



**Modified Statement of
Environmental
Effects
at
64 Elimatta Road,
Mona Vale
NSW 2103
For
Jim Bullough**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	2
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 Dwelling	5
2.7	Existing off-street parking	5
2.8	Existing Landscaping	5
3	THE PROPOSAL	6
3.1	Features of the Proposal	6
3.2	Present and Future uses of the Residence	6
3.3	Purpose for the additions	6
3.4	Materials and finishes proposed to be used	6
3.5	Height	7
3.6	Site Controls	7
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	10
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	11
4.9	Roof Form	11
4.10	Walls	11
4.11	Windows and Doors	11
4.12	Garages and Carports	11
4.13	Colour Scheme	12
4.14	Fences and Gates	12
4.15	Garden Elements	12
5	CONCLUSION	12
5.1	Summary	12
6	APPENDIX 1 – Schedules	13
6.1	Schedule of finishes	13
6.1.1	Posts	13
6.1.2	Gutter	13
6.1.3	Roofing	13

1 INTRODUCTION

This Modified Statement of Environmental Effects accompanies the development

application for the proposed alterations and additions at 64 Elimatta 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 residence is located on the south-western side of Elimatta Road in the residential neighbourhood of Mona Vale.

Site Address: No 64 Elimatta Road, Mona Vale

LOCATION PLAN



2.2 Local Authority

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

2.3 Zoning

Lot 7 DP.229542 known as 64 Elimatta Road, Mona Vale, has a Zoning of E4 Environmental Living.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Pittwater Local Environment Plan 2014
Pittwater 21 Development Control Plan

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. 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 is an existing two storey dwelling 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 Dwelling

The site has an existing two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens with hedges & shrubs along the front & southern side boundary around the pool area with a grassed area adjacent to the drive. To the rear yard there are several small native trees & shrubs along 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 local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works providing for a new modified carport over part of the existing drive, extending to the side boundary and front setback line.

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

3.1 Features of the Proposal

Externally the proposal encompasses:

- New front carport minor addition

Internally the proposal encompasses:

- N/A

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new modified proposal provides better provision for improved parking & covered entry to the front door whilst maintaining the bulk of the dwelling that is fitting for the Mona Vale area. The owner is proposing the minor extension to the approved carport and covered entry will provide parking & access areas that are more usable for the owner's family. A new carport is also required to maintain parking requirements & improve access to the front door. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident.

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:

Sheet metal composite roof to carport medium to dark colour

Steel posts to carport painted

Does not change under this modification

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	496.5 sq m	-
GFA (Gross Floor Area)	263.68 sq m	-
Height	3.36m	8.5m
Built upon area	402.98 sq m	198.60 sq m
Landscaping	293.75 sq m	297.90 sq m

A concession is requested for the landscaped area being slightly below the 60% landscaped area guideline due to the landscaped area being maintained. The proposed carport is to be constructed over the existing driveway with no removal of vegetation that would adversely impact wildlife or wildlife habitats. There is no adverse impact to neighbouring properties.

Does not change under this modification

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.42m	6.5m
Rear Set Back	Existing	6.5m
Side Set Back	0.79	1m & 2.5m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties.

The location of the new carport attaches onto the front & side of the existing dwelling & with no sides to the carport maintain the openness of the property.

A concession is requested for an encroachment into the side & front boundary setbacks. This is due to the carport location being in the front & side of the existing dwelling & cannot be moved clear. The span of the carport intends to clear the existing driveway & provide shelter from the elements to the front door. There are no views or vegetation adversely impacted with a lightweight structure maintaining streetscape & visual amenity.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Elimatta Road is to be maintained with the drive. The proposed carport provides shelter from the elements to the parked car & pedestrian access to the front door. The proposed development will have no detrimental impact on traffic flow.

Does not change under this modification

3.9 Privacy, Views and Outlook

The positioning of the carport in the proposal at No 64 Elimatta Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with the carport set in front & lower than adjoining dwellings. The steel composite roof provides a barrier to the neighbours on the adjacent boundaries and does not directly impact neighbouring properties.

Does not change under this modification

3.10 Solar Access and Overshadowing

The site slopes from the SW to NE. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The shadowing to adjacent properties will be existing with the shadow increase on the subject property only.

Does not change under this modification

3.11 Acoustic Privacy

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

Does not change under this modification

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 and piped to the street gutter.

Does not change under this modification

4 ENERGY EFFICIENCY

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

Does not change under this modification

4.1 Orientation

The carport location has been designed to make maximum use of the front drive as well as the north-easterly aspect.

Does not change under this modification

4.2 Passive Solar Heating

Passive solar heating is maintained for this proposal.

4.3 Passive Cooling

Passive cooling for the dwelling is maintained for this proposal.

4.4 Natural light

Natural light is maintained for this proposal.

Does not change under this modification

4.5 Insulation and Thermal Mass

Insulation & thermal mass is maintained for this proposal.

Does not change under this modification

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 in the front yard. 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.

Does not change under this modification

4.7 Siting and Setback

Mona Vale is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 64 Elimatta Road is a good example of this in that it has its car parking in the proposed carport & in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new carport to the front of the house follows this design concept. 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.

Does not change under this modification

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 building form is maintained for this proposal. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

Does not change under this modification

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 roof form to the existing house is to be maintained for this proposal. A low-pitched sheet metal roof is proposed to the front for carport parking over part of the drive.

Does not change under this modification

4.10 Walls

Walls are maintained for this proposal with no side walls proposed to the carport.

Does not change under this modification

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.

Windows & doors are maintained for this proposal.

Does not change under this modification

4.12 Garages and Carports

The freestanding houses in Mona Vale allowed for the cars to drive to the front or down the side of the house. The existing garage is to be maintained for this proposal. This development proposes a new carport over part of the existing concrete drive

with parking available for 2 vehicles.

Does not change under this modification

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

Does not change under this modification

4.14 Fences and Gates

Fences & gates are to be maintained for this development.

Does not change under this modification

4.15 Garden Elements

The garden areas are to be maintained for this development to maintain the streetscape & visual amenity

Does not change under this modification

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 64 Elimatta Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Mona Vale. The proposed modified design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Timber frame and Steel roof sheeting, steel posts, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed modified 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 Posts	Steel	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Roofing	Steel composite	Medium to Dark	By Owner