



**Statement of
Environmental
Effects
At
Pittwater High School
1668 Pittwater Road,
Mona Vale
NSW 2103
For
Michael McDowell**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
2	THE EXISTING BUILDING	4
2.1	Site.....	4
2.2	Local Authority.....	4
2.3	Zoning.....	4
2.4	Planning Controls	4
2.5	Context and Streetscape.....	5
2.6	Existing Areas of the Property	5
2.7	Existing off-street parking.....	5
2.8	Existing Landscaping	5
3	THE PROPOSAL	6
3.1	Features of the Proposal.....	7
3.2	Present and Future uses of the Residence	7
3.3	Purpose for the additions	7
3.4	Materials and finishes proposed to be used	7
3.5	Height	8
3.6	Site Controls	8
3.7	Setbacks and Siting	8
3.8	Access and Traffic.....	8
3.9	Privacy, Views and Outlook	8
3.10	Solar Access and Overshadowing	9
3.11	Acoustic Privacy	9
3.12	Water Management.....	9
4	ENERGY EFFICIENCY	9
4.1	Orientation	9
4.2	Passive Solar Heating.....	9
4.3	Passive Cooling.....	9
4.4	Natural light	10
4.5	Insulation and Thermal Mass.....	10
4.6	Waste Management.....	10
4.7	Siting and Setback	10
4.8	Building Form	10
4.9	Roof Form.....	11
4.10	Walls	11
4.11	Windows and Doors	11
4.12	Garages and Carports.....	11
4.13	Fences and Gates	11
4.14	Garden Elements.....	11
5	CONCLUSION	12
5.1	Summary	12
6	APPENDIX 1 – Schedules.....	12
6.1	Schedule of finishes	12
6.1.1	Wall	12
6.1.2	Gutter	12
6.1.3	Door frame	12
6.1.4	Door.....	12
6.1.5	Window.....	12
6.1.6	Roofing.....	12

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions to Pittwater High School at 1668 Pittwater Road in Mona Vale.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

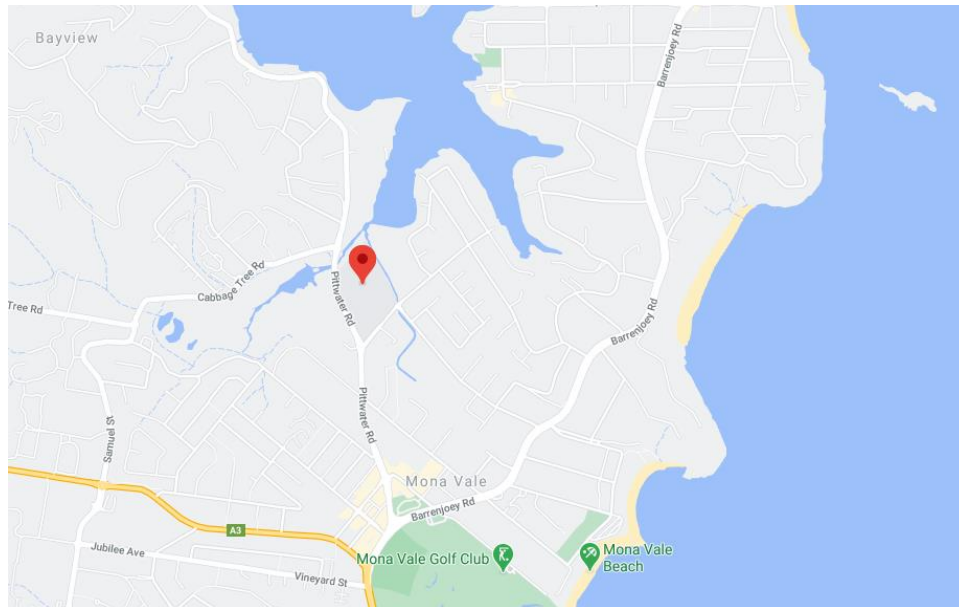
2 THE EXISTING BUILDING

2.1 Site

The property is located on the eastern side of Pittwater Road in the residential neighbourhood of Mona Vale.

Site Address: No 1668 Pittwater Road, Mona Vale

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Pittwater)
1 Park Avenue, Mona Vale NSW, 2103
Telephone: 9970 11111

2.3 Zoning

Lot 10 DP.738078 known as 1668 Pittwater Road, Mona Vale, has a Zoning of SP2 Infrastructure. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater Development Control Plan 2014

2.5 Context and Streetscape

The school is situated in a street that is characterized by large trees and period homes to the east, Bayview Golf Course to the west across Pittwater Road & Winnererremy Bay Park to the north. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property contains multiple school use buildings, operational buildings, sporting fields & parking areas with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Mona Vale significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Property

The site has an existing one & two storey educational buildings with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars on the existing asphalt carpark to the north & south along Mona Street. Bus stops have student collection areas along Mona Street. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of scattered native trees & shrubs along all side boundaries & within the school grounds. To the rear yard there are several medium sized native trees with tiered lawn areas & small shrubs between the dwelling & the rear boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the school & local dwellings as one that maintains the garden suburb. The appearance & bulk of the school is to be maintained throughout the development to be in keeping with the existing built form. The proposed works provide for a small single storey addition to the existing school building that is located north-west of the current school building layout as indicated by the red arrow in the google aerial photo below. The addition is to extend the existing staff study room on the ground floor for improved educational facilities for the school as well as maintaining landscaped areas as the addition uses part of the concrete paved area behind the building.

The proposal is in sympathy with the existing school maintaining the scale and character of a house and the garden suburb.



3.1 Features of the Proposal

Externally the proposal encompasses:

- New ground floor walls for the addition
- New sheet metal roof
- New exterior door & window

Internally the proposal encompasses:

- New concrete slab ground floor addition to Staff Study Room

3.2 Present and Future uses of the Residence

The present use of the building is as a detached educational building as part of Pittwater High School and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for additional area for the Staff Study area without removing other rooms that are currently in use for educational purposes. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the northern aspect improving the work areas for the staff as well as making the building much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded timber framed walls

Concrete floor

Alloy window & door to addition

Roofing in sheet metal medium to dark colour

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	6817 sq m	-
Increase in GFA (Gross Floor Area)	13.2 sq m	-
Height	3.0m	8.5m
Built upon area	Existing	Existing
Landscaping	Existing	Existing

The increase in floor area uses existing a concrete paved area to the rear of the building. There is no adverse impact to neighbouring properties.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	Existing	6.5m
Rear Set Back	Existing	6.0m
Side Set Back	Existing	0.9m

The setbacks of the building will remain consistent with the existing buildings & as the addition is not located near any boundaries & is within the existing developed footprint of the school grounds.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Mona Street is to be maintained with the drive, pathways & carparks. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 1668 Pittwater Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition has no overlooking into neighbours' living areas and recreation space. The cladded stud walls provide a

barrier to the neighbours with substantial separation & existing vegetation screening preventing any direct impact to neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which does not impact any adjacent properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained with this proposed development. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The educational spaces have been designed to make maximum use of the existing building as well as the existing aspects.

4.2 Passive Solar Heating

The addition is to have concrete floor and clad walls to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months. There is the potential for cross ventilation cooling with the sliding window maximizing the existing breezes.

4.4 Natural light

The large open window to the west enables the internal spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a timber frame and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the building. The new works to the building shall be thermally insulated in the ceiling with R1.08 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for adjacent to the proposed room addition. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Mona Vale is noted for the uniformity and the site coverage siting. Most properties are free standing with the car access to the front or down one side. 1668 Pittwater Road is a good example of this in that it has its car parking on the existing hard stand carpark off Mona Street minimizing cars parked on the street. The siting of the building is relevant to the shape of the block & neighbouring properties with the entry to be maintained. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Building Form

Residential buildings in Mona Vale are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be clad timber frame to use a lightweight construction option. The new works have been designed to improve the overall look of the building form that suites the area.

4.9 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing building has a sheet metal roof with the proposal to utilize the existing roof form over the addition with a low-pitched sheet metal deck roof used.

4.10 Walls

A distinctive feature of the Mona Vale house is that the walls are constructed from cladded timber frame for a lightweight construction option.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Mona Vale area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 1668 Pittwater Road are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.12 Garages and Carports

This development maintains the existing carpark location & will not modified under this proposal.

4.13 Fences and Gates

Fences & gates are to be maintained for this development.

4.14 Garden Elements

The garden areas are to be maintained for this proposal promoting the concept of a garden suburb. No substantial trees or garden areas are to be affected to maintain the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between educational usage, amenity and outdoor space. The proposed changes to 1668 Pittwater Road are sympathetic and consistent with the existing character of the surrounding streetscape and density of Mona Vale. The proposed design solution provides an addition that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded stud walls, concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this building. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Cladded	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Door frame	Alloy	Paint	By Owner
6.1.4 Door	Alloy & glass	Paint	By Owner
6.1.5 Window	Alloy & glass	Paint	By Owner
6.1.6 Roofing	Sheet metal	Medium to Dark	By Owner