

# ACTION PLANS

## STATEMENT OF ENVIRONMENTAL EFFECTS

**DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS  
AT 2 YARRAN CLOSE – MONA VALE – NSW – 2103**



No. 2 YARRAN CLOSE, MONA VALE NSW 2103  
STREET VIEW

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<b>01</b>	<b>PROPERTY DESCRIPTION</b>
<b>02</b>	<b>SITE DESCRIPTION</b>
<b>03</b>	<b>ADJOINING PROPERTY</b>
<b>04</b>	<b>DESCRIPTION OF PROPOSED WORKS</b>
<b>05</b>	<b>AREA AND COMPLIANCE SUMMARY</b>
<b>06</b>	<b>PLANNING ASSESSMENT</b>
	STATUTORY PROVISIONS
	Pittwater Local Environmental Plan 2014 (LEP)
	6.1 Principal Development Standards
	6.1.1. Height of Buildings (LEP Clause 4.3)
	6.2. Additional Local Provisions
	6.2.1. Acid Sulphate Soils (LEP Clause 7.1)
	6.2.2. Earthworks (LEP Clause 7.2)
	6.2.3. Coastal Risk Planning (LEP Clause 7.5)
	6.2.4. Biodiversity (LEP Clause 7.6)
	6.2.5. Geotechnical hazards (LEP Clause 7.7)
	6.2.6. Limited Development of foreshore area (LEP Clause 7.8)
<b>07</b>	<b>RESPONSE TO THE PITTWATER 21 DCP 2014</b>
	7.1. Compliance Table
<b>08</b>	<b>CONCLUSION</b>

# 01 PROPERTY DESCRIPTION

The subject property legally identified as Lot 7 within DP 703692 and is known as 2 Yarran Close, Mona Vale. The site is zoned R2 – Low Density Residential pursuant to Pittwater Local Environmental Plan 2014.

The subject site is within Area 3 of the landscaped area map. The site is not identified as containing any items of environmental heritage nor is it located within the vicinity of any identified items. The site is identified as being affected by Acid Sulfate soils – Class 5. The site contains no other identified hazards.

# 02 SITE DESCRIPTION

The site is legally identified as Lot 7 within DP 703692 and is known as 2 Yarran Cl, Mona Vale. The site is located on the northern side of Yarran Close. The site has an area of 702.9m<sup>2</sup> and a frontage of 22.00 meters to Yarran Close (eastern boundary). The northern side boundary has a length of 31.95 meters. The western rear boundary has a length of 22.00 meters. The southern side boundary has a length of 31.95 meters.

The site slopes slightly from the street frontage to the western rear boundary.



Fig 1: Subject site outlined in red (Google maps 2020).

The property currently accommodates a two storey residence constructed in brick with a tiled roof. The dwelling has a timber deck and pool located at the rear (north). The existing dwelling consists of a master bedroom with built-in-robe and ensuite, 4 bedrooms, 1 games room, two bathrooms, a WC, living / dining area, and kitchen, a study and laundry.

There is an attached garage with a tiled pitched roof off the front of the dwelling, which accommodates 2 car spaces. First floor balcony off the front.

Other site works include a concrete walkway at the front of the property. Semi covered timber deck running along the rear, inground pool, stairs down the back and garden retaining walls. Refer to Site Analysis - DA01.



Fig 2: View of front of building (*Action Plans 2020*).



Fig 3: Tiled porch and walkway at front of house (*Action Plans 2020*).





Fig 4: Concrete driveway (*Action Plans 2020*).



Fig 5: Timber deck at rear of house (*Action Plans 2020*).



Fig 6: Inground pool (*Action Plans 2020*).

## 03 ADJOINING PROPERTY

The surrounding area predominantly consists of single or two storeys residential dwellings.

The adjoining property to the east, 3 Yarran Close, is a 1 & 2 storey rendered and clad residence with tile roof and vehicular access from Yarran Close. To the west, 1 Yarran Close, is a 1 & 2 storey brick residence with a tiled roof and vehicular access from Yarran.

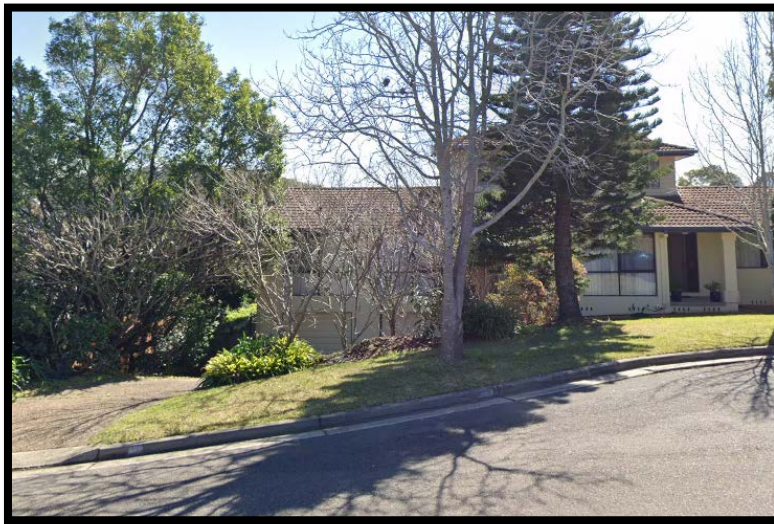


Fig 6: No. 3 Yarran Close (*Action Plans 2020*)



Fig 7: No. 1 Yarran Close. (*Action Plans 2020*)

## 04 DESCRIPTION OF PROPOSED WORKS

The proposal seeks consent for alterations and additions to the existing dwelling at No. 2 Yarran Close, Mona Vale.

The proposed works include:

### Ground floor:

- Rear extension comprising of a new open plan layout with the addition of a butler's pantry.
- Remediate and extend the existing deck with a new built in BBQ.
- Remediate ground floor laundry / bath.
- Update front façade.
- New windows throughout.

### First floor:

- New windows throughout.
- Reconfigure the existing games room to allow for a 5<sup>th</sup> bedroom and extensions to bedrooms 3 and 4.
- New external metal cladding and metal roofing.



## 05 AREA AND COMPLIANCE SUMMARY

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	unchanged
Site area	Minimum 700m <sup>2</sup>	702.9m <sup>2</sup>	unchanged
Number of storeys	2 Storey	Two storey	unchanged
Maximum building height	8.50 meters	8.178 meters	8.218 meters
Front Building Line	6.5m	7.508m	7.008m
Rear Building Line	6.5m	12.701m	unchanged
Min. side building line (North)	2.5m	2.976m	unchanged
Min. side building line (South)	1.0m	2.527m	unchanged
Landscaped area	The total landscaped area on land zoned R2 Low Density Residential shall be 50% of site area.	42.6% (299.87m <sup>2</sup> )	unchanged
Private Open Space	80m <sup>2</sup>	80m <sup>2</sup>	unchanged

## 06 PLANNING ASSESSMENT

### STATUTORY PROVISIONS

#### Pittwater Local Environmental Plan 2014 (LEP)

##### Permissibility

The site is zoned R2 – Low Density Residential pursuant to the land use table of The Pittwater Local Environmental Plan 2014. The proposed works being alterations and additions to the existing dwelling is permissible with development consent.

The proposal satisfies the objectives of R2 Low Density Residential as the proposal for alterations and additions to a single dwelling which maintains the low density residential environment and does not adversely affect adjoining properties, the landscape setting of the existing dwelling or the streetscape.

### 6.1 Principal Development Standards

#### 6.1.1. Height of Buildings (LEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5 metres. The proposal minimally alters the height of the existing building 40mm in order to re-sheet the roof which is still compliant with the development standard.

##### Response to the objectives of this clause:

The proposal is an appropriate form of development, which is compatible with the height and scale of the surrounding development. The proposal maintains the height limit below the tree canopy, it does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties. The proposal is consistent with the objectives of Clause 4.3 of the Pittwater LEP 2014.



**6.1.2. Floor Space Ratio (LEP Clause 4.4)**

There is no maximum Floor Space Ratio requirement for the subject site according to the Floor Space Ratio map.

**6.2. Additional Local Provisions****6.2.1 Acid Sulphate Soils (LEP Clause 7.1)**

The site is mapped as being class 5 on the Acid Sulphate Soils map. The proposal does not involve works that would lower the water table. The proposal is consistent with the control objective as it does not disturb, expose or drain acid sulphate soils and does not cause environmental damage.

**6.2.2. Earthworks (LEP Clause 7.2)**

The proposal does not require extensive earthworks. Minimum excavation is required to accommodate the footings for the new piers for the deck extension at the rear of the house.

**6.2.3. Flood Planning (LEP Clause 7.3)**

The proposal will not significantly adversely affect the environment or cause avoidable erosion or siltation.

**6.2.4. Coastal Risk Planning (LEP Clause 7.5)**

The site is not identified as an area of "Coastal Risk" on the Coastal Risk Planning map.

**6.2.5. Biodiversity (LEP Clause 7.6)**

The site is not identified as "Biodiversity" on the Biodiversity map. The development is designed, sited and will be managed to avoid any significant adverse environmental impact. The proposed development will not have any adverse impact on the fauna, flora or significant trees on the site.

**6.2.6. Geotechnical hazards (LEP Clause 7.7)**

The site is not identified as geotechnical hazard H1 or H2 on the geotechnical hazard map Sheet.

**6.2.7. Limited Development on foreshore area (LEP Clause 7.8)**

The site is not identified on the Foreshore Building Line map Sheet.

# 07 RESPONSE TO THE PITTWATER 21 DCP 2014

## 7.1 Compliance table

Existing Site Area = 702.m <sup>2</sup>		
DCP COMPLIANCE TABLE		
Development control	Proposed	Complies
PITTWATER 21 DCP PART A		
A4.13 Mona Vale Locality		
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 stories in any one place in a landscaped setting, integrated with the landform and landscape.	The proposed alterations and additions to the existing dwelling are compatible with these objectives. The building remains as a single storey dwelling, integrated with the landscape. There will be an improvement on the streetscape by the proposed work as viewed from the street and it will keep the character of the area, consistent with the surrounding dwellings.	Yes
PITTWATER 21 DCP PARTS B & C		
Section B – General Controls		
<b>B1 – Heritage Controls</b>	Not identified on map.	Not Applicable
<b>B2 – Density Controls</b>	Unchanged	Not Applicable
<b>B3 – Hazard Controls</b> The objectives of this clause are the protection of people, the protection of the natural environment and the protection of private and public infrastructure and assets.	There are not identified hazards on this land.	Not Applicable
<b>B4 – Controls Relating to the Natural Environment</b>	The proposed development will not have any adverse impact on the fauna, flora or significant trees on the site.	Yes
<b>B5 – Water Management</b>	The proposal maintains the existing water management on site.	Yes
<b>B6 – Access and Parking</b>	The proposal is retaining the existing driveway.	Yes

<b>B8 – Site Works Management</b>		
B8.1. Construction and Demolition – Excavation and Landfill	The proposal does not require extensive earthworks. Minimum excavation is required to accommodate the footings for the new piers for the verandah at the front of the house. Proposed excavation will not have any adverse impact on any structures and existing vegetation on the site. Proposed excavation will not have any adverse impact on any private land adjoining the site. Proposed excavation will not redirect or concentrate stormwater or surface water runoff onto adjoining properties.	<b>Yes</b>
B8.2 Construction and Demolition Erosion and Sediment Management	Appropriate and complying sediment prevention measures to be in place throughout earthworks and construction.	<b>Yes</b>
B8.3 Construction and Demolition Waste Minimisation	Waste minimisation plan to be prepared and adopted by Builder.	<b>Yes</b>
B8.4 Construction and Demolition Site Fencing and Security	The site will be protected by site fencing for the duration of the works.	<b>Yes</b>
B8.5 Construction and Demolition - Works in the Public Domain	Not Applicable	<b>Not applicable.</b>
B8.6 Construction and Demolition - Traffic Management Plan	Excavation and fill will not be greater than 100m <sup>3</sup> .	<b>Not applicable.</b>

SECTION C – DEVELOPMENT TYPE CONTROLS		
C1. DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT		
<b>C1.1 Landscaping</b>	The proposed development retains and protects existing significant trees, especially near property boundaries.	<b>Yes</b>
<b>C1.2 Safety and Security</b> Four Crime Prevention principles to observe through Environmental Design: <ul style="list-style-type: none"> <li>• Surveillance</li> <li>• Access Control</li> <li>• Territorial Reinforcement</li> <li>• Space Management</li> </ul>	The proposal allows visitors who approach the front door to be seen without the need to open the door. Occupants will be able to overlook public spaces. Building entrance will be clearly visible from the street, easily identifiable and appropriately lit.	<b>Yes</b>
<b>C1.3 View Sharing</b> A reasonable sharing of views amongst dwellings.	The proposed extension is sympathetic to the topography of the site and maintains a reasonable sharing of views available from surrounding and nearby properties. De facto building lines are maintained to preserve view sharing. The proposal does not interfere with the views from adjoining properties.	<b>Yes</b>
<b>C1.4 Solar Access</b> 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 21 <sup>st</sup> .	The proposal maintains reasonable solar access to the subject property and maintains existing solar access to adjoining properties. Refer to the Shadow Diagrams within the Architectural Plans DA13-DA15, included in the Development Application package.	<b>Yes</b>
<b>C1.5 Visual Privacy</b> Habitable rooms and outdoor living areas of dwellings optimize visual privacy through good design. A sense of territory and safety is provided for residents.	The proposal does not result in any significant visual impacts upon adjoining neighbouring properties and does not adversely affect visual privacy of adjoining properties.	<b>Yes</b>
<b>C1.6 Acoustic Privacy</b> Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	Noise is substantially contained within the dwelling. The proposed alterations and additions will not represent any changes in this regard.	<b>Yes</b>



<b>C1.7 Private Open Space</b> Minimum 80m <sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres.	The existing dwelling only provides 80m <sup>2</sup> of private open space. The proposed does alter the area of private open space. The proposal provides 80 <sup>2</sup> of private open space, meeting Council's requirements.	<b>Yes</b>
<b>C1.12 Waste and Recycling Facilities</b>	Collection of waste will be as per Council Requirements.	<b>Yes</b>
<b>C1.13 Pollution Control</b> Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	The proposal will be constructed in a proper and efficient manner to prevent air, water, noise and/or land pollution.	<b>Yes</b>
<b>C1.17 Swimming Pool Safety</b>	Not Applicable	<b>Not Applicable</b>
<b>C1.19 Incline Passenger Lifts and Stairways</b>	Not Applicable	<b>Not Applicable</b>
<b>C1.23 Eaves</b> Dwellings shall incorporate eaves on all elevations. Eaves must be a minimum of 450mm in width.	The proposal is maintaining the existing roof structure. All new eaves will be 450mm wide.	<b>Yes</b>
<b>C1.24 Public Road Reserve – Landscaping and Infrastructure</b>	Not Applicable	<b>Not Applicable</b>
<b>C1.25 Plant, Equipment Boxes and Lift OverRun</b>	Not Applicable	<b>Not Applicable</b>
<b>PITTWATER 21 DCP PART D</b>		
<b>SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS</b>		
<b>D9 MONA VALE LOCALITY</b>		
<b>D9.1 Character as viewed from a public place</b>	<p>The development incorporates design elements that are compatible with design themes of the locality. There are windows and doors on the front façade.</p> <p>The building façade to a public space incorporates 3 of the design features included in the Pittwater 21 DCP:</p> <ul style="list-style-type: none"> <li>• An entry feature</li> <li>• Recessing architectural elements.</li> <li>• An open deep verandah.</li> </ul> <p>The bulk and scale of building is appropriate and consistent with the locality.</p>	<b>Yes</b>
<b>D9.2 Scenic protection - General</b> Bushland landscape is the predominant feature of Pittwater with the built form being the secondary component of the visual catchment.	Appropriate bulk and scale, subdued colours and subtle forms all contribute to the Scenic Protection of the area.	<b>Yes</b>
<b>D9.3 Building colours and materials</b> Achieve the desired future character of the Locality. The development enhances the visual quality and identity of the streetscape.	External colours and materials are sympathetic with the environment. Finishes will be of a low reflectivity.	<b>Yes</b>

<b>D9.6 Front building line</b> Minimum 6.5 metres.	Currently the front building line sits at 7.508 metres. The proposal will reduce the front building line to 7.008 metres, which is still within the line established by the Pittwater 21 DCP.	<b>Yes</b>
<b>D9.7 Side and rear building line</b>  North (Side) – 2.5 metres  South (Side) – 1.0 metres    West (Rear) = 6.5 metres	North = 2.976 metres  South = 2.527 metres    West = 12.701 metres	<b>Yes</b>  <b>Yes</b>    <b>Yes</b>
<b>D9.9 Building envelope</b> 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.	All proposed works fall within the parameters established by the Pittwater 21 DCP.	<b>Yes</b>
<b>D9.10 Landscaped Area - General</b> The total landscaped area on land zoned R2 Low Density Residential shall be 50% of site area.	The area of the site is 702.9m <sup>2</sup> . The area provided as landscaped area will be 299.87m <sup>2</sup> , which represents 42.6% of the total site area.	<b>No</b> The proposal does not alter the existing landscaped area provided.
<b>D9.12 Fences General</b> a. Front fences and side fences (within the front building setback) shall: <ul style="list-style-type: none"> <li>• not exceed a maximum height of 1 metre above existing ground level,</li> <li>• be compatible with the streetscape character,</li> <li>• not obstruct views available from the road.</li> </ul> b. Rear fences and side fences (to the front building line): Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum of 1.8 metres.	No new fences in the proposal.	<b>Yes</b>
<b>D1.17 Construction, Retaining walls, terracing and undercroft areas</b> In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	The proposal does not include retaining walls or undercroft areas. The rear deck will be a timber.	<b>Yes</b>

## 08 CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents with the exception of those discussed in detail previously in this statement. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social, economic, or heritage related impacts, the application is submitted to The Pittwater Council for assessment and granting of development consent.