



**56 SAMUEL STREET
MONA VALE**

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO AN EXSITING DWELLING**



Report prepared for
Action Plans
December 2019

Contents

1. INTRODUCTION
2. THE SITE AND ITS LOCALITY
3. SITE PHOTOS
4. BACKGROUND
5. PROPOSED DEVELOPMENT
6. STATUTORY FRAMEWORK
7. SECTION 4.15
8. CONCLUSION

1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 56 Samuel Street Mona Vale NSW 2103. The proposed development is for internal alterations to the ground floor and the addition of a new first floor.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Survey prepared by Total Surveying Solutions
- Architectural drawings and BASIX Certificate prepared by Action Plans
- Flood Risk Assessment / Flood Management Report prepared by T J Taylor Consultants Pty Ltd.

1.4 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The site is located on the southern side of Samuel Street in Mona Vale, approximately 100 metres east of its intersection with Parkland Road. The site is legally described as Lot 9 DP240368.
- 2.2** It is an irregular shaped lot with boundaries on 26.25 metres (north – Samuel Street frontage), 37.11 metres (east), 16.095 metres (south) and 33.22 metres (west). The site has an area of 732.1 m².
- 2.3** The subject site is currently occupied by a single storey, brick residence with a metal roof, backyard studio and in-ground swimming pool.
- 2.4** The property is surrounded by detached residential dwellings in all directions, including a number of battle-axe lots. The site is located in close proximity to shops, services and public transport on Mona Vale and Pittwater Roads.



Figure 1. Aerial Image of the subject site

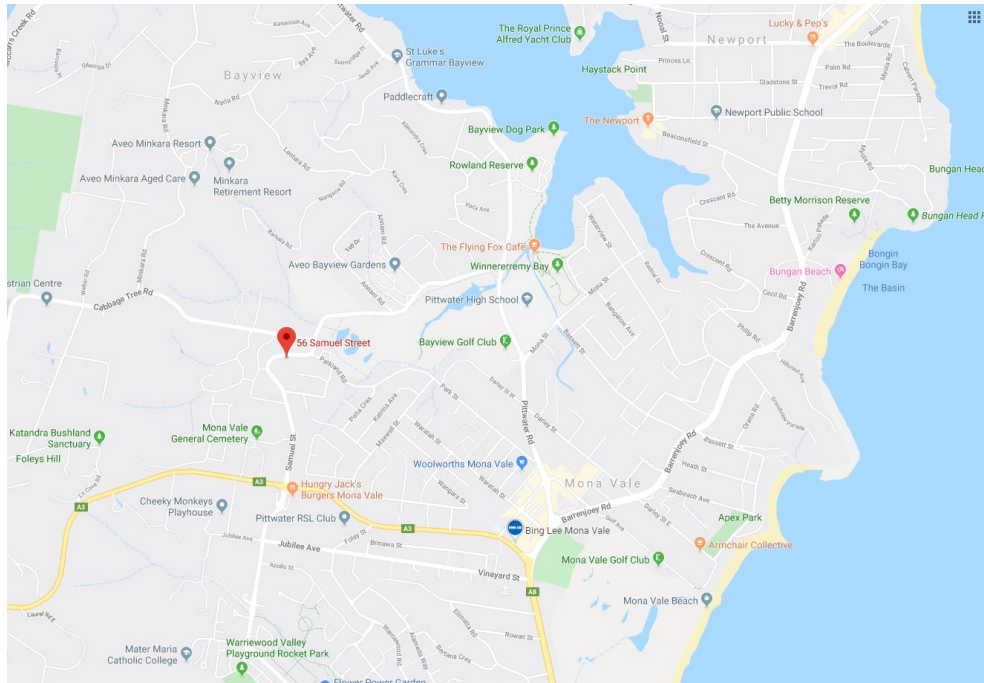


Figure 2. The site within the locality

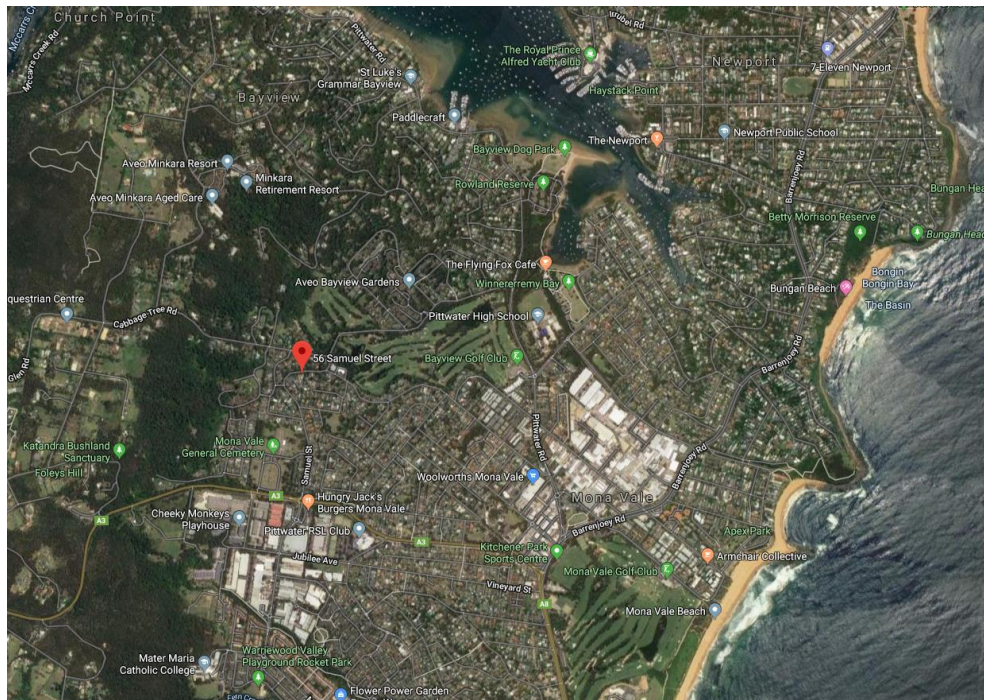


Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4: The existing dwelling, view from Samuel Street



Figure 5: Rear of the existing dwelling, looking north towards Samuel Street



Figure 6: The existing swimming pool and rear yard, looking west.

4. Background

A pre-lodgement meeting was held with Council on 10/09/2019 (PLM2019/0173), for an earlier design that involved a ground floor extension to the dwelling. In this meeting, Council advised that a ground floor addition would not be supported on the site, as it is mapped as a high risk flood precinct.

Following on from this advice, the proposed design has been revised to retain the existing ground floor footprint and add a new first floor, above the flood planning level of the site.

A Flood Risk Assessment Report is provided with this application.

5. Proposed Development

- 5.1** The proposed development is for alterations and additions to the existing dwelling to reconfigure the ground floor plan and add a new first floor to create a 3 bedroom plus study dwelling on the site.
- 5.2** The development remains consistent with the streetscape and the locality, is consistent with Council controls and ensures privacy and solar access are maintained for surrounding properties and the subject site.
- 5.3** The alterations and additions to the dwelling will be made up as follows:

Ground Floor

- Convert Bedroom 1 to a second living room and replace the existing windows.
- Reconfigure the existing entry.
- Reconfigure the existing living room, replace the existing windows, construct new internal walls and add a fireplace.
- Reconfigure the existing family room and convert to a study, hallway and pantry. Replace the existing windows.
- Reconfigure and refurbish the existing laundry, kitchen and dining room.
- Demolish the existing bathroom, WC, Bed 2 and 3 and rear (southern) wall to create a family room, WC and staircase to access the first floor.

New First Floor

A new first floor comprising:

- A master bedroom with WIR and ensuite.
- Bathroom
- Bedrooms 1 and 2
- Hallway, storage cupboard and staircase to access the ground floor.

Grounds

- A new rear awning over the existing paved area.

6. Statutory Framework

6.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it is located within the footprint of the existing dwelling and does not propose the removal of any trees.

6.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.



Figure 7: Extract from Pittwater LEP 2014 Zoning Map

The proposed development is for alterations and additions to the existing dwelling house and dwelling houses are permissible with development consent in the R2 zone.

Demolition

Consent is sought for demolition works as detailed on the attached DA plans.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 700m². The subject site comprises an area of 732.1m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a maximum building height of 7.342 metres, easily compliant with Councils controls.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate soils

The site is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the watertable below 1 metre AHD on adjacent class 1,2,3 or 4 land.

Earthworks

Minor, compliant earthworks are proposed for the construction of a new front fence and rear awning. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

Flood Planning

The subject site is mapped as a high and medium risk flood precinct on the Pittwater flood planning map.

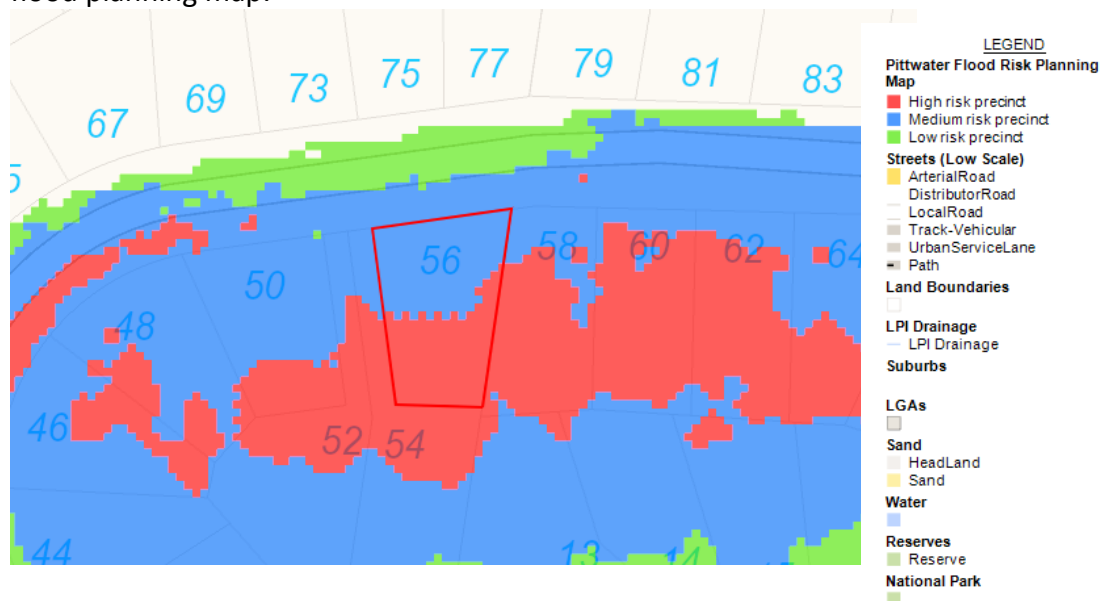


Figure 8: Extract – Pittwater Flood Risk Planning Map

As described above, Council advised an earlier design for a ground floor extension would not be supported, as works were proposed within the floodway. Council did state in the pre-lodgement meeting held, that support would be given to a second storey addition and the retention of the existing footprint on the ground floor. In accordance with this advice a first floor addition is now proposed.

In accordance with the pre-lodgement meeting minutes, a Flood Management Report is provided with this application demonstrating that the proposed development meets the flood requirements of Clauses B3.11, 3.12 and 3.13 of the Pittwater DCP (clarification of these requirements is provided in the Flood Prone Land Design Standard) and Clauses 7.3 and 7.4 of the Pittwater LEP.

In particular for this site, it should be demonstrated that:

- ***All floor levels for any new additions must be set at or above the relevant Flood Planning Level (FPL).***

Comment

The floor level of the new works is proposed at RL 7.81, above the flood planning level for the site which is RL 6.00 and above the probable maximum flood level for the site which is RL 6.430.

- ***Available flood storage is not reduced for flood events up to the 1% AEP event. Compensatory works may be considered, with appropriate calculations and justification.***

Comment

The new first floor is proposed above the existing dwelling footprint and outside of the flood zone, there will be no reduction in flood storage as a result of the proposed works.

- ***There is an appropriately sized area to safely shelter in place above the Probable Maximum Flood (PMF) level and appropriate access to this area is available from all areas within the development (Control E2).***

Comment

The new first floor provides an area to safely shelter in place above the Probable Maximum Flood Level (The floor level of the new works is proposed at RL 7.81, the probable maximum flood level for the site is RL 6.430).

- ***The development does not impact on flooding for neighbouring sites.***

Comment

As works are proposed above the existing dwelling footprint and outside of the flood zone, there will be no impact upon flooding for neighbours as a result of the proposed works.

- ***All structures are designed and constructed to ensure structural integrity up to the PMF, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. (Control C2).***

Comment

The proposed new fence and rear awning are open structures that will allow floodwaters to pass through. The construction of the fence and awning will be undertaken in accordance with engineering specifications and any conditions of consent.

- ***All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are waterproofed and/or located above the FPL. All existing services below the Flood Planning Level must have residual current devices installed to cut electricity supply in times of flood (Control C3).***

Comment

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the flood planning level on the first floor. New works on the ground floor will be waterproofed and have residual current devices installed. These requirements can be conditioned to the consent.

- ***Any hazardous or potentially polluting materials are not to be stored below the FPL unless adequately protected from floodwaters in accordance with industry standards. (Control D1).***

Comment

No hazardous or potentially polluting materials are proposed for storage below the flood planning level. This requirement can be conditioned to the consent.

Essential services

All services are existing on the site.

6.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

Mona Vale Locality

The site is located within the Mona Vale Locality.

The desired character statement for Mona Vale is:

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 proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the flood hazard and natural environment.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent any heritage items.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

Landslip Hazard

The site is not located in a geotechnical hazard zone.

Bushfire Hazard

The site is not mapped as Bushfire Prone Land.

Flood Hazard

The site is mapped as a high and medium risk flood precinct on the Pittwater flood planning map. This matter has been addressed above and a Flood Management Report is provided in support of this application.

The Natural Environment

The proposal will have no impact on the natural environment in the locality as the proposed development is located entirely within a disturbed portion of the site.

Water management

The site is connected to the reticulated sewer system.

The architectural plans prepared by Action Plans demonstrate that the proposed development will not increase the impervious area on the site, as such OSD of stormwater is not triggered by the Pittwater 21 DCP.

Stormwater from the proposed addition will be connected to the existing drainage network on the site.

Access and parking

No change is proposed to the existing driveway from Samuel Street or onsite carparking provided in the existing carport and hardstand area.

Site works and management

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Part C Design Criteria for Residential

Landscaping

The subject site requires a minimum landscaped area of 50% which equates to 366.05m² for the site area of 732.1m². The existing landscaped area on the site is 39.9% or 292.55m² and this is proposed to be reduced by only 6.97m² to provide 39% or 285.58m². This small reduction is required to allow for a new pedestrian entry path as the site currently shares vehicular and pedestrian entry in the same space. This small variation is reasonable and appropriate for this reason.

Safety and Security

The proposed alterations and additions do not alter the existing, adequate safety and security of the site.

View Sharing

A site visit has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

Pre and post development shadow diagrams are provided in the attached plan set, illustrating that the proposed development will result in the following:

9am: an increase in shadowing across the driveway handles of No 54 and No 52 Samuel Street and an increase in shadowing across the subject site.

12pm: an increase in shadowing across the subject site only.

3pm: an increase in shadowing across the rear yard of No 28 Samuel Street and an increase in shadowing across the subject site.

It is concluded the proposal will result in a minor increase in shadowing of adjoining properties and the subject site, however all lots will maintain the minimum 3 hours solar access on the winter solstice.

Visual Privacy

The proposed alterations and additions will have no impact for neighbour's visual privacy with ample setbacks and no direct overlooking into any key living areas.

The ground floor is visually separated from adjoining properties by the existing boundary fencing and landscaping. The new first floor locates windows to the street and rear yard where practical and incorporates high sill heights and screening as required.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area.

Private Open Space

The DCP requires a minimum private open space requirement of 80sqm. The existing dwelling has a compliant private open space area of 92.73m² in the rear yard and no change is proposed.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The dwelling has an existing bin storage area behind the building line, with waste to be collected by Councils regular service.

Eaves

A minimum 450mm eaves are incorporated on all elevations in accordance with this clause.

Part D – Mona Vale Locality

The site is located in the Mona Vale Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the locality and is consistent with the site, while sitting comfortably in the locality.

Scenic Protection

The site is visible from Samuel Street. The proposed alterations and additions are consistent with this clause, in that there will be no negative visual impacts as a result of the development.

Building colours, materials and construction

The proposed materials include weatherboard cladding and metal roofing, in colours consistent with the existing dwelling and residential environment.

Front Building Line

The DCP requires a front building setback of 6.5 metres on the site. The subject site has an existing, compliant front setback of 7.7 metres and no change is proposed.

Side and Rear setbacks

Side setbacks of 2.5 metres on 1 side setback and 1 m for the other side setback are required.

The dwelling has existing, compliant, side setbacks of 2.537 metres (east) and 4.28 metres (west). The first floor addition proposes to retain the existing side setbacks.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. This is easily achieved for the proposed alterations and additions, as illustrated on the attached elevation drawings.

Landscaped Area – Environmentally Sensitive Land

The subject site requires a minimum landscaped area of 50% which equates to 366.05m² for the site area of 732.1m². The existing landscaped area on the site is 39.9% or 292.55m² and this is proposed to be reduced by only 6.97m² to provide 39% or 285.58m². This small reduction is required to allow for a new pedestrian entry path as the site currently shares vehicular and pedestrian entry in the same space. This small variation is reasonable and appropriate for this reason.

Fences - Flora and Fauna Conservation Areas

A new timber front fence and sliding vehicle gate are proposed. In accordance with Council controls the fencing will be open for passage of flood waters, constructed of flood compatible materials with 50-75% of the fence being of an open design between the natural ground level and the Flood Planning Level. Openings will permit a 75 mm sphere to pass through and will not impede the flow of water.

Construction of Retaining walls, terracing and undercroft areas

No new retaining walls, terracing or undercroft areas are proposed.

7. Section 4.15 Considerations

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 to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

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

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the R2 zone.

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

7.1 *Context and Setting*

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?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

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?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

7.2 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?*

No conflict or issues will arise as a result of the proposed development.

7.3 Public domain

There will be no impact.

7.4 Utilities

There will be no impact on the site, which is already serviced.

7.5 Flora and fauna

There will be no impact.

7.6 Waste

There will be no impact.

7.7 Natural hazards

The site is mapped as a high and medium risk flood precinct. A Flood Management Report is provided in support of this application.

7.8 Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

7.9 Site design and internal design

Is the development design sensitive to environmental conditions 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?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the proposed development is well suited to the residential surrounds.

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 and all relevant Council controls.

7.10 Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments 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?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for alterations and additions to the existing dwelling at 56 Samuel Street Mona Vale is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.