

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT
PROPOSED CONSTRUCTION OF A SECONDARY DWELLING

PROPERTY
38 TURIMETTA STREET, MONA VALE

CLIENT
JANE AND SIMON TOD

JOB NO 21-111

DATED 17 March 2022

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The logo for RK DESIGNS is located in the bottom right corner. It consists of a solid yellow square. Inside the square, the letters 'RK' are written in a large, white, bold, sans-serif font. Below 'RK', the word 'DESIGNS' is written in a smaller, white, bold, sans-serif font.

RK
DESIGNS

1.0 INTRODUCTION

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new secondary dwelling the proprietors wish to construct on the property at 38 Turimetta Street, 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.

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

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 Council.

2.0 THE SITE AND EXISTING BUILDING

The property is located at Turimetta Street, Mona Vale, Lot 1 within Deposited Plan 531767. The block of land is approximately 1177sqm in site area, faces south on Turimetta Street. The site has a fall towards the rear (north) boundary. The property is zoned R2 Low Density Residential under the Pittwater Local Environmental Plan 2014.

A two- storey dwelling exists on the property as well as a pool. There is a vehicle crossing on Turimetta Street that runs along the northern boundary and leads to the detached garage. Refer to the survey plan below.



Image 1: 38 Turimetta Street, Mona Vale

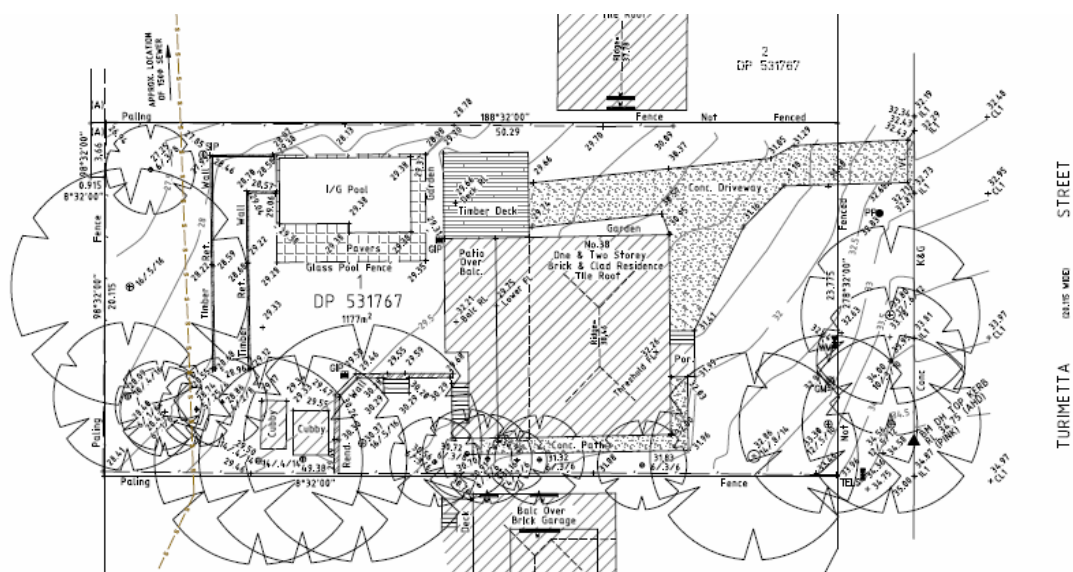


Image 2: Survey Plan

3.0 EXISTING STREETScape

To the immediate North of the subject property at 6 Lexia Close, Mona Vale, a two- storey dwelling exists.



Image 3 :6 Lexia Close, Mona Vale

To the immediate East of the subject property at 36 Turimetta Street, is a double storey dwelling exists.



Image 4: 36 Turimetta Street, Mona Vale

To the immediate west of the property, at 85 Elimatta Road is double- storey brick dwelling.



Image 5: 85 Elimatta Road, Mona Vale

Across the road of the subject property, at 120 and 118B, double storey dwellings exist.



Image 6: 120 and 118B Elimatta Road, Mona Vale

The remainder of Turimetta Street is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale.



Image 7: Streetscape of Turimetta Street, Mona Vale



Image 8: Streetscape of Turimetta Street, Mona Vale



Image 9: Streetscape of Turimetta Street, Mona Vale

4.0 THE PROPOSAL

The proprietors of 38 Turimetta Street, Mona Vale instructed us to design a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

Privacy:

There is a separated open space between the primary and secondary dwelling where the family can enjoy outdoor activities individually. The living area and the decking is designed and positioned well away from the living spaces of neighbouring properties, creating the private, light and open space for the family. As a result, the secondary dwelling is provided with functional, well-located area of private open space, accessible from the living area retaining adequate private open space for the principal dwelling.

Privacy issue is also resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding buildings.

Amenity

To increase the amenity, habitable areas including living, kitchen and dining areas placed towards the rear. The openings allow the space to achieve sufficient penetration of daylight and cross ventilation into the building. The simple open plan of the secondary dwelling generates a compact yet pleasant space for uses. This coupled with the high raked ceiling in the living area that creates a very spacious and healthy space. Also, the alfresco area towards the eastern side will open out onto the landscaped areas. This will enable both visual and physical interaction between indoor and outdoor living and entertaining.

Context consideration

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It has adopted the architectural style of a gable roof with a similar colour tone of the surroundings. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

5.0 COMPLIANCE WITH THE PITTWATER DCP 21 AND PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Zone R2 Low Density Residential

1 Objectives of zone

- 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.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

5.1 FLOOR AREA

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

Part 5 clause 5.4 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

Comment:

SITE AREA = 1177 sqm

Total floor area of the principal dwelling = 321.4 sqm

25% of total floor area of the principal dwelling = 80 sqm

total floor area of the secondary dwelling = 60 sqm

Therefore, the proposal complies with the controls. Refer to the Area Calculations Sheet.

5.2 BUILDING HEIGHT

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014:

part 2 clause 4.3 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height – 8.5 metres to the highest point of the roof.

Proposed height - 4.87 metres maximum to the highest point of the roof.

The proposed building is one storey in height with a 17.5 degree pitched gable roof.

Therefore, the proposal complies with the requirements. Refer to the architectural drawings.

5.3 ACID SULFATE SOILS

The requirements of the Northern Beaches Council, the Pittwater Local Environmental Plan 2014, **Clause 7.1**

The site has been identified on the Acid Sulfate Soils Map as being with the Class 5 Acid Sulfate Soils Area. The proposal will not see any substantial disturbance of the site to accommodate the secondary dwelling and accordingly no further investigation is deemed necessary in this instance.

PITTWATER 21 DEVELOPMENT CONTROL PLAN GENERAL CONTROLS

5.4 OFF-STREET VEHICLE PARKING

B6.3 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

For a Secondary Dwelling a minimum of 1 space is required in addition to existing requirement for the principal dwelling (based on number of bedrooms in principal dwelling).

Comment:

The proposal presently before Council has addressed the requirements for the vehicle access and parking.

2 parking spaces will be provided on the driveway with a minimum dimension of 3.0m x 6.0m in accordance with Pittwater 21 DCP

There are 2 spaces on the allotment and therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

5.5 SECONDARY DWELLINGS AND RURAL WORKER'S DWELLINGS:

C1:11 The requirements of Northern Beaches Council, Pittwater Development Control Plan 2014, compliance with the Development Control Plan are as follows.

Controls:

The development of a secondary dwelling or rural worker's dwelling will result in not more than two dwellings being erected on an allotment of land.

Comment/ there are only two dwellings on the land. (Refer to the site plan)

A secondary dwelling or rural worker's dwelling contains not more than two bedrooms and not more than one bathroom.

Comment/ there are only two bedrooms and one bathroom for the proposed secondary dwelling. (Refer to the architectural drawings)

A landscaping strip of 1.5m minimum width shall be provided along the side boundary where any driveway is located adjacent to an existing dwelling.

Comment/ the secondary dwelling is located 2.5m off the side setback. This means the site maintains opportunity for new perimeter plantings along the side boundary.

Where the secondary dwelling or rural worker's dwelling is separate from the principal dwelling, only one storey will be allowed.

Comment/ the secondary dwelling is a single storey structure.

Where the secondary dwelling or rural worker's dwelling is located within, or is attached to the principal dwelling, the maximum building is to be in accordance with the height controls contained within Pittwater Local Environmental Plan 2014.

Comment/ the development complies with the height limit as per PLEP (refer to section 5.2)

A secondary dwelling above a detached garage is not supported.

Comment/ N/A

Therefore, the proposal complies with the requirements of the Development Control Plan

PITTWATER 21 DEVELOPMENT CONTROL PLAN, ELANORA HEIGHTS LOCALITY

5.6 BUILDING COLOURS AND MATERIALS

D9.3 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

- Achieve the desired future character of the Locality.
- The development enhances the visual quality and identity of the streetscape.
- To provide attractive building facades which establish identity and contribute to the streetscape.
- To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.
- The colours and materials of the development harmonise with the natural environment.
- The visual prominence of the development is minimised.
- Damage to existing native vegetation and habitat is minimised.

Controls

External colours and materials shall be dark and earthy tones as shown below:



Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule.

5.7 BUILDING SETBACKS

D9.6 AND D9.7 The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows.

Required setbacks

Front	-	6.5 metres or established building line.
Primary Side	-	1 metres
Secondary Side	-	2.5 metres
Rear	-	6.5 metres

Proposed setbacks

Front	-	40 metres
Primary Side	-	2.5 metres
Secondary Side	-	10 metres
Rear	-	2.8 metres

Therefore, the proposal does not comply with the requirements of the Development Control Plan. Refer to section 5.8 for the rear setback variation.

5.8 REAR SETBACK VARIATION:

The Objectives:

- To achieve the desired future character of the Locality.
- The bulk and scale of the built form is minimised.
- Equitable preservation of views and vistas to and/or from public/private places.
- To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.
- To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.
- Substantial landscaping, a mature tree canopy and an attractive streetscape.
- Flexibility in the siting of buildings and access.
- Vegetation is retained and enhanced to visually reduce the built form.
- To preserve and enhance the rural and bushland character of the locality.

The varied proposal is in keeping within the characteristics of the existing locality. The proposed works are largely sited to the rear of the existing dwelling and will not be prominently visible from the streetscape.

The site maintains opportunity for new perimeter plantings adjacent to the front and side boundaries of the site. It is therefore considered that the proposal will achieve the desired future character of the locality and it does not affect visual continuity and pattern of buildings.

The majority of the building conforms to the council requirements. However, there is non-compliance to the north rear setback. The structure has 2.8mm rear setback to the secondary dwelling.

This variation does not increase the bulk and scale of the building nor do they contribute to an adverse impact in the creation of shadows on the adjoining properties. The proposed development will be consistent with the objectives of the zone and of the development standards that are being varied.

Therefore, we ask that the Council take into consideration the existing site surroundings. The subject site adjoins mainly 6 Lexia Close and 5 Lexia Close from the north rear boundary. Refer to the image below.



Image 10: An Aerial view of 38 Turimetta Street, Mona Vale and the surrounding properties.

Establishing a complying rear setback is unreasonable in the circumstance, as it would result in an inadequate secondary dwelling located too close to the principal dwelling.

The proprietors had their concern on how the two families would interact on the property as this will affect each other's privacy.

Having a compliance rear setback will split the open space at the rear of into two smaller areas with less solar access. Thus, the relevant objectives of the standards would not be achieved or would be thwarted by a complying development.

As shown in the aerial view, the dwelling at 6 Lexia Close is far away from its rear setback, approximately 16m as shown in the image below. Therefore, the proposed setback will not affect the privacy of the adjoining building.

Besides, there are a number of trees at the 6 Lexia Close which will obscure the views from/to the surrounding dwellings as shown below.



Image 11: An illustration shows the distance from 5 and 6 Lexia Close, to the boundary.

On the other hand, as shown above, only a small portion of the subject dwelling that faces the rear of 5 Lexia Close. The proposed setback will not affect the privacy of the this adjoining building as the secondary dwelling is sitting behind the boundary line of 5 Lexia Close.

The overall scale of the building will remain as the single-storey development. Thus, there are no effects of shadowing, bulk or scale or adverse effects on the local environment.

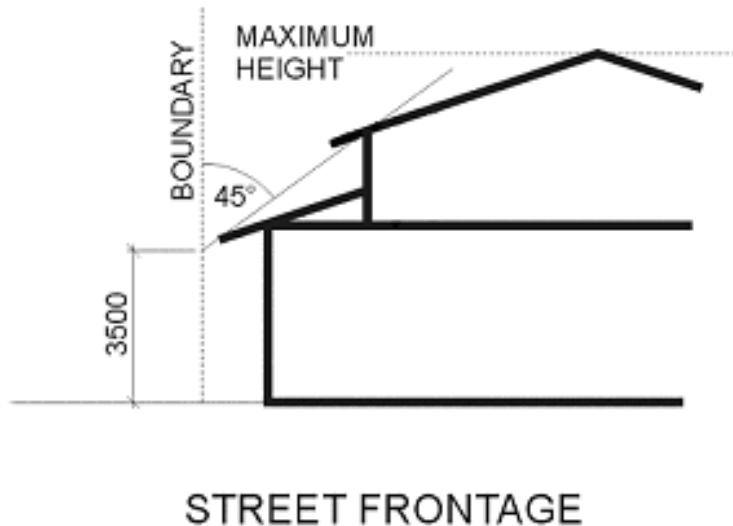
In this instance, given that the proposed structure will not adversely impact the amenity of the neighbouring properties and are considered to achieve the objectives of the control, the proposed breach of the rear setback is considered to be reasonable.

We therefore request that Council support the variation to the rear setback controls on the basis that there are sufficient environmental planning grounds to justify the variation.

5.9 BUILDING ENVELOPE

D9.9: The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

Buildings are to be sited within the following envelope:



Comment:

The proposed building is one storey in height with a 17.5 degree pitched gable roof. The proposal is located well below the height of trees in the natural environment, minimises bulk and scale through a well-articulated built form and provides generous amounts of landscaping throughout to visually reduce the built form when viewed from the public and private domain.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.

5.10 LANDSCAPED AREA

D9.10: The requirements of Northern Beaches Council, Pittwater Development Control Plan compliance with the Development Control Plan are as follows:

SITE AREA = 1177 sqm

LANDSCAPED AREA

Required Landscaping = 50% of Site Area = 588.5 sqm

Proposed Landscaped area = 662.1 sqm

Proposed Landscaped area as % of Site Area = 56%.

Besides, there are some trees that are proposed to be removed, refer to the arborist report for more details.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet

6.0 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like in detail in this development application.

As a result, the proposal complies with the Development Control Plan requirements for all of these items.

7.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, please do not hesitate to contact our office.

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