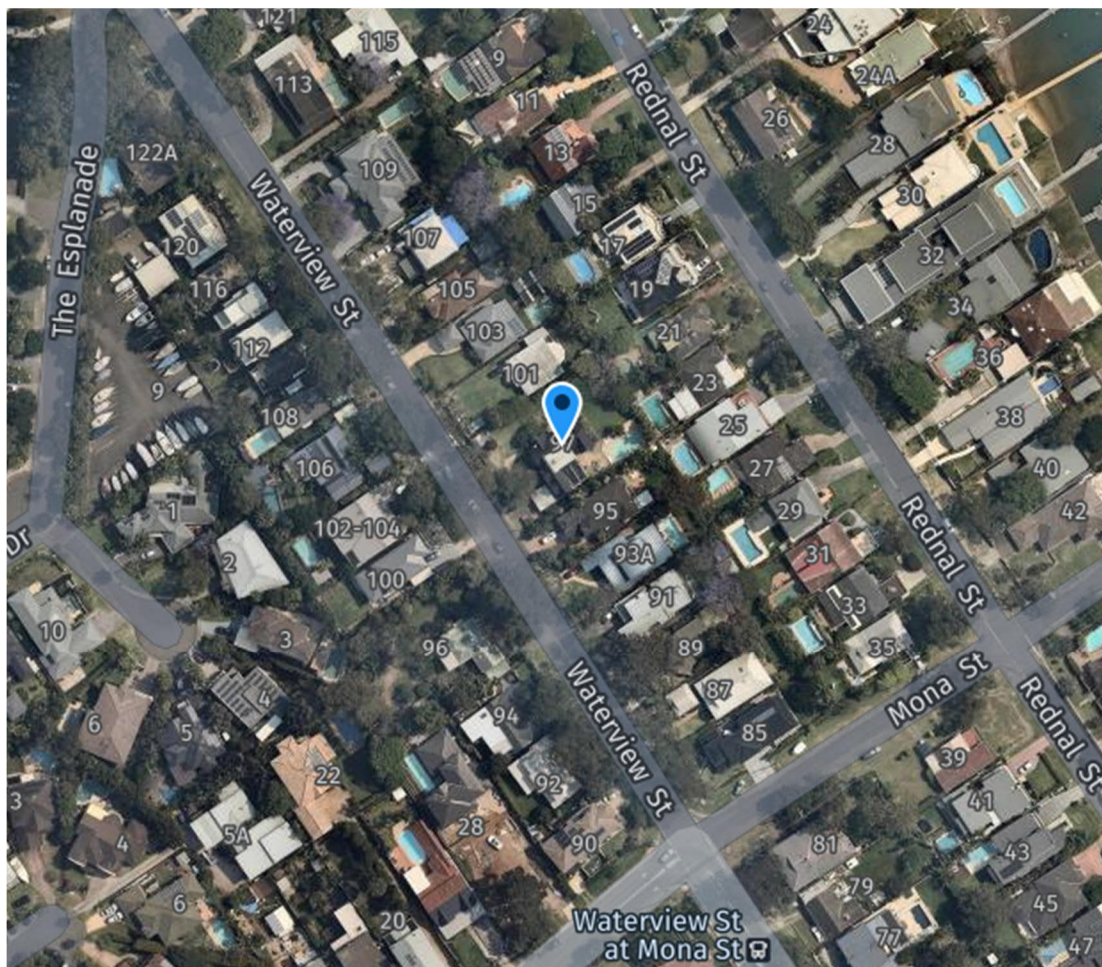


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Clarendon Homes
21 Solent Circuit
NORWEST NSW 2153

Site Address:
Lots 7 & 8 DP 7953
97 Waterview Street
MONA VALE NSW 2103

Construction of a new two storey dwelling on Lot 7 and a two storey dwelling and detached secondary dwelling on Lot 8.

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of two new two storey dwellings, to be constructed by Clarendon Homes as per the accompanying plans 29913900 and 29913901.

The subject sites are located with a frontage to Waterview Street of 14.935m and both have a total land area of 637.3m². The adjoining lots contain an existing dwelling over the two allotments that is to be removed under separate application to Council and replaced with two new dwellings on each of the lots.

The sites have an irregular fall to the front, with drainage to be directed the street via a rainwater tank and OSD as per the Hydraulic Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within an existing residential area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Waterview Street.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Pittwater Local Environmental Plan 2014
- Pittwater Development Control Plan No. 21

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined as a “dwelling house” being “a building containing only one dwelling.” Construction will result in a single dwelling upon each of lot 7 & 8. Lot 8 also proposes a detached “secondary dwelling” being ‘a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.’

The construction of a ‘dwelling house’ on each allotment and a secondary dwelling on Lot 8 is permissible in the identified zone, subject to development consent.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone 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.

The proposed development is for a low-density residential development, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for adjoining residents whilst considering the natural constraints of the site. The proposed dwellings are considered to meet the relevant objectives of the R2 zone.

Clause 4.3 Height of Buildings

Requirement	Provision	Compliance
8.5m ridge height.	Lot 7: 8.106m Lot 8: 8.088m	Yes Yes

Clause 4.6 Exceptions to Development Standards

The proposed development does not contravene the development standards.

Clause 5.4 Controls relating to miscellaneous permissible uses

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

The proposed secondary dwelling is 60sqm complying with this control.

Clause 5.10 Heritage Conservation

It was revealed that the subject property was not identified as having heritage significance and is not within the vicinity of any heritage sites identified as having heritage significance on Councils maps.

Clause 5.11 Bush fire hazard reduction

The subject site has not been identified as bushfire prone land.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.2 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.6 Biodiversity

The subject site is identified as environmentally sensitive land with regard to biodiversity. Some minor tree clearing is required to site the proposed dwellings and replacement planting is to be provided within the site. It is not anticipated that the development will detrimentally impact upon the ecological value and significance of the fauna and flora on the land or the importance of the vegetation to the habitat of native fauna and the habitat elements providing connectivity on the land. As there is no clear connectivity currently available beyond this site, to ensure any potential environmental impact is minimised.

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Pittwater Development Control Plan No. 21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Mona Vale Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.14 Locality character statement – Mona Vale Locality

Context (extract)

Strategically positioned at the convergence of routes north to Palm Beach, west to Church Point, and south to Warringah, Mona Vale became the centre of trade and travel in the Pittwater area during the nineteenth century. The Rock Lily Hotel operating from 1886 became a landmark coaching inn where horses were changed and travellers rested. Industries developed among farming settlements and market gardens, including a timber yard in Waratah Street, and blacksmith and boat-building at Winnererremy Bay. From 1947 to 1976, food for Taronga Zoo animals was grown on 40 acres of land in the vicinity of Darley Road, Bassett and Mona Streets. Residential development in the locality increased from the 1950s.

Since this time, 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 facade of the Rock Lily Hotel, houses, and structures in the vicinity of Darley Street, Grandview Parade, Maxwell Street, Mona Street, Orana Road, Park Street, and Pittwater Road, indicative of early settlement in the locality and historical context as a focal point in Pittwater, have been identified as heritage items.

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.

Much of the natural vegetation has been removed and replaced with non-indigenous species, although some remnant species, in particular canopy trees, are evident.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastline (beach) hazards, and estuary wave action and tidal inundation

The major roads within the locality are Barrenjoey Road, Pittwater Road, Mona Vale Road, and Samuel Street. Barrenjoey Road, Pittwater Road, and Mona Vale Road are major links with land to the north, west and south. Several pedestrian links and pathways exist within the locality, including on the headland and Winnererremy Bay.

The detached dwellings on each allotment will be located on the existing 637m² allotments being in keeping with the typical size for the area. Minor tree removal is required, with the retention of mature trees at the rear and provision of further planting is to occur following construction to ensure the landscape character of the area is maintained.

The proposed two storey dwellings and detached secondary dwelling is considered to be consistent with the established character of Mona Vale. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

Desired Character (extract)

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.

Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide a one-stop convenient centre for medical services, retail and commerce, exploiting the crossroads to its fullest advantage and ensuring its growth and prosperity as an economic hub of sub-regional status. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

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. The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

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.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The erection of the dwelling houses on the separate allotments will maintain the low-density residential character of the area and is in a similar styling to development already constructed or currently under construction within the locality. The proposed dwelling is considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

Minor trees are to be removed with mature trees to remain within the rear to ensure that the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with further stepping proposed to reduce the overall impact of the dwelling.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Mona Vale area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject properties are not identified to be located within a bushfire prone area following reference to Council's Certified Pittwater LGA Bushfire Prone Land Map.

The subject properties are identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor excavation. It is anticipated that any specific requirements in this regard will be imposed as conditions of development consent. The site is not known to be affected by flood.

B4 Controls Relating to the Natural Environment

The subject sites are not identified as being within an area of environmental significance.

B5 Wastewater management

Drainage from the sites is to be directed to an approved system as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the Basix requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

B8 Site works management

Cut and fill within the sites are noted on the accompanying plans, the cut required is per Councils Geotechnical Risk Management Policy and details are provided for Councils consideration. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

SECTION C Development type controls

C1 Design Criteria for Residential Development

Requirements	Provision	Requirement
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% of front setback is landscaped to both dwellings.	Yes
<u>C1.2 Safety & security</u> Casual surveillance of front yard. Be able to view visitor at front door without	Habitable room windows to the frontage allows surveillance of entry	Yes

opening it.	approach and street.	
<u>C1.3 View sharing</u>	The proposed dwellings are not anticipated to have any unreasonable impact on views of surrounding properties. Minimal views are currently available due to the topography of the area. Views obtained through the sites can still be obtained due to appropriate side setbacks.	Yes
<u>C1.4 Solar access</u>		
3hrs to POS of proposed and adjoining 9am-3pm.	3hrs capable of being provided to subject site, appropriate setbacks ensure 3hrs of solar access to POS areas maintained to the adjoining properties.	Yes
3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs provided.	Yes
<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed developments. The first floor leisure room windows of both dwellings have been provided with raised sill heights to the windows of the side boundary and the window to the rear is appropriately setback to ensure privacy between adjoining properties is maintained. Minimal overlooking and privacy intrusion is anticipated from the leisure room. Ground floor living areas are	Yes

	appropriately setback and offset from adjoining living and POS areas.	
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard	>80m ² Min >3.0m Provided POS accessed via family /meals rooms POS to the rear yard.	Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage in side setback.	Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	>450mm eaves provided to upper level of dwelling.	Yes

C1.11 Secondary Dwellings and Rural Worker's Dwellings

Lot 8 proposes a detached secondary dwelling to the rear of the site.

Requirement	Provision	Compliance
No more than two (2) dwellings	Max. 2 dwellings on erected lot.	Yes
Max. two (2) bedrooms,	2 bedrooms provided.	Yes

minimum one (1) bedroom.		
Min. 1.5m wide landscaping strip provided to the side boundary where driveway is located.	Min. 1.5m landscaping strip provided, driveway does not extend to rear secondary dwelling.	Yes
Max. one storey if a detached secondary dwelling	Single storey.	Yes
Where the secondary dwelling is within/attached to the principal dwelling (incl. garage), max. building height is to be in accordance with PLEP 2014.	N/A	N/A
Secondary dwelling above a detached garage is not permitted.	N/A	Yes

SECTION D Locality specific development controls

D9 Mona Vale Locality

D9.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the residences has entailed a streetscape appearance of a two storey dwelling on each allotment that has been effectively characterised. Streetscape presence has been further reinforced through articulation of the façade and the provision of entry and porch features. The front façade does not contain any unarticulated component in excess of 8m.

Car parking is provided within the attached garage located to the side of the dwelling, with an increased setback from the street which ensures the garage is not a dominant feature of the streetscape. Planting within the front and side setbacks ensure the dwelling is softened and does not dominate the street. The articulation and high quality design of the dwelling will ensure the visual bulk of the dwelling is minimized.

Based upon the design of the dwelling and the nature of the proposal relative to the neighbouring properties, it is considered that the residence will appropriately blend with the intended future character of Waterview Street.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

D9.2 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The dwellings are designed with contemporary design elements to compliment the changing character of the area.

D9.3 – 9.12 Mona Vale Locality Residential Sectors

This section of the DCP applies to all land within the Mona Vale Locality and provides controls for sector planning (subdivision and layout) and built form.

An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance tables provided for each allotment;

Lot 7:

Design Guidelines	Proposed	Compliance
<u>D9.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For Council's Consideration.
<u>D9.6 / Front Building line</u> Land zoned R2 or E4 adjoining Wakehurst Parkway – 10m All other land zoned R2 or E4 – 6.5m or established building line, whichever is greater.	N/A 6.5m	N/A Yes
<u>D9.7 / Side and rear building line</u> Land zoned R2 or E4: 2.5m to one side; 1.0m to other side. 6.5m to rear (except land in foreshore) Swimming pools – 1m setback to coping subject to limitations.	Min. 2.5m Min. 1.085m 14.497m N/A	Yes Yes Yes N/A

<u>D9.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Gutters and eaves project beyond the building envelope, as per DCP, these are considered acceptable projections.	Yes
<u>D9.10 / Landscaped Area</u> <u>R2 Zone</u> 50% landscape.	60.2%	Yes
<u>D9.12 Fences</u>	No fencing proposed.	N/A
<u>D9.14 / Construction, retaining walls, terracing and undercroft areas</u> Retaining Walls visible from street ideally of sandstone or similar materials. Undercroft areas limited to 3.5m and provided with landscaping.	Retaining walls capable of being suitably constructed. No undercroft area proposed.	Capable of complying. N/A

Lot 8:

Design Guidelines	Proposed	Compliance
<u>D9.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA of earth tones.	For Council's Consideration.
<u>D9.6 / Front Building line</u> Land zoned R2 or E4 adjoining Wakehurst Parkway – 10m All other land zoned R2 or E4 – 6.5m or established building line, whichever is greater.	N/A 6.5m	N/A Yes

<u>D9.7 / Side and rear building line</u> Land zoned R2 or E4: 2.5m to one side; 1.0m to other side. 6.5m to rear (except land in foreshore) Swimming pools – 1m setback to coping subject to limitations.	Min. 2.54m Min. 1.045m 6.5m to secondary dwelling, >6.5m to principal dwelling. N/A	Yes Yes Yes N/A
<u>D9.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Gutters and eaves project beyond the building envelope, as per DCP, these are considered acceptable projections.	Yes
<u>D9.10 / Landscaped Area</u> <u>R2 Zone</u> 50% landscape.	50.8%	Yes
<u>D9.12 Fences</u>	No fencing proposed.	N/A
<u>D9.14 / Construction, retaining walls, terracing and undercroft areas</u> Retaining Walls visible from street ideally of sandstone or similar materials. Undercroft areas limited to 3.5m and provided with landscaping.	Retaining walls capable of being suitably constructed. No undercroft area proposed.	Capable of complying. N/A

* * *

Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Pittwater DCP No. 21.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwellings on each lot provides appropriate boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within a new residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The two storey dwellings and detached secondary dwelling on lot 8, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Warringah LEP 2011, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Pittwater LEP 2014 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new two storey dwelling on each of Lot 7 and Lot 8, as well as a detached secondary dwelling on Lot 8 will complement and blend with the existing, and likely future character of Mona Vale. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



Jessica Dean
Town Planner – M.Urb.Mgt & Plan
Local Consultancy Services Pty Ltd
December 2019