building line applies)</p>	<p>The side setbacks are compliant with the control. The carport is 2.5m setback from the northwestern boundary with the additions to the dwelling well in excess of the requirements.</p> <p>The addition of the ground floor master bedroom and first floor bedrooms will have a 1.584m and 2.846m setback to the southern rear boundary, respectively.</p> <p>While not in strict accordance with the control, the unusual geometry coupled with the existing location of the dwelling constrains the ability to provide reasonable alterations and</p>	<p>Yes – side setbacks</p> <p>No – rear setback</p>

Control	Requirement	Proposed	Compliance
		<p>additions that conform with the 6.5m control.</p> <p>The ground floor addition does not give rise to any visual or amenity impact concerns. The first floor additions will sit below the existing height of the dwelling and complies with the side boundary envelope control. In this regard, the development achieves a high amount of compliance with the other built form controls demonstrating its reasonableness despite the rear setback variation.</p> <p>The identified non-compliance has been acknowledged and appropriately justified. Such variations succeed pursuant to section 4.15(3A)(b) of the EP&A Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development</p>	
<p>D9.9 Building envelope</p>	<p>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</p>	<p>The proposal achieves compliance with the building envelope control.</p>	<p>Yes</p>
<p>D9.10 Landscaped Area - General</p>	<p>50%</p>	<p>The existing site has a landscape area of 383.5m² or 33.6%. The proposal will</p>	<p>No – increase from existing non-</p>

Control	Requirement	Proposed	Compliance
		<p>increase soft landscaping to 423.7m² or 37.1%.</p> <p>While not in strict accordance with the control the development will increase soft landscaping above the existing level.</p>	compliant level.

4.3 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 Matters for Consideration Pursuant to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

4.4.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Pittwater 21 Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

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

Context and Setting

i. *What is the relationship to the region and local context in terms of:*

- *The scenic qualities and features of the landscape*
- *The character and amenity of the locality and streetscape*
- *The scale, bulk, height, mass, form, character, density and design of development in the locality*
- *The previous and existing land uses and activities in the locality*

The proposed works are entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. *What are the potential impacts on adjacent properties in terms of:*

- *Relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)*
- *visual and acoustic privacy*
- *views and vistas*
- *edge conditions such as boundary treatments and fencing*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *Travel Demand*
- *dependency on motor vehicles*
- *traffic generation and the capacity of the local and arterial road network*
- *public transport availability and use (including freight rail where relevant)*
- *conflicts within and between transport modes*
- *Traffic management schemes*
- *Vehicular parking spaces*

4 car spaces provided.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will continue to service the dwelling house.

Flora and Fauna

There will be no adverse impacts to flora and fauna with the proposed works. Works will increase soft landscaping on site.

Waste Collection

Normal domestic waste collection applies to the existing dwelling house

Natural hazards

No known hazards. Proposed works are outside the surrounding flood affected areas.

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

i) *Is the development design sensitive to environmental considerations and site attributes including:*

- *size, shape and design of allotments*
- *The proportion of site covered by buildings*
- *the position of buildings*
- *the size (bulk, height, mass), form, appearance and design of buildings*
- *the amount, location, design, use and management of private and communal open space*
- *Landscaping*

These matters have been discussed in detail earlier in this report. The potential impacts are minimal and within the scope of the general principles, desired future character and built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation*
- *building fire risk – prevention and suppression*

- *building materials and finishes*
- *a common wall structure and design*
- *access and facilities for the disabled*
- *likely compliance with the Building Code of Australia*

The proposed development will comply with the provisions of the Building Code of Australia as required by the Environmental Planning and Assessment Regulation 2021. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

- i) *What would be the impacts of construction activities in terms of:*
- *The environmental planning issues listed above*
 - *Site safety*

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.4.3 The suitability of the site for the development

- *Does the proposal fit in the locality*
- *Are the constraints posed by adjacent development prohibitive*
- *Would development lead to unmanageable transport demands and are there adequate transport facilities in the area*
- *Are utilities and services available to the site adequate for the development*
- *Are the site attributes conducive to development*

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

4.4.4 Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

4.4.5 The public interest

The architect has responded to the client brief to provide for alterations and additions of design merit that provides a high level of amenity for the future occupants whilst appropriately addressing the sites setting and maintaining the amenity of the nearby residential properties. The development will provide a quality built form outcome on the site.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

5 Conclusion

The proposed alterations and additions are permissible with consent and consistent with the intent of the built form controls as they are reasonably apply given the constraints imposed the site geometry and existing development. The works are considered reasonably minor and will not give rise to any unreasonable visual of amenity impacts to surrounding development.

It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed alterations and additions are compatible with the desired future character of the locality.
- The proposed alterations and additions will not have an unreasonable impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of exceptional design merit, that satisfies the outcomes and controls contained within the adopted legislative framework.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.