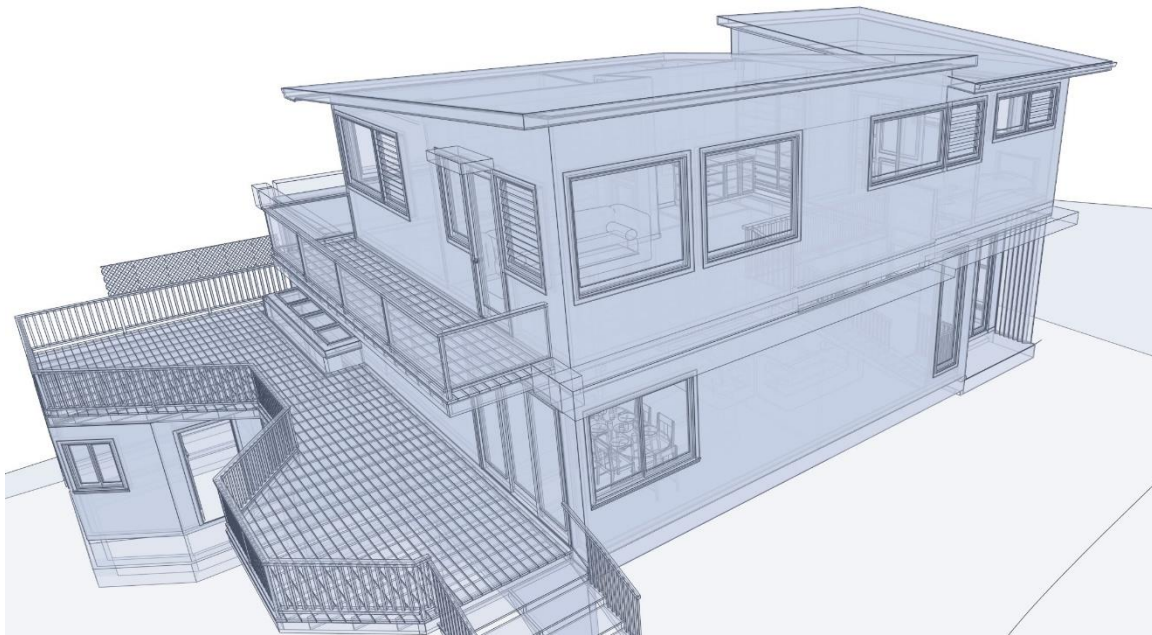


STATEMENT OF ENVIRONMENTAL EFFECTS

New first floor addition.

Prepared for
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Lot 10,
DP 216532
98 Waratah Street
Mona Vale



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Contents

Introduction, zoning and Pittwater objectives	3
Site Overview	4
Character of the built environment	6
The proposed development, design and amenity	7
Pittwater Local Environmental Plan (LEP) 2014:	8
Pittwater 21 Development Control Plan (DCP); relevant controls:	8
Part A – Shaping Development in Mona Vale as part of Pittwater	8
Part B – General Controls.....	9
Part C – Development type controls.....	11
Part D – Locality specific development controls for Mona Vale.....	13
Summary	15

Introduction, zoning and Pittwater objectives

This Statement of Environmental Effects accompanies the Development Application (DA) for the development of a new first floor.

The site is zoned R2 low density living.

This document sets out to identify that the planned development will have no adverse impact on the stated character of the Mona Vale locality and of the Pittwater area of Northern Beaches Council such as:

- Demonstrating that the development is well designed, comprehensive and consistent with the community's vision
- Meeting the common architectural thread in a residential area by the landscaped, treed frontages and subdued external finishes
- Remaining low-density with a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape
- Being ecologically sustainable
- Maintaining a building height limit below the tree canopy and minimise bulk and scale
- Integrating the development with existing and new native vegetation, including canopy trees
- Using colours and materials that will harmonise with the natural environment
- Having a set back from the street with low or no fencing and the use of vegetation to delineate boundary lines
- Designing to be safe from hazards.

Site Overview

The site is a rectangular shaped site is on the corner of Waratah Street and Maxwell Street. The front yard is heavily wooded while the north-eastern facing rear yard has good solar access. The trees on the property provide a canopy over the front yard and the nature strip on both street frontages.

The street corner is the highest elevation on the site which slopes down towards the opposite corner.

The site is located in the western, residential quadrant of Mona Vale.



P1 - Picture source: Northern Beaches Council

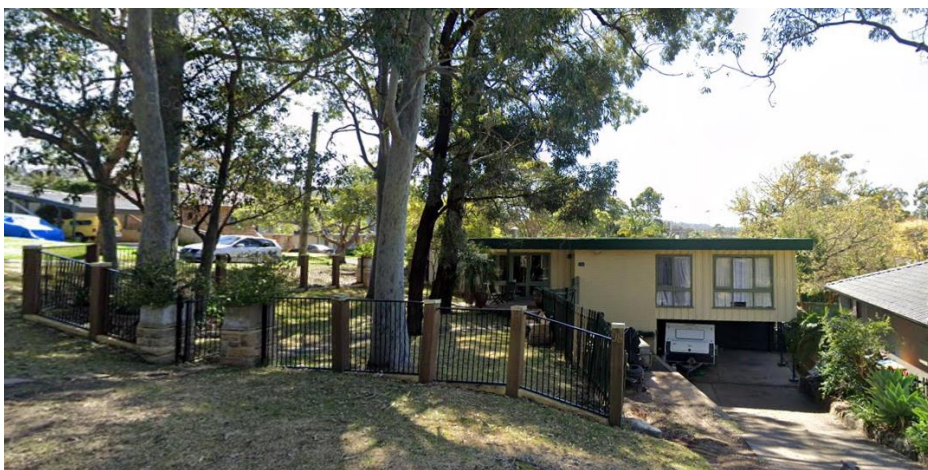
The dwelling

The dwelling consists of 2 levels, at the south-eastern corner, and one level at the façade. Due to the slope of the land both levels have ground floor access. The house is marginally set lower than Waratah Street and although Maxwell Street has a downward slope the house is at all points set lower than the street as well.



P2 - Picture source: Google streetview with Maxwell street to the left and Waratah Street to the right.
Note: picture is prior to current development being completed.

Construction is veneered timber frame with a few feature brick walls. The flat steel roof is finished with an all-around parapet. The current colours are cream on the walls and finished with dark green on the parapet. A carport exist under the dwelling.



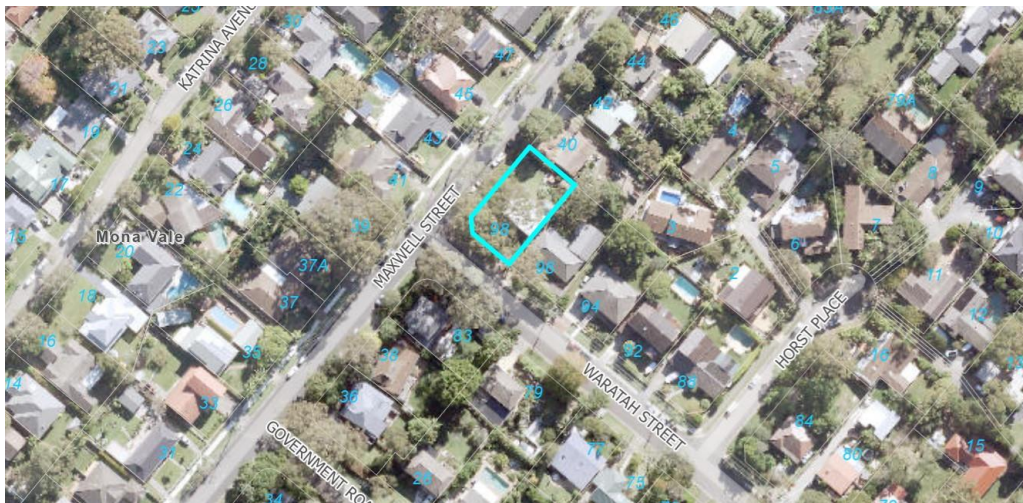
P3 - Picture source: Google streetview Note: picture is prior to current development being completed

Mature, predominately native trees frame the front yard with a height ranging from 6 metres to 20 metres offering a substantial canopy over the front of the site.

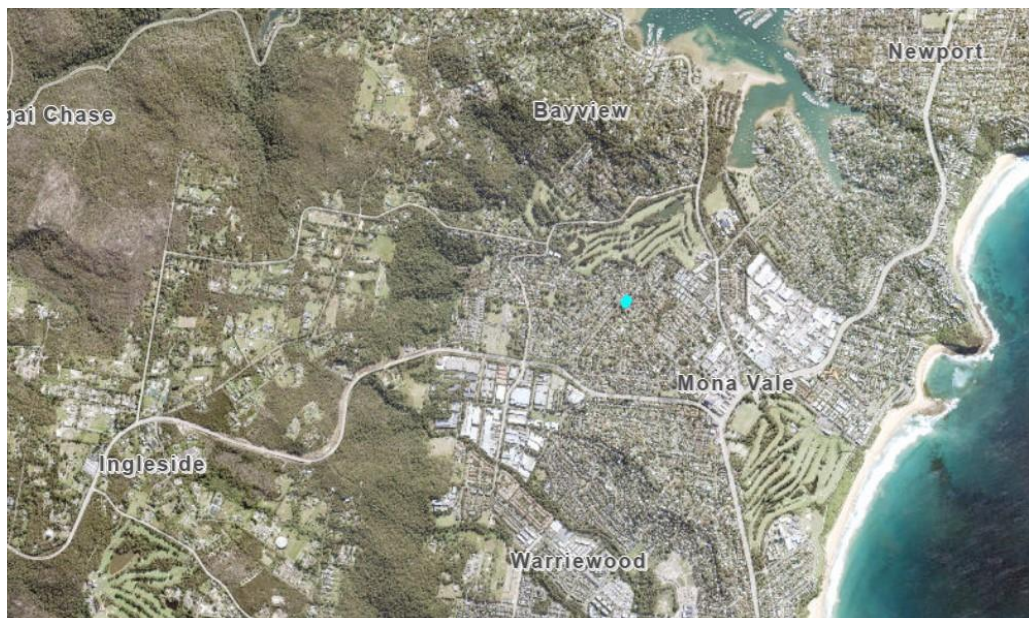
Character of the built environment

The property is on the corner of 2 residential streets and has relatively low traffic volume. The street and the surrounding neighbourhood consist of similar homes on similar reasonably large sized plots of land.

The neighbouring properties on both sides of the two streets are predominately single and two storey or split-level homes of a similar age interspersed with an occasional redeveloped or new build home.



P4 - Picture source: Northern Beaches Council



P5 - Picture source: Northern Beaches Council

The proposed development, design and amenity

The proposed development is for:

- A new upper floor which will sit over the single storey part of the upper ground floor. The floor will include a second living space, a study nook, 2 extra bedrooms of which 1 will be the new master bedroom, a second bathroom and a skinny rear balcony.

The proposed changes will be in character with the surrounding properties and the natural environment of the area.

The house is an owner-occupied family home, and this will continue after the development.

Amenity

The home is occupied by a large family with teenage / young adult children who would greatly benefit from the second living space, the extra bedrooms and extra bathroom.

The proposed development also sets out to create a modern and functional amenity with large windows and excess to a balcony.

Visual changes from the street perspective:

- As viewed from Waratah Street, the primary street, the upper floor is narrow in size and lacks bulk. The proposed skillion roof adds to an interesting façade.

Privacy

Privacy is key to the design:

- Substantial separation exists between proposed development and neighbouring properties.
- The windows on the non-street side consist of 2 bathroom windows and one bedroom window. The bedroom window sits over a large flat roof minimising overlooking.

Pittwater Local Environmental Plan (LEP) 2014:

The subject property is zoned as R2 environmental living and the proposed development meets all the objectives of this zone and complies with the broader objectives, standards and controls as is set out within the plan.

Pittwater 21 Development Control Plan (DCP); relevant controls:

This section addresses the objectives of relevant DCP controls.

Part A – Shaping Development in Mona Vale as part of Pittwater

A3 Objectives

The proposed development is considerate of, and meets where relevant, the stated environmental and social objectives as set out in the Pittwater DCP.

A4.09 *Mona Vale*

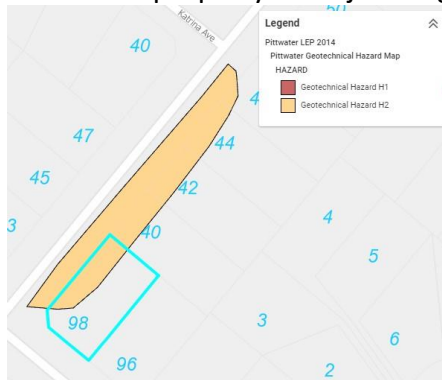
The proposed development is in line with the desired character of the residential area of Mona Vale locality and in particular;

- The building height remains well below the existing tree canopy and is 2 storeys at any part. The building utilises the natural slope of the land minimising the bulk of the development and is integrated with the landform and landscape.
- The existing single storey building façade has been modernised as part of the development that is currently being finished. The new additional floor will have a solid connection with the ground floor design.
- The final selected colour of Colorbond Dune for the walls and the roof accented by parapets and eaves will ensure that the colours harmonise with the natural environment.
- All existing trees will be protected.

Part B – General Controls

B3.1 Landslip Hazard Controls

Part of the property is subject to geotechnical hazards.



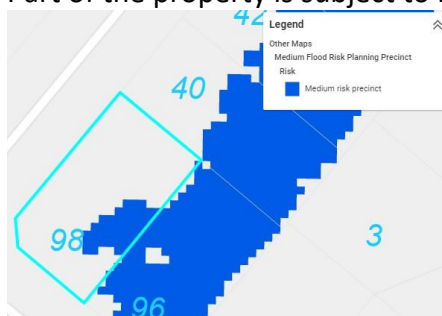
The proposed works do not include any groundwork. However a 'Preliminary Geotechnical Assessment' has been prepared by Ascent geotechnical consulting (Sep 2020) and provided as part of the previous DA submission (DA2020/1495).

B3.1 Bushfire Hazard Controls

The property is not affected by bushfire prone hazards.

B3.7 – B3.13 Estuarine, Flood and Climate Change

Part of the property is subject to medium and low flood risk.



The proposed works do not include any groundwork. However a 'Flood risk management report' has been prepared by Taylor Consulting (Oct 2020) and provided as part of the previous DA submission (DA2020/1495).

B4 *Controls relating to the Natural Environment*

- The development does not have any negative impact on threatened species or any endangered populations.
- There is no loss to the dense canopy cover.
- Any future additional planting shall be predominately that of local native species.
- There are no planned changes to any fencing on the property.
- There is no planned introduction of any environmental weeds.

B5 *Water Management*

The new development has no increase in footprint and as such there are no specific water management requirements.

All new stormwater downpipes will connected to the existing stormwater system.

B6 *Access and Parking*

- The existing driveway and carport will remain in place.
- The existing driveway and carport provides ample off-street parking for 2 cars.

B8 *Site Works management*

- All works are planned in accordance with the relevant controls in this section and in accordance with further controls as is set out in the Notice of Determination (NOD), with the Construction Certificate (CC) and with the general building codes (BCA).

Part C – Development type controls

C1.1 Landscaping

- There is no change to the landscaping of the property.

C1.2 Safety and Security

- The dwelling has a good visual interaction with the street and this will be enhanced by the street facing windows of the proposed upper storey.

C1.3 View Sharing

There are no impacts on views by the subject property or its surrounding neighbours.

C1.4 Solar Access

The control states the following requirements:

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 21st.

Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).

- The subject's property and its one neighbouring property have a northerly rear aspect and hence their open spaces have no negative solar impact as a result of the development.
- The Adjacent property's side windows have, as a minimum, winter solstice solar access between the hours of 9:00am and 12:00 pm.

Please also note shadow diagrams.

C1.5 Visual Privacy

Every effort has been made to maximise visual privacy.

- There are only 3 windows facing the one adjacent property (96 Maxwell Street). 2 of these are high bathroom windows and 1 is a bedroom window that sits over a large flat roof minimising overlooking. In addition, substantial separation of more than 8 metres exists between proposed development and adjacent building.

C1.6 Acoustic privacy

There is no usage changes as part of this development and no anticipated adverse acoustic impact to the subject property or its direct neighbours.

C1.7 Private open space

A substantial backyard with a northerly aspect, the existing deck and the new balcony all provide ample private open in accordance with this control.

C1.12 Waste and recycling facilities

Please note Waste Management plan – ongoing report.

C1.23 Eaves

Eaves have been incorporated over all new elevations with a minimum of 450 mm.

Part D – Locality specific development controls for Mona Vale

D9.1 Character as viewed from a public space.

The majority of the dwelling's dual street facing façades are existing and brought up to the new floor. The owners are conscious of the first floor design and are keen to preserve and complement the style of the house through the use of similar cladding and colours.

The façade, post renovation, will have the following design features in line with this control.

- As part of the previous DA, timber louvered panels have been created on either side of the Maxwell Street (upper) ground floor façade. These provide a contemporary foundation for the proposed first floor facade.
- The parapets that surround the current upper ground floor will be kept. These will break the visual height of the new 2 storey walls.
- The Waratah Street façade (primary street) of the proposed upper floor is narrow, compared to the lower ground floor minimising bulk.
- The walls will be clad in modern Hardy cladding and painted in the neutral tones of the Colorbond colour Dune.

D9.2 Scenic protection

The limited bulk and the land sloping down from the road positions the house lower than road contributes to scenic protection as is observed from the road.

The vegetation, including the substantial tree canopy, will also be maintained.

D9.3 Building colours and materials

The proposed roofs will be in Colorbond Dune, a mid beige colour.

All new wall colours will be in accordance with the permissible colour range as is defined in the control and limited to black, dark grey, dark brown, mid grey, brown and dark blue.

Window frames and doors may include lighter tones such as, white and light grey.

Materials may include modern cement-board cladding, weatherboard, rendered brick and or face brick for the walls. Aluminium/uPVC window and/or timber frames and a Colorbond metal roof.

Reflective materials will not be used.

D9.6 Front building line

The front setback is 9.1 metres at Waratah street. Far in excess than the required 6.5 metres and also 'behind' the front setback of 96 Waratah street (7.8 metre); the only neighbouring property for the purpose of a building line.

The front building setback will not change.

D9.7 Side and rear building line

The side and rear setbacks are also unaltered by the development.

Also see Site plan for all setbacks.

D9.9 Building envelope

The new development and the existing building are well within the building envelope as measured at the façade.

D9.10 Landscaped Area – General

Total landscaped area is substantially more than the requirements in the control. There is no change to the Landscaped area.

Also see Site Analysis for landscaped area calculation

D9.12 Fences – General

There are no planned changes to existing fences.

Summary

The subject land is zoned R2: low density under Pittwater Local Environmental Plan (LEP) 2014 and in accordance with this PLEP 2014 the proposed works are permissible with the consent of Council.

The proposal is consistent with the zone objectives and other relevant clauses for consideration.

The proposed development is also generally consistent with relevant matters under the Pittwater 21 Development Control Plan (DCP).

The application before Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed development is also in harmony with the environmental living and low-density residential character of the locality and no adverse amenity or environmental impacts are foreseen. Accordingly, it is recommended that Council supports the proposal and grants development consent.