



20 REDNAL STREET MONA VALE

STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING



Report prepared for
Action Plans
April 2020

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1. Introduction

1.1 This is a statement of environmental effects for alterations and additions to the existing dwelling at 20 Rednal Street, Mona Vale. The proposed development is for minor alterations at the front of the dwelling and a new carport.

1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

1.3 This statement of environmental effects has been prepared with reference to the following:

- Site visit
- Survey prepared by CMS Surveyors Pty Limited
- Architectural drawings and BASIX Certificate prepared by Action Plans

1.4 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The site is located on the eastern side of Rednal Street in Mona Vale, approximately 150 metres south of its intersection with Halesmith Road. The site is legally described as Lot 2 DP224546.
- 2.2** It is an irregular shaped lot with boundaries of 15.315 metres (Rednal Street frontage), 67.7 metres (side -south), 60.465 metres (side-north) and a diagonal rear boundary on the mean high watermark to the east. The site has an area of 976.6 m², excluding the RMS leasehold land east of the mean high watermark.
- 2.3** The subject site is currently occupied by a two and three storey, rendered residence with a metal roof and in-ground swimming pool. The site also benefits from maritime structures below the MHWL.
- 2.4** The property is surrounded by detached residential dwellings in all directions, with most oriented to maximise waterfront views to the east. The site is located in close proximity to shops, services and public transport on Mona Vale and Pittwater Roads.



Figure 1. Aerial Image of the subject site

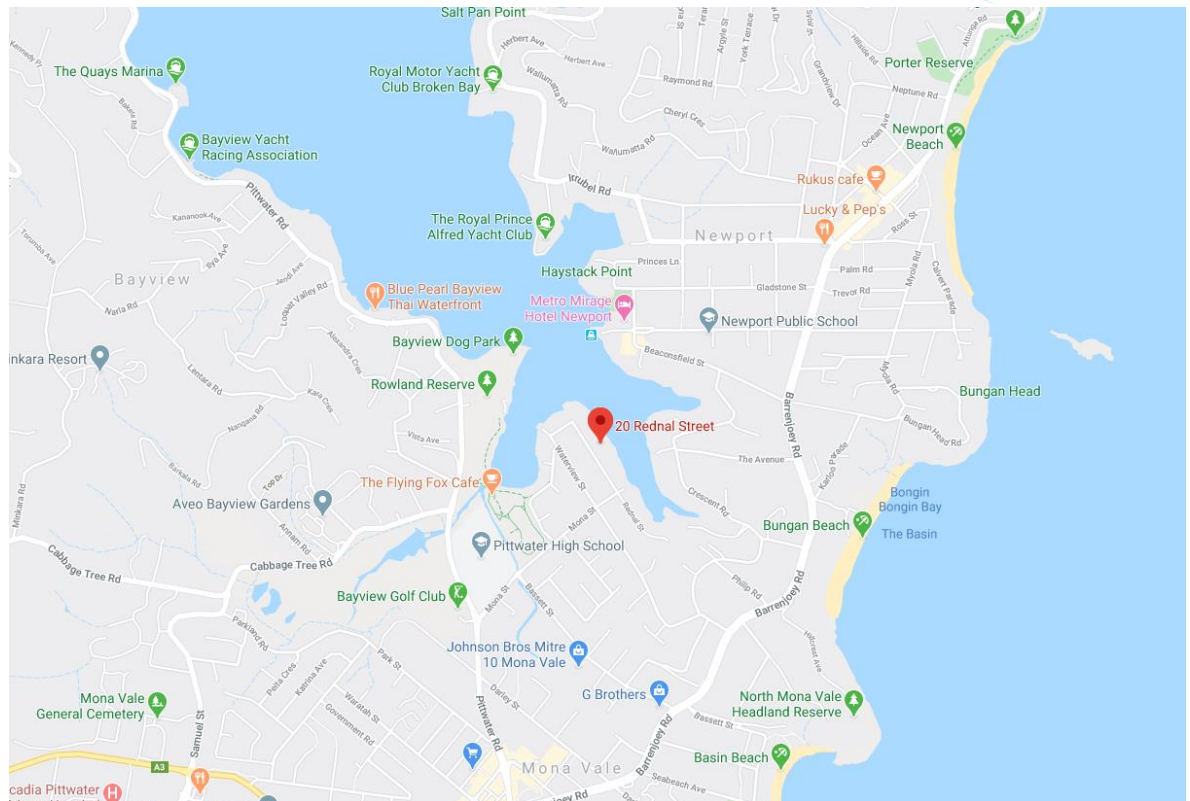


Figure 2. The site within the locality



Figure 3. Aerial Image of the site within the locality

3. Site Photos



Figure 4: The existing dwelling, view from Rednal Street



Figure 5: Location of proposed carport



Figure 6: Frontage of dwelling viewed from driveway

4. Proposed Development

4.1 The proposed development is for alterations and additions to the existing dwelling including a new carport over an existing hard stand area.

4.2 The development remains consistent with the streetscape and the locality, is consistent with Council controls and ensures privacy and solar access are maintained for surrounding properties and the subject site.

4.3 The alterations and additions to the dwelling will be made up as follows:

Ground Floor

- Removal of windows in kitchen/ living/ dining room in secondary dwelling
- Replacement of windows with bifold doors in kitchen/ living/ dining room in secondary dwelling
- Installation of decking at front door
- Replacement front door
- Removal of covered entry (with balcony proposed on first floor)
- New double carport and bin enclosure within existing hardstand space
- Remediation of existing driveway

First Floor

- Replace existing balcony and access doors for bedroom3
- Extend existing front balcony for bedroom 3 at front of dwelling above entry (ground floor)
- Replace Window 3 (foyer area)

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it is located within the footprint of the existing dwelling and does not propose the removal of any trees.

State Environmental Planning Policy (Coastal Management) 2018

Clause 12 Development on land within the coastal vulnerability area

The subject land has not been included on the Coastal Vulnerability Area Map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

Clause 13. Development on land within the coastal environment area

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 13 of the SEPP.

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

The proposed development is located within the existing hard surfaces on the site and within the existing dwelling and accordingly on disturbed areas of the site. It will not impact upon the biophysical, hydrological or ecological environments.

(b) coastal environmental values and natural coastal processes,

There will be no impact on environmental values or natural coastal processes.

(b) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

The proposal will not result in a decrease to water quality leaving the site.

(c) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

There will be no impact on vegetation, habitats, headlands or rock platforms.

(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) Aboriginal cultural heritage, practices and places,

The location of the proposed addition is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) the use of the surf zone.

There will be no impact on the surf zone.

Clause 14 Development on land within the coastal use area

The site is mapped as 'Coastal Use Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 14 of the SEPP.

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

The proposed development does not increase overshadowing or wind funnelling, with the development being typical of other residential works along the foreshore. There will be no loss of views from public places to foreshores.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

The design and appropriate scale and siting of the proposal ensures scenic quality of the coast is maintained, with the scale, materials and colours consistent with existing development.

(iv) Aboriginal cultural heritage, practices and places,

(v) cultural and built environment heritage, and

The location of the proposed addition is highly disturbed, there will be no impacts on heritage.

(b) is satisfied that:

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or

(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

As described above the proposed development is located on a highly disturbed area of the site and is an addition to an existing dwelling. It is concluded that there will be no adverse impacts as referred to in (a).

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The appearance of the proposed extension is consistent with the surrounding coastal and built environment and is of an appropriate scale when considered against both the existing dwelling and surrounding properties.

6.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned E4 Environmental Living, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.



Figure 7: Extract from Pittwater LEP 2014 Zoning Map

The proposed development is for alterations and additions to the existing dwelling house is permissible with development consent in the E4 zone.

Demolition

Consent is sought for minor demolition works as detailed on the attached DA plans.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 700m². The subject site comprises an area of 976.6m² and no subdivision is proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The existing dwelling has a maximum height of 10.725 metres which will be unchanged. The development proposed has a maximum building height of 3.831 metres for the carport and 6.593 metres for the new roof over the bedroom 3 balcony, which is easily compliant with Councils controls.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

Acid Sulfate soils

The area of proposed works is mapped with class 5 acid sulfate soils. The proposed works are minor and are not likely to lower the watertable below 1 metre AHD on adjacent class 1,2,3 or 4 land. It is noted that the area closer to the water front is mapped as Class 2.

Earthworks

Minor, compliant earthworks are proposed for the construction of a new works. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

Essential services

All services are existing on the site.

Foreshore Building Line

All works are located behind the mapped foreshore building line.



Figure 8: Extract from Pittwater LEP 2014 Foreshore Map

Terrestrial Biodiversity

The subject site is mapped as Biodiversity, as such the consent authority development consent must not be granted unless the consent authority is satisfied that the development:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

It is considered the proposed development is compliant with clause 7.6 of LEP 2014, as the proposed works are located within an already disturbed portion of the subject site and no tree removal is proposed.



Figure 9: Extract from Pittwater LEP 2014 – Terrestrial Biodiversity Map

6.3 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

Mona Vale Locality

The site is located within the Mona Vale Locality.

The desired character statement for Mona Vale is:

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 proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the coastal location and natural environment.

Part B General Controls

Heritage Conservation

The site is not located in a heritage conservation area or immediately adjacent any heritage items.

Aboriginal heritage Significance

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

Landslip Hazard

The site is not located in a geotechnical hazard zone.

Estuarine Hazard

The site is mapped as an estuarine hazard precinct on the Pittwater planning maps. As the proposed works are not creating additional floor space within the dwelling and the carport sits at the existing ground level it is not considered an expert report is required in this instance. The estuarine flooding level is 2.52m AHD and accordingly no vehicle barriers or restraints are required to be provided as finished surface levels are more than 300mm below the Estuarine Planning Level.



Figure 10: Extract from Pittwater DCP – Estuarine Hazard Map

The Natural Environment

The proposal will have no impact on the natural environment in the locality as the proposed development is located entirely within a disturbed portion of the site. No works are proposed on the waterfront or that will result in additional runoff to the waterway.

Water management

The site is connected to the reticulated sewer system.

The architectural plans prepared by Action Plans demonstrate that the proposed development will not increase the impervious area on the site, as such OSD of stormwater is not triggered by the Pittwater 21 DCP.

Stormwater from the proposed addition will be connected to the existing drainage network on the site.

Access and parking

No change is proposed to the existing driveway from Rednal Street other than to be remediated.

A double carport is proposed to be located in the existing hard stand area.

Site works and management

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

Part C Design Criteria for Residential

Landscaping

The subject site requires a minimum landscaped area of 60% which equates to 585.96m² for the site area of 976.6m². The existing landscaped area on the site is 32.9% or 321.37m² and this is proposed to be minimally increased to provide 34.32% or 335.22m². This is appropriate for the works which are minimally and within existing hard surface areas. We also note that the site benefits from a large landscape area below the MHWL which also adds to the apparent landscaped area of the site.

Safety and Security

The proposed alterations and additions improve the safety and security of the site providing a covered entrance and protection for vehicles.

View Sharing

A site visit has been undertaken and it is considered that no views will be impacted as a result of the proposed development.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

Pre and post development shadow diagrams are provided in the attached plan set, illustrating that the proposed development will result in the that a minimal additional area of shadow will result in theory at the front of the neighbouring site (not the key living areas or open space). However, we note that there are currently significant trees in this location which are a similar height to the proposed carport and would likely have a similar impact already. See photograph below.



Figure 11: Location of proposed carport and existing vegetation on southern boundary.

It is concluded the proposal will result in a negligible increase in shadowing of adjoining properties and the subject site, however all lots will maintain the minimum 3 hours solar access on the winter solstice.

Visual Privacy

The proposed alterations and additions will have no impact for neighbour's visual privacy with ample setbacks and no direct overlooking into any key living areas.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area.

Private Open Space

The DCP requires a minimum private open space requirement of 80sqm. The existing dwelling has a compliant private open space area which will be unaffected.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

The dwelling proposes a new covered existing bin storage area behind the building line, with waste to be collected by Councils regular service.

Part D – Mona Vale Locality

The site is located in the Mona Vale Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the locality and is consistent with the site, while sitting comfortably in the locality.

Scenic Protection

The site is not easily visible from Rednal Street due to the fall of the site away from the road. The proposed alterations and additions are consistent with this clause, in that there will be no negative visual impacts as a result of the development.

Building colours, materials and construction

The proposed materials include weatherboard cladding and metal roofing, in colours consistent with the existing dwelling and residential environment.

Front Building Line

The DCP requires a front building setback of 6.5 metres on the site. The subject site has an existing, compliant front setback of 24.251m for the dwelling and 18.025 metres proposed for the carport.

Side and Rear setbacks

Side setbacks of 2.5 metres on 1 side setback and 1 m for the other side setback are required.

The dwelling has existing approved side setbacks of 1.47 (south) and 1.524 metres (north). The dwelling retains the existing setback. The proposed carport will have a setback of 1.207 metres to the southern boundary which is compliant, and appropriate in this location where it is screened from view from the neighbour and the street front due to the benefits of topography, siting and existing vegetation.

The rear setback is unaffected.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. This is easily achieved for the proposed alterations and additions, as illustrated on the attached elevation drawings with only eaves excluded.

Landscaped Area – Environmentally Sensitive Land

The subject site requires a minimum landscaped area of 60% which equates to 585.96m² for the site area of 976.6m². The existing landscaped area on the site is 32.9% or 321.37m² and this is proposed to be minimally increased to provide 34.32% or 335.22m². This is appropriate for the works which are minimally and within existing hard surface areas. We also note that the site benefits from a large landscape area below the MHWL which also adds to the apparent landscaped area of the site.

7. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the R2 zone.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality

7.1 *Context and Setting*

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

7.2 Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development.

7.3 Public domain

There will be no impact.

7.4 Utilities

There will be no impact on the site, which is already serviced.

7.5 Flora and fauna

There will be no impact.

7.6 Waste

There will be no impact.

7.7 Natural hazards

The site is mapped as an estuarine hazard precinct. No risk results from this minor development.

7.8 Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

7.9 **Site design and internal design**

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the proposed development is well suited to the residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

7.10 **Construction**

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

8. Conclusions

- 8.1** The proposed development for alterations and additions to the existing dwelling at 20 Rednal Street Mona Vale is appropriate considering all State and Council controls.
- 8.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3** Considering all the issues, the development is considered worthy of Council's consent.