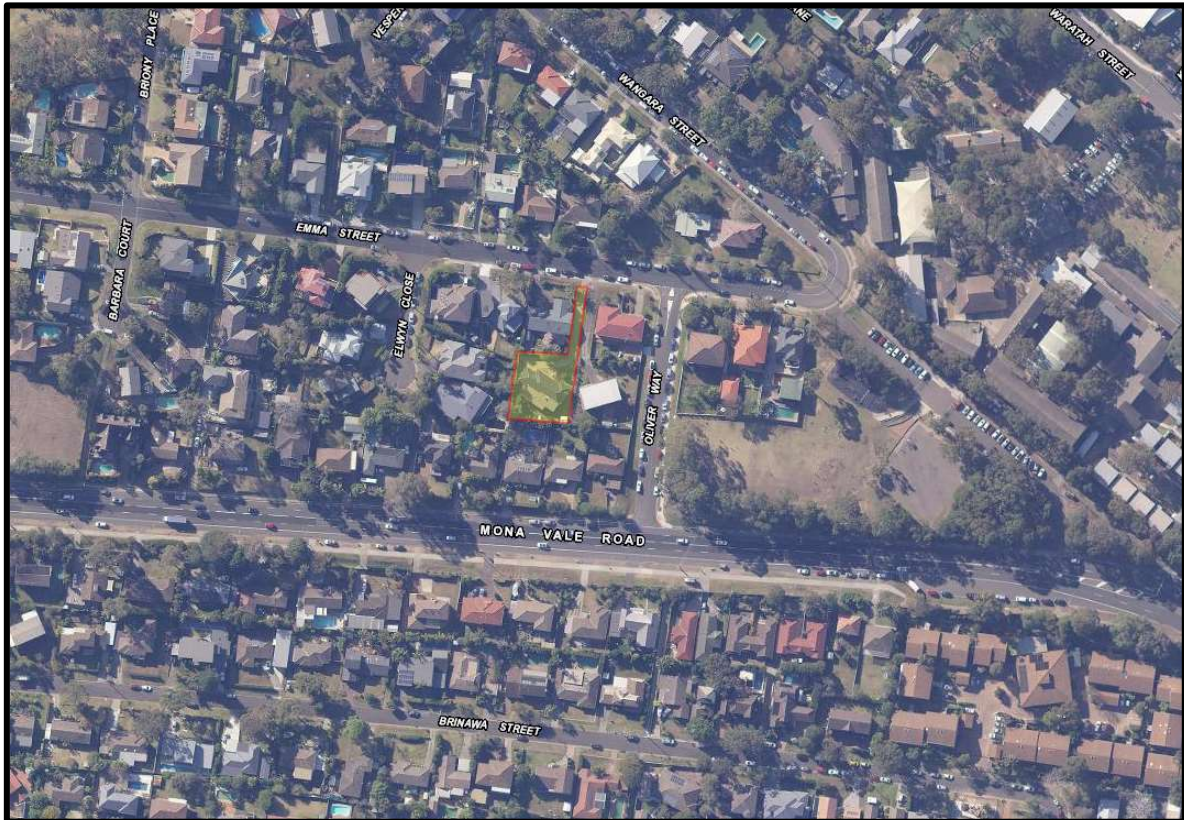


STATEMENT OF ENVIRONMENTAL EFFECTS



- SITE:** Lot 2 DP 236500
11 Emma Street
Mona Vale
- APPLICANT:** Drafting Help
- PROPOSAL:** Alterations and additions to an existing single storey dwelling.

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INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for alterations and additions to an existing single storey dwelling.

The proposed works include:

- Construction of an attached single garage.

The allotment is a rectangular shaped battle-axe allotment with access to Emma Street via an access handle. The allotment has a width of 27.21m, a depth of 30.48m and a land area of 967.5m². The lot currently contains a single storey dwelling and associated structures that are to be retained as part of the proposed development. No trees are identified to be removed and minor excavation works are required to site the proposed extension.

Existing vegetation to the front and rear of the allotment is to be retained in order to maintain the landscape character of the area.

All necessary services are available on the site. The site has a moderate fall to the south-eastern boundary with drainage to be directed to the existing drainage collection system.

The neighbourhood generally consists of a mix of one and two storey dwellings as anticipated within an existing residential estate.

The following sections of this statement address the likely impact of the proposal on the environment.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Part 4 Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The subject site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is ancillary development to the existing dwelling on the allotment. A "dwelling house" is defined as "a building containing only one dwelling".

The identified zone permits the construction of a 'dwelling house' therefore ancillary development is permitted subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.*

The proposed development is compatible with the existing and future character of the locality. The development is designed to provide a high level of amenity for residents whilst considering the natural constraints of the site.

The proposed alterations and additions to the existing two storey dwelling is considered to meet the objectives of the R2 Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
8.5m	Approx. 5.05m	Yes

Clause 4.4 Floor Space Ratio

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
N/A	N/A	N/A

Clause 4.6 Exceptions to development standards

The proposed development does not contravene the development standards of the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or located within proximity of heritage items.

Clause 7.1 Acid sulfate soils

The subject property is identified as being affected by Class 5 Acid Sulfate Soils. The proposal is not considered to lower the water table by 1 meter and requires excavation predominantly within the footprint area only with a depth of less than 1m.

Clause 7.2 Earthworks

Due to the topography of the allotment minor earthworks are required to site the proposed footprint. Due to the relatively level nature of the allotment earthworks minimised. No excessive impact anticipated.

Clause 7.3 Flood planning area

The subject site is not known to be located within a flood planning area.

Clause 7.10 Essential Services

All necessary services are available on the site including access to water, sewer, telecommunications and electricity.

* * *

Conclusion with respect to LEP requirements

The proposal satisfies the objectives and requirements of the PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no known draft environmental planning instruments that would prevent the subject development from proceeding.

(a)(iii) Relevant development control plans

Pittwater Development Control Plan No. 21

DCP is divided into several sections of generic and individual locality based controls. The subject site is located within the Mona Vale Locality. Assessment of the subject proposal against DCP No.21 is provided as follows;

SECTION A

A4.9 Locality character statement – Mona Vale Locality

Context (extract)

Strategically positioned at the convergence of routes north to Palm Beach, west to Church Point, and south to Warringah, Mona Vale became the centre of trade and travel in the Pittwater area during the nineteenth century. The Rock Lily Hotel operating from 1886 became a landmark coaching inn where horses were changed and travellers rested. Industries developed among farming settlements and market gardens, including a timber yard in Waratah Street, and blacksmith and boat-building at Winnererremy Bay. From 1947 to 1976, food for Taronga Zoo animals was grown on 40 acres of land in the vicinity of Darley Road, Bassett and Mona Streets. Residential development in the locality increased from the 1950s.

Since this time, the locality has developed with a mix of residential, retail/commercial, industrial, recreational, community and educational land uses. Today, Mona Vale centre is the main commercial centre for the Pittwater area.

Low-density residential development is built along the valley floor and slopes to the north, south and west of the locality. These areas are characterised by one and two-storey dwelling houses on 680-760 square metre allotments (some blocks may be smaller) to the south, east and north, increasing to 930-1,200 square metres on the valley floor and headland. The residential areas are of a diverse style and architecture, a common thread being the landscaped, treed frontages and subdued external finishes. Medium-density housing adjoins the Mona Vale Commercial Centre on Mona Vale Road, and extends along Darley Street, Park Street, Pittwater Road, Terrol Crescent and Golf Avenue.

The locality is serviced by the Mona Vale Commercial Centre, a major commercial, retail and community centre situated at the crossroads of Barrenjoey, Pittwater, and Mona Vale Roads. The Commercial Centre is focused around Mona Vale Village Park, Memorial Hall and Library. A hub of light industrial, automotive and like businesses adjoins the Commercial Centre to the north in the vicinity of Darley Road and Basset Streets. The locality also contains neighbourhood retail centres at the intersect of Pittwater Road and Vineyard Street, the eastern end of Darley Street, and Parkland Road. The locality also contains the Mona Vale Hospital, Mona Vale Primary School, Sacred Heart Catholic Primary School, Pittwater High School, Mona Vale Hotel, Mona Vale SLSC, Mona Vale library, Pittwater Council offices, community centre, cemetery, police station, fire station, and bus depot, and recreational facilities including Mona Vale Golf Course, Bayview Golf Course, Mona Vale Bowling Club, skateboard ramp, beaches and several reserves.

The facade of the Rock Lily Hotel, houses, and structures in the vicinity of Darley Street, Grandview Parade, Maxwell Street, Mona Street, Orana Road, Park Street, and Pittwater Road, indicative of early settlement in the locality and historical context as a focal point in Pittwater, have been identified as heritage items.

The locality is characterised by a large valley floor to the coast in the east, and ridgelines to the north, southwest and northwest. Due to the topography, some significant views can be obtained to the north and east. Conversely, the slopes of the locality are visually prominent.

Much of the natural vegetation has been removed and replaced with non-indigenous species, although some remnant species, in particular canopy trees, are evident.

The natural features of the locality result in a high risk of bushfire, landslip, flood, coastline (beach) hazards, and estuary wave action and tidal inundation

The major roads within the locality are Barrenjoey Road, Pittwater Road, Mona Vale Road, and Samuel Street. Barrenjoey Road, Pittwater Road, and Mona Vale Road are major links with land to the north, west and south. Several pedestrian links and pathways exist within the locality, including on the headland and Winnererremy Bay.

The proposed development is to be located on a 967.5m² existing allotment being in keeping with the typical size for the area. No trees are identified for removal and the existing landscaping to the front and rear of the allotment is to be retained to ensure the landscape character of the area is maintained.

The proposed development is considered to be consistent with the intended character of the area and the character of Mona Vale locality. The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials which ensures that the built form will not be out of place and will not detract from the amenity of surrounding properties.

The proposal does not present any detriment to views or streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

Desired Character (extract)

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 storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor and lower slopes that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities.

Retail, commercial and light industrial land uses will be employment-generating. The Mona Vale commercial centre status will be enhanced to provide 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. The permissible building height limit is increased to promote economic growth within the centre. The Mona Vale Hospital, as a regional facility servicing the Peninsula, is an essential part of the future local economy.

Future development is to be located so as to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the Mona Vale commercial centre will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.

Light industrial land uses in Darley and Bassett Streets will be enhanced as pleasant, orderly, and economically viable areas.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. Improved public transport, pedestrian accessibility and amenity, carparking and an efficient surrounding local network will support the commercial centre, moving people in and out of the locality in the most efficient manner. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The alterations and additions to the existing dwelling will meet with the objectives of the low-density residential character of the area and is in a similar styling to development already constructed within the locality. The proposed alterations and additions are considered to be in keeping with newer development throughout the surrounding area and remains below the dominant tree canopy height.

No trees are to be removed as part of the proposed development with existing landscaping to be retained to the front and rear of the allotment to ensure the landscape character of the area is maintained.

Consideration has been given to the natural features and character of the surrounding area of the site during the design selection process with alterations and additions to the existing dwelling considered to be the most suitable development for the site.

The overall design of the development has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Mona Vale area.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance, within a conservation area or within proximity of a heritage item.

B3 Hazard Controls

The subject property is not identified to be located within a bushfire prone area.

The subject property is identified as being affected by Class 5 Acid Sulphate Soils. The proposal is not considered to lower the water table, however will require minor

excavation of less than 1m. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

The subject site is not known to be located within a flood planning area however is identified as flood prone land. The proposed floor levels are considered to be of an appropriate level to ensure no detrimental impact in a flood event.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B5 Wastewater management

Drainage from the subject site is to be directed to the existing drainage collection system.

B6 Access and Parking

The existing driveway access is considered to be suitable to be retained.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m	Proposed driveway capable of complying.	Yes
Driveway width at kerb to be maximum of 3.5m	Proposed driveway capable of complying.	Yes
Required parking spaces per dwellings (not secondary dwelling) 1 bedroom – 1 space 2 bedrooms + - 2 spaces	1 space provided within the proposed garage additional hardstand parking available as per the existing arrangement.	Yes
Min. enclosed garage dimensions - 3.0m x 6.0m	3.911m x 9.723m	Yes

B8 Site works management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan is attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the alterations and additions or removal of trees.

SECTION C Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<p><u>C1.1 Landscaping</u> 60% of front setback to be landscaped.</p>	<p>>60% landscaping provided. Landscaped area unchanged by the proposal due to siting the addition in over an existing hardstand space.</p>	<p>Yes</p>
<p><u>C1.2 Safety & security</u> Be able to view visitor at front door without opening it. Casual surveillance of front yard. Adequate lighting provided to minimise possibility of damage. Lighting to minimise annoyance to neighbours.</p>	<p>The proposed development is not anticipated to result in any lose of safety and security to the dwelling. Sight lines from the dwelling to the access handle are maintained / enhanced by the development with adequate lighting provided within the front yard to permit access without annoyance to neighbours.</p>	<p>Yes</p>
<p><u>C1.3 View sharing</u></p>	<p>The proposed development is not anticipated to have any unreasonable impact on views of surrounding properties. Any views obtained along the street and through the site can still be obtained due to appropriate setbacks.</p>	<p>Yes</p>
<p><u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.</p>	<p>3hrs solar access provided to the proposed development and adjoining dwellings due to favourable orientation of lot and appropriate setbacks and appropriate height of the proposed development. Shadow cast from the proposed development is to the rear boundary and not beyond anticipated levels for an allotment with north to the front internal boundary of the allotment.</p>	<p>Yes Yes</p>

<u>C1.5 Visual privacy</u>	No loss of visual privacy anticipated from the proposed development.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity of the subject site.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Max 75% POS in front yard Principal area 4m x 4m Accessed via living area. POS to have good solar orientation POS to include provision of clothes drying facilities.	Existing POS areas are maintained and enhanced by the proposed development.	Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage within the site. Waste Management Plan provided for Council's consideration.	Yes Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the proposal.	Yes

SECTION D Locality specific development controls

D9 Mona Vale Locality

D9.1 Character as viewed from a public place

Site and area analysis has revealed that numerous developments of a similar style and design to the subject proposal have occurred within the area gradually setting a contemporary development theme.

Design of the addition has entailed a streetscape appearance of a single storey dwelling that has been effectively characterised. Streetscape presence has been maintained through articulation of the façade and the existing features.

Car parking is provided within the proposed single garage to ensure adequate parking is available for the proposal. The proposed garage is provided with suitable setback and landscaping which ensures the garage is not a dominant feature of the facade. Existing planting within the front setback ensures the development is

softened and does not dominate the development. The articulation and high quality design of the development will ensure the visual bulk of the dwelling is minimised.

Based upon the design of the dwelling and the nature of the proposal relative to the intended surrounding properties, it is considered that the residence will appropriately blend with the intended future character of Emma Street.

The proposed dwelling will successfully contribute to the streetscape and landscape character of the locality.

D9.2 Scenic Protection - General

The proposed development is not considered to have any detrimental impact on the scenic character of the area. The proposed alterations and additions are designed with contemporary design elements to compliment the changing character of the area.

D9.3 – 9.14 Warriewood Locality Residential Sectors

This section of the DCP applies to all land within the Mona Vale Locality and provides controls for sector planning (subdivision and layout) and built form. An assessment of the proposed development against the built form controls of this section of the DCP is provided in the following compliance table;

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D9.3 / Building colours and materials</u> - Dark & Earth tones	Colour schedule provided with DA.	For consideration by Council.
<u>D9.6 / Front Building line</u> Land zoned R2, R3 or E4 adjoining Barrenjoey Road, Mona Vale Road or Pittwater Road – 10m or established building line, whichever is greater	N/A	N/A
All other land zoned R2, R3 or E4 – 6.5m or established building line, whichever is greater.	N/A to the subject site	N/A
<u>D9.7 / Side and rear building line</u> Land zoned R2, R3 or E4: 2.5m to one side; 1.0m to other side.	2.72m to the east boundary (unchanged) 1.25m to the west boundary 1.25m to the north boundary	Yes Yes Yes

6.5m to rear (except land in foreshore)	5.41m unchanged by the development	N/A
Swimming pools – 1m setback to coping subject to limitations.	N/A	N/A
<u>D9.9 / Building envelope</u> 3.5m above ngl on side boundaries, inward at 45° to max. height. (eaves permitted outside)	Entire dwelling within the building envelope.	Yes
<u>D9.10 / Landscaped Area – General</u> Landscape area min = 50%	60.32%	Yes
<u>D9.11 / Landscaped Area – Environmentally Sensitive Land</u> Landscape area min. = 60%	N/A to R2 zones	N/A
<u>D9.12 Fences</u>	No front fencing proposed. Internal dividing fences to be retained / replaced as required.	N/A Yes
<u>D9.14 / Retaining Walls</u>		
Retaining Walls visible from street ideally of sandstone or similar materials.	Retaining walls capable of being suitably constructed where necessary.	Capable of complying.
Undercroft areas limited to 3.5m and provided with landscaping.	No undercroft area proposed.	N/A

* * *

Conclusion with respect to DCP requirements

The proposal is considered to generally satisfy the objectives of the relevant development controls relating to dwellings, as contained within DCP No. 21.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts:

Siting and Design

The proposed contemporary development will be compatible with surrounding developments, and is considered consistent with a typical dwelling in a well-established suburban location.

The siting of the addition will provide generous boundary setbacks, contributing to spatial separation and openness between buildings.

With respect to external appearance, the design of the proposed dwelling is consistent with other contemporary residential buildings within the locality and will compliment the streetscape. The front façade comprises different building elements including a pronounced decorative front entry feature and varied roof forms. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Ground disturbance will be limited to minor excavation and filling for construction of a level building platform. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales as specified on the site plan.

Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent. A stabilised access pad will be provided at the point of entry to the site to eliminate soil leaving the construction zone.

Noise and Vibration

All construction work will be undertaken during hours specified within the development consent and/or normal construction hours. No vibration during construction is expected. Noise generated from the dwelling after occupation will be of residential scale only.

(c) The suitability of the site for the development

The subject site is within an established residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The ancillary works to the existing dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding area.

The dwelling is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As the proposal can satisfy the objectives of all relevant planning instruments and development control plan, approval of the subject dwelling is considered to be in the public interest.

CONCLUSION

The proposed alterations and additions are permissible with development consent under the provisions of Pittwater Local Environmental Plan 2014, and can satisfy the objectives within Pittwater DCP No.21.

It is considered that the construction of alterations and additions to an existing dwelling and a swimming pool will compliment and blend with the existing, and likely future character of this section of Mona Vale. The proposal is not anticipated to have any detrimental impact on the surrounding natural or built environment.



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February 2021