

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR DEMOLITION OF EXISTING BUILDINGS**

**LOCATED AT**

**9 ESPLANADE, MONA VALE**

**FOR**

**PITTWATER AQUATIC CLUB**

**Prepared  
November 2005**

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## **1.0 Introduction**

This Statement of Environmental Effects accompanies details to demolish the existing structures located at **9 The Esplanade, Mona Vale.**

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

In preparation of this document, consideration has been given to the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2000.*
- *Pittwater Local Environmental Plan 1993.*
- *Pittwater 21 Draft Local Environmental Plan*
- *Pittwater 21 Development Control Plan*

## **2.0 Property Description**

The subject allotment is described as 9 Esplanade, Mona Vale, being Lot 10 within Deposited Plan 730056 and is zoned Residential 2(a) under the Pittwater Local Environmental Plan 1993.

The site is not listed as a Heritage Item nor is it within a Conservation Area. The site is not identified as being affected by any hazards.

## **3.0 Site Description**

The property is located on the eastern side of Esplanade, with a street frontage of 83.54m. The property is triangular in shape, with a total site area of 1656m<sup>2</sup>.

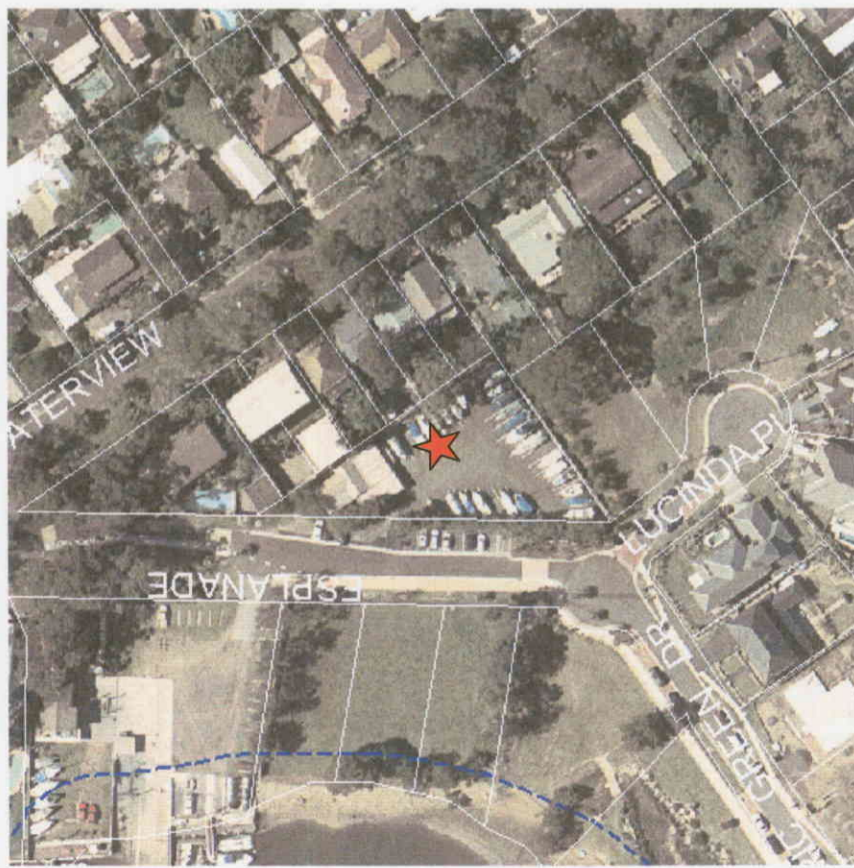
The property falls the western boundary facing The Esplanade.

The site is developed with a single storey clad building with metal roof. The building is occupied by Pittwater Aquatic Club. The majority of the site is asphalt and utilised as a parking area. Vehicular access is provided via a driveway towards the north of the site.

#### 4.0 The Surrounding Environment

The general vicinity of the site is generally characterised by one and two storey residential dwellings, of a variety of styles and scales of development, interspersed by a number of recreational uses. The form of the dwellings and associated structures has been influenced by the slope of the local topography.

The site adjoins residential properties to the northeast, with vacant sites immediately to the south.



#### 5.0 Proposed Development

As detailed within the accompanying plans, it is proposed to demolish the existing clad metal roof dwelling. The proposal does not seek approval for any other works. The site will be appropriately fenced throughout the demolition period.

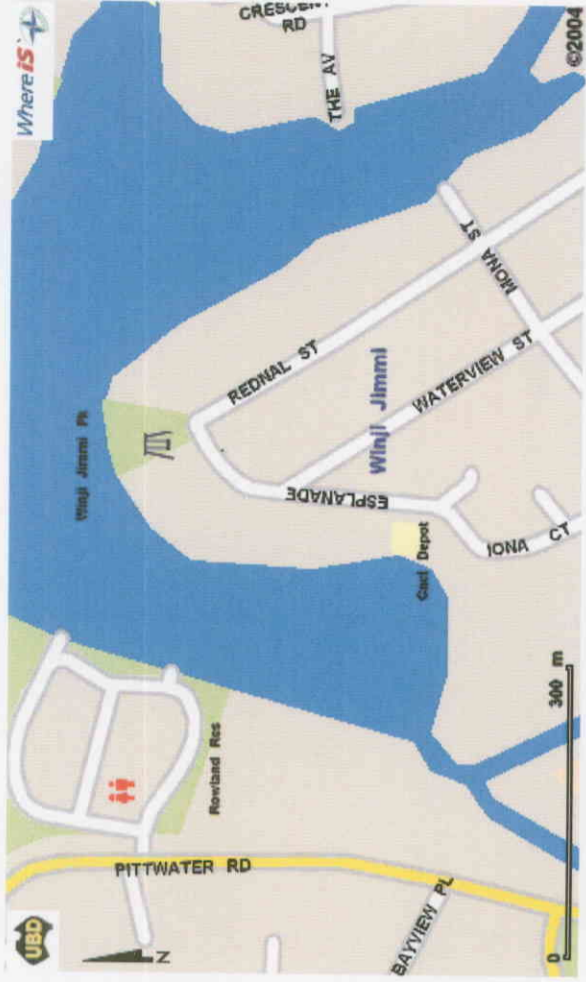


Fig 1: Location of Subject Site

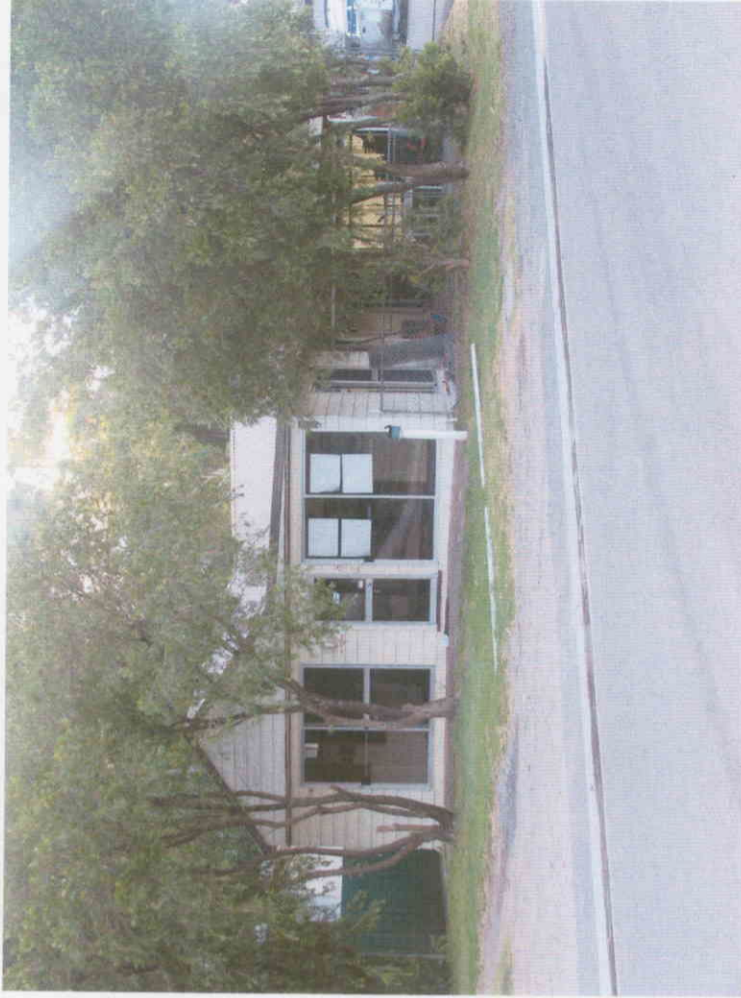


Fig 2: Subject building

## **6.0. ZONING AND DEVELOPMENT CONTROLS**

### **6.1 Pittwater Local Environmental Plan 1993**

The site is zoned Residential 2(a) under the provisions of the PLEP 1993, gazetted on 4 February 1994.

The proposed demolition is considered to be permissible with the consent of Council, within the 2(a) zone.

### **6.2. Pittwater 21 Development Control Plan**

Council's Pittwater 21 DCP Part B (General Controls), Part C (Design Criteria) and Part D9 Mona Vale Locality Statement provides a range of outcomes and controls which form the primary criteria control for development within the subject locality.

#### **6.2.1 Section A Introduction**

##### **A4.9 Mona Vale Locality**

#### **Desired Character**

The desired character of the Mona Vale Locality is summarised as:

*"The Mona Vale Locality will remain characterised by a mix of residential, retail/commercial, industrial, recreational, community and educational land uses in a natural landscaped setting.*

*Existing residential areas will remain primarily low-density characterised by one and two storey residences in a natural landscaped setting, interspersed by compatible land uses where appropriate. Dual occupancy development will generally be located on the valley floor and lower slopes, subject to environmental and other constraints. Medium-density housing will concentrate within and adjoining Mona Vale Commercial Centre, neighbourhood retail centres, and transport nodes where appropriate.*

*Retail/commercial, service business and light industrial land uses will continue to be employment generating. The Mona Vale Commercial Centre status will be enhanced as providing 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. Light industrial land uses in Darley and Park Streets will be enhanced as pleasant, orderly, and economically viable areas. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.*

*Future development in the locality will be consistent with public infrastructure capacity and environmental constraints.*

*Future development will maintain a distinct height limit below the tree canopy, and reflect the predominant scale and setbacks of existing development. Buildings will be designed to address the street, integrate with the public domain, and be at a human scale. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandas and the like. Building colours and materials will harmonise with the natural environment and not dominate it. Development on hillsides and in the vicinity of ridge tops will integrate with the natural landscape and topography.*

*Heritage items indicative of early settlement and history in the locality will be conserved.*

*The indigenous tree canopy vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors. The natural landscape, including rock outcrops, remnant bushland and natural watercourses, will be preserved.*

*Existing and new development will be made safe from natural hazards."*

The proposal seeks approval for the demolition of the existing building on site. The existing building on site does not have any significant heritage or cultural significance. Further, the existing building does not contribute any significant contribution to the existing streetscape or the character of the locality. Therefore the proposal will not have any detrimental impact on the existing Mona Vale locality.

## **6.2.2 Part B General Controls**

The General Controls applicable to the proposed storage shed are summarised as:

### ***B3.8 Contaminated Land & Potentially Contaminated Land***

The controls seek to achieve the outcomes:

*Protection of public health. (S)*

*Protection of the natural environment. (En)*

*Successful remediation of contaminated land. (En, S)*

There is no evidence that the site is contaminated. The site was currently used as a club house for Pittwater Aquatic Club, with a newly completed building opposite the site.

## **B5 Water Management**

The proposal seeks approval for demolition only and there will be no detrimental impact on the adjoining properties or Council's infrastructure as a result of runoff.

### **B8.1 Construction & demolition – excavation and landfill**

The controls seek to achieve the outcomes:

*Site disturbance is minimised. (En)*

*Excavation and construction not to have an adverse impact. (En)*

*Excavation operations not to cause damage on the development or adjoining property. (S)*

The demolition of the existing buildings will be carried out in accordance with Council's requirements. There will be minimal site disturbance and appropriate measures will be in place to ensure protection to adjoining public and private property.

### **B8.2 Construction & Demolition – soil and sediment management**

The controls seek to achieve the outcomes:

*Waterways, coastal areas, watercourses, drainage systems and the public domain are protected from the transportation of sedimentation from development sites. (En)*

This clause requires that erosion and sediment controls are installed on site to prevent the migration of sediment to adjoining properties, roads or waterways. Appropriate erosion and sediment barriers will be installed prior to any demolition on site. Upon completion of the works any disturbed soil will be appropriately landscaped.

### **B8.3 Construction & Demolition - Waste Minimisation**

The controls of this clause aim to achieve:

*Reduction of waste throughout all phases of development. (En)*

All waste generated through the demolition phase will be minimised by recycling or disposal at an appropriate facility.

### **B8.4 Construction & Demolition – Site Fencing & Security**

The controls of this clause aim to achieve:

*All sites are to be protected by site fencing for the duration of the works.*

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*Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act.*

The subject site will be protected throughout the demolition which will prevent unauthorised access to the site.

### **6.2.2 Part C Design Criteria**

The Design Criteria applicable to Demolition of structures is summarised as:

#### ***C5.17 Pollution Control***

The controls seek to achieve the outcomes:

*Development does not adversely impact health, the environment or other lands. (S, E)*

The demolition of the site will comply with the requirements of Protection of the Environment Operations Act, 1997 and appropriate noise controls.

### **6.3 Streetscape**

The existing building on site does not have any significant contribution to the streetscape. The demolition of the existing building will not have any detrimental impact on the existing streetscape.

### **6.4 Noise**

The demolition of the existing structure will comply with the relevant requirements to ensure minimal acoustic impact on the adjoining properties.



**7.0 MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

**7.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Local Environmental Plan 1993 and the relevant supporting Council policies. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

**7.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

Pittwater 21 Draft Local Environmental Plan (DLEP) is currently on exhibition and the proposal has been assessed having regard to the provisions of the DLEP. It is not considered that there are any areas of the development which will be in conflict with the draft document.

**7.3 Any development control plan**

The development has been designed to comply with the requirements of Council's Pittwater 21 Development Control Plan.

The application has been prepared having regard to the requirements of Part B, Part C and Part D of the Pittwater 21 DCP.

It is considered that the proposed demolition does not have any detrimental impact on the existing character or the desired character objectives of the DCP.

**7.4 Any matter prescribed by the regulations that apply to the land to which the development relates.**

No matters of relevance are raised in regard to the proposed development.

**7.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for demolition of the existing building, will not detrimental impact on the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the residential character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Council's PLEP 1993, Pittwater 21 DLEP and Council's Codes and Policies, in particular the Pittwater 21 DCP and the Mona Vale Locality Statement.

#### **7.6 The suitability of the site for the development**

The subject land is currently zoned Residential 2(a) under the Pittwater Local Environmental Plan 1993 and is considered suitable for the proposed development.

The subject site does not exhibit any significant constraint to the proposed development.

#### **7.7 Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

#### **7.8 The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

#### **8.0 CONCLUSION**

The proposal seeks to demolish the existing structure on site. It is considered that the proposed demolition will not have any detrimental impact on the adjoining properties and achieves the stated objectives of Council's Development Controls. The existing building does not provide any significant contribution to the streetscape or the locality.

As the proposed development will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

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