



DESIGN STUDIO

STATEMENT OF ENVIRONMENTAL EFFECTS: Development Application

37 Grandview Parade
Mona Vale NSW 2103

Submission Details

Legal description:	Lot 35 in DP 6195
Site Area:	1100.98m ²
Development description:	Alterations + additions to an existing dwelling.
Applicant:	Ian Bennett Design Studio P.O Box 1007 Newport Beach 2016 / 0410 633 943.
Owners:	Mrs Samantha Ryan.
Date of submission	17 th August 2020

Section 02: Documents comprising the application

1. Northern Beaches Council development application checklist;
2. Owner's Consent;
3. Statement of Environmental Effects, this document, prepared by Ian Bennett Design Studio;
4. BASIX certificate no. A385780 prepared by Ian Bennett Design Studio;
5. The following architectural Master Set prepared by Ian Bennett Design Studio dated 5th August 2020:
 - A.02_E_Site Plan;
 - A.03_E_Pool Plan + Section.



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Section 03: Proposal

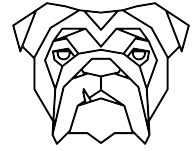
The modifications are listed below in numerical order.

The architectural documentation is numbered in the same order as below + shaded red for clarity.

01. Demolish existing terrace + pool;
02. New terrace;
03. New pool
04. Landscape area increased;

The proposal seeks a new rectangular inground pool, associated terrace + pool fencing. The new pool is located in a similar location to the existing pool to minimise excavation. The new terrace is a reduction in overall area compared to the existing terrace + is located at the existing terrace RL.

The proposal complies with Northern Beaches controls + is suitable for Council consent.



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Section 04: Statutory Planning Framework

The site is subject to the following zoning in the Pittwater Local Environmental Plan (LEP) 2014:

1. Height of Buildings Map: I Maximum 8.5m;
2. Land Zoning Map: R2 Low Density Residential;
3. Lot Size Map: Q Minimum 700m²;
4. Acid Sulphates Map: Class 5;
5. Bushfire Prone Land: Buffer 100m + 30m.

The site is also subject to the planning controls set out in the Pittwater 21 Development Control Plan (Pittwater 21 DCP). The property lies within the D9 Mona Vale Locality.

The proposed modification is discussed within the context of the applicable + relevant development controls set out in LEP + Pittwater 21 DCP.



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Control	Compliance	Comments
LEP 4.3 Height of Buildings	Yes	as previously approved
B3.2 Bushfire Hazard	Yes	as previously approved
B5.8 Stormwater Management	Yes	as previously approved
B6.1 Access Driveways + Works on the Public Road Reserve	Yes	as previously approved
B6.3 Internal Driveways	Yes	as previously approved
B6.5 Off-Street Vehicle Parking Requirements	Yes	as previously approved
B8.1 Construction and Demolition – Excavation and Landfill	Yes	as previously approved
B8.2 Construction and Demolition – Erosion and Sediment Control	Yes	as previously approved
C1.1 Landscaping	No	the proposal improves upon the previous approval.
C1.2 Safety and Security	Yes	as previously approved
C1.3 View Sharing	Yes	as previously approved
C1.4 Solar Access	Yes	as previously approved
C1.5 Visual Privacy	Yes	as previously approved
C1.6 Acoustic Privacy	Yes	as previously approved
C1.7 Private Open Space	Yes	as previously approved
C1.9 Adaptable Housing and Accessibility	Yes	as previously approved
C1.12 Waste + Recycling	Yes	as previously approved



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C1.23 Eaves	Yes	as previously approved
D9.1 Character as viewed from a public place	Yes	as previously approved
D9.2 Scenic protection	Yes	as previously approved
D9.3 Building Colours, Materials and Construction	Yes	as previously approved
D9.6 Front Building Line	Yes	as previously approved
D9.7 Side and rear building line	Yes	as previously approved
D9.9 Building Envelope	Yes	as previously approved
D9.10 Landscaped Area – General	No	the proposal increases the landscaping from 39% to 44%, which improves the approved landscaping total.
D9.16 Character of the Public Domain	Yes	as previously approved



Section 05: Conclusion

The proposal is of a minor nature, removing an existing pool + terrace + replacing it with the same complying with Council's controls.

We trust Northern Beaches Council will endorse the proposal + we look forward to receiving a consent in the near future.