



ACTION PLANS
BUILDING DESIGN

STATEMENT OF ENVIRONMENTAL EFFECTS

Section 96(1)(a) Modification Application for Development Consent DA 2018/0194 which approved new stairs from the garage to the first floor level, new living room over existing roof to the east including a wet bar, new study, new bathroom off living room, and a new tiled balcony off the new first floor living room facing the street at 4A Orana Road, Mona Vale.



NO. 4A ORANA RD, – MONA VALE – NSW - 2103
AS SEEN FROM THE STREET

Client: Annie Pogson and Wayne Garnier

November 2018

01

PROPERTY DESCRIPTION

02

SITE DESCRIPTION

03

ADJOINING PROPERTY

04

PROPOSED MODIFICATION

05

AREA AND COMPLIANCE SUMMARY

06

PLANNING ASSESSMENT

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)

07

RESPONSE TO THE PITTWATER 21 DCP 2014

7.1. Compliance Table

08

CONCLUSION

01 PROPERTY DESCRIPTION

The subject property legally identified as Sec. E, Lot 30 within DP 6195 and is known as 4A Orana Road, Mona Vale, 2103. The site is zoned R2 – Low Density Residential and is pursuant to Pittwater Local Environmental Plan 2017.

The site is not identified as containing any items of environmental heritage nor is it located within the vicinity of any identified items. It is also not listed as having any major hazards.

02 SITE DESCRIPTION

The site is legally identified as LOT SEC E LOT 30 DP 6195 and is known as 4A Orana Road, Mona Vale, 2103. The site is located on the western side of Orana Road. The site has an area of 954.8m² and a frontage of 15.240 metres to Orana Road (Eastern Boundary). The northern side boundary has a length of 63.50 metres. The southern side boundary has a length of 62.23 metres. The western rear boundary has a length of 15.29 metres.

The topography slopes West to East from Orana Road and has a total change in level of approximately 1.7m.

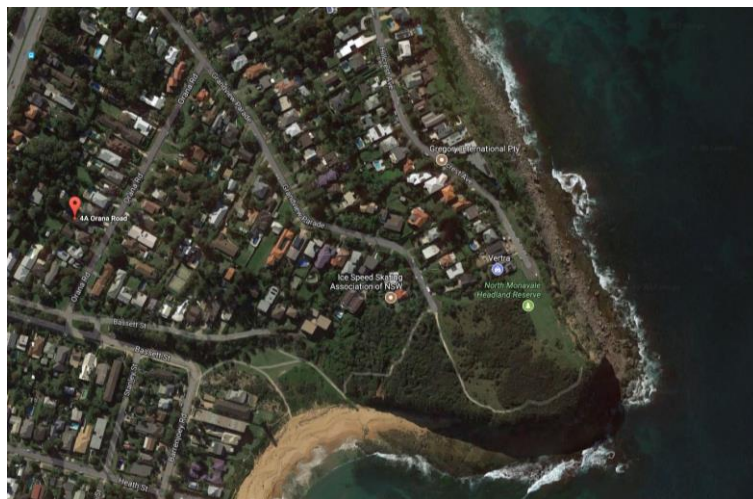


Fig 1: Subject site outlined in red (Google maps 2017).

The property previously accommodated a two storey residence constructed in rendered brick with a tiled roof. The dwelling consisted of four bedrooms with one including an ensuite, two other bathrooms, two offices, laundry room, kitchen, pool, deck at the rear and triple car garage.

On March 12th a DA was approved for an alterations & additions to the existing dwelling. The works being to install a new stair from the garage to the first floor, new living room over existing roof to the east including a wet bar, new study, new bathroom off living room, and a new tiled balcony off the new first floor living room facing the street.



Fig 2: Pool and covered deck facing north (*Action Plans 2017*).



Fig 3: Timber access steps to rear garden area (*Action Plans 2017*).



Fig 4: Triple car garage (*Action Plans 2017*).

03 ADJOINING PROPERTY

The surrounding area predominantly consists of one and two storey residential dwellings.

The adjoining property to the north, 4 Orana Road, is a two storey weatherboard residence with sheet metal and tiled roofs and vehicular access from Orana Road. To the south, 2 Orana Road, is a single storey weatherboard residence with a tiled roof and vehicular access from Orana Road.



Fig 5: No. 4A Orana Road as seen from above (*Action Plans 2017*)



Fig 6: No. 4 Orana Avenue as seen from above (*Action Plans 2017*)

04 PROPOSED MODIFICATION

Section 96(1)(a) Modification Application for Development Consent D2018/0194 which approved new stairs from the garage to the first floor level, new living room over existing roof to the east including a wet bar, new study, new bathroom off living room, and a new tiled balcony off the new first floor living room facing the street at 4A Orana Road, Mona Vale.

The modification seeks to make changes to fenestration as follows:

- Step-out the approved bathroom so external wall align with the new first floor living room wall.
- Extend the roof line to align with existing roof.

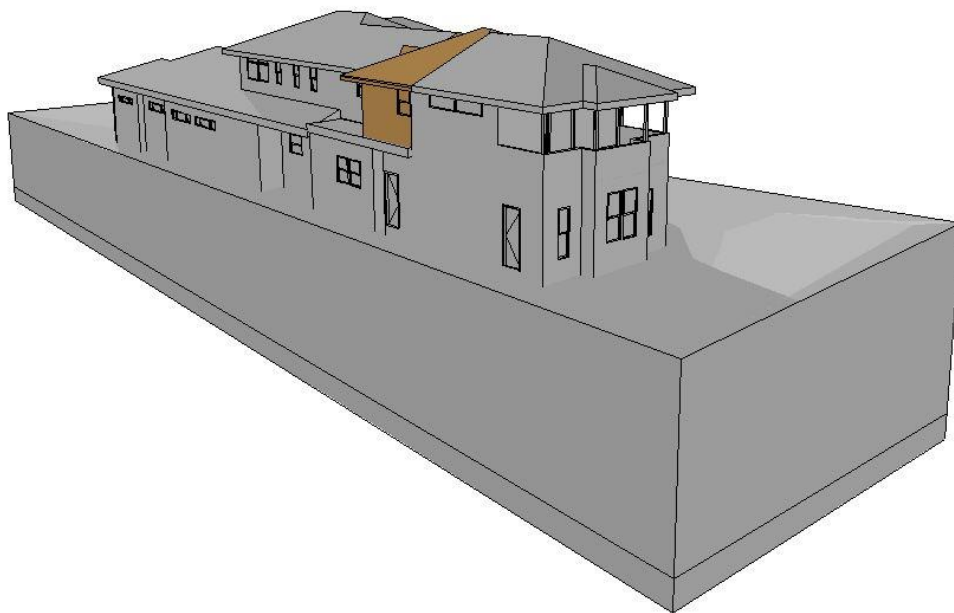


Fig 7: No. 4A Orana Avenue proposed modification shown in orange (*Action Plans 2018*)



Fig 8: Proposed modification shown in orange (*Action Plans 2018*)

05 AREA AND COMPLIANCE SUMMARY

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R2	Zone R2	Unchanged
Site area	Minimum 700m ²	954.8m ²	Unchanged
Number of storeys	2	Two storey	Unchanged
Maximum building height	8.50 metres	7.5m	Unchanged
Front Building Line	6.5m	5.95m	Unchanged
Rear Building Line	6.5m	17.9m	Unchanged
Min. side building line (North)	2.5m	2.37m	Unchanged
Min. side building line (South)	1.0m	1.18m	Unchanged
Landscaped area	The total landscaped area on land zoned R2 Environmental Living shall be 50% of site area.	440.17m ² (46.17%)	Unchanged
Private Open Space	80m ²	80m ²	98.1m ²

06 PLANNING ASSESSMENT

STATUTORY PROVISIONS

Pittwater Local Environmental Plan 2014 (LEP)

Permissibility

The site is zoned R2 – Environmental Living pursuant to the land use table of The Pittwater Local Environmental Plan 2017. 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 does not alter the height of the existing building, which is 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 2017.

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 FSR_018.

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 Sheet ASS_018. 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 any earthworks as all major works are carried out on the first floor level.

6.2.3. Flood Planning (LEP Clause 7.3)

The Flood Planning Level applies to the proposal only in the Medium Flood Risk Precinct and only at the rear of the property as the site slopes from front to back. Therefore there would be no flood issues as the proposal does not increase the habitable area below the Flood Planning Level.

6.2.4. Coastal Risk Planning (LEP Clause 7.5)

The site is not identified as an area of Coastal Risk

6.2.5. Biodiversity (LEP Clause 7.6)

The site is not identified as "Biodiversity" on the Biodiversity map BIO_018.

6.2.6. Geotechnical hazards (LEP Clause 7.7)

The site is not identified as geotechnical hazard the geotechnical hazard map Sheet GTH_018.

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

The site is not identified on the Foreshore Building Line map Sheet FBL_010.

07 RESPONSE TO THE PITTWATER 21 DCP 2014

7.1 Compliance table

Existing Site Area = 954.8m ²		
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 double storey dwelling, integrated with the landscape. The proposal will not affect the street scape majorly as it maintains the existing building line and is built of an appropriate style and bulk to complement its surroundings.	Yes
PITTWATER 21 DCP PARTS B & C		
Section B – General Controls		
B1 – Heritage Controls	Not identified on map.	Not Applicable
B2 – Density Controls	Unchanged	Not Applicable
B3 – Hazard Controls 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.	The proposed development will not have any adverse impact on the fauna, flora or significant trees on the site.	Yes
B4 – Controls Relating to the Natural Environment	The proposed development will not have any adverse impact on the fauna, flora or significant trees on the site.	Yes
B5 – Water Management	The proposal maintains the existing water management on site.	Yes
B6 – Access and Parking	The proposal is retaining the existing driveway.	Yes

B8 – Site Works Management		
B8.1. Construction and Demolition – Excavation and Landfill	The proposal does not require any excavation or other earthworks as all proposed building elements are located on the first floor level.	Yes
B8.2 Construction and Demolition Erosion and Sediment Management	Appropriate and complying sediment prevention measures to be in place throughout earthworks and construction.	Yes
B8.3 Construction and Demolition Waste Minimisation	Waste minimisation plan to be prepared and adopted by Builder.	Yes
B8.4 Construction and Demolition Site Fencing and Security	The site will be protected by site fencing for the duration of the works.	Yes
B8.5 Construction and Demolition - Works in the Public Domain	Not Applicable	Not applicable.
B8.6 Construction and Demolition - Traffic Management Plan	Excavation and fill will not be greater than 100m ³ .	Not applicable.

SECTION C – DEVELOPMENT TYPE CONTROLS		
C1. DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT		
C1.1 Landscaping		Yes
C1.2 Safety and Security Four Crime Prevention principles to observe through Environmental Design: • Surveillance • Access Control • Territorial Reinforcement • Space Management	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.	Yes
C1.3 View Sharing 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.	Yes
C1.4 Solar Access 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 st .	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 S96.14-S96.16, included in the Section 96 package.	Yes
C1.5 Visual Privacy 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.	Yes
C1.6 Acoustic Privacy 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.	Yes

C1.7 Private Open Space Minimum 80m2 of private open space per dwelling at ground level, with no dimension less than 3 metres.	The minimum Private Open Space is 80.00m2.	Yes Minimum Private open space Achieved
C1.12 Waste and Recycling Facilities	Collection of waste will be as per Council Requirements.	Yes See Waste management plan provided on S96.02
C1.13 Pollution Control 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.	Yes
C1.17 Swimming Pool Safety	Not Applicable	Yes No new swimming pools with this proposal.
C1.19 Incline Passenger Lifts and Stairways	Not Applicable	Not Applicable
C1.23 Eaves Dwellings shall incorporate eaves on all elevations. Eaves must be a minimum of 450mm in width.	All new eaves will be 450mm minimum.	Yes
C1.24 Public Road Reserve – Landscaping and Infrastructure	Not Applicable	Not Applicable
C1.25 Plant, Equipment Boxes and Lift OverRun	Not Applicable	Not Applicable
PITTWATER 21 DCP PART D		
SECTION D LOCALITY SPECIFIC DEVELOPMENT CONTROLS		
D9 Mona Vale Locality		
D9.1 Character as viewed from a public place	The development incorporates design elements that are compatible with design themes of the locality. There is a window on the side façade. The bulk and scale of building is appropriate and consistent with the locality.	Yes

D9.2 Scenic protection - General 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.	Yes
D9.3 Building colours and materials 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.	Yes
D9.6 Front building line Minimum 6.5 metres.	Currently the front building line sits at 5.950 metres.	No Although the minimum front building line is not achieved it is also not increased with this proposal.
D9.7 Side and rear building line North (Side) – 2.5 metres South (Side) – 1.0m metres West (Rear) = 6.5 metres	North = 2.36m South = 1.00m West = 17.88 metres	No Although the minimum side setback is not achieved it is also not increased with this proposal. Yes Minimum side setback achieved. Yes Minimum side setback achieved.
D9.9 Building envelope 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.	Proposed works break the side boundary envelope.	No Although proposed works do not fall within the side boundary envelope. The alterations still fall within the side boundary setback and are of an appropriate scale and bulk that they do not block views to neighboring properties nor do they adversely affect the streetscape or create significant overshadowing (see shadow diagrams on S96.14 – S96.16)

D9.11 Landscaped Area – Environmental Living The total landscaped area on land zoned R2 Environmental living shall be 50% (477.40 m ²) of site area.	The area of the site is 954.8m ² . The area provided as landscaped area will be 440.17m ² , which represents 46.10% of the total site area. Existing landscaped area is 440.17M ² (46.10%)	Yes Although the Minimum landscaped area is not achieved. Landscaped area is unchanged with this proposal.
D9.13 Fences General a. Front fences and side fences (within the front building setback) shall: • not exceed a maximum height of 1 metre above existing ground level, • be compatible with the streetscape character, • not obstruct views available from the road. 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.	Yes
D9.14 Construction, Retaining walls, terracing and undercroft areas In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	The Proposed works do not create any under croft areas.	Yes

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.