

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED ALTERATIONS AND ADDITIONS AND A SWIMMING
POOL TO AN EXISTING RESIDENCE
AT**

65 WARATAH STREERT, MONA VALE

LOT 20 DP 16774

Prepared By JJ Drafting

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1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 710/19, drawing numbers DA.01 to DA.17 dated August 2019 to detail proposed alterations and additions to an existing residence at 65 Waratah 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. 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 support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

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

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) Site characteristics and description

The subject allotment is described as 65 Waratah Street Mona Vale.

- Site area is 556.4sqm.
- It is located in R2 Low Density Residential.
- The site is not listed as heritage or in a conservation area.
- It is not located in a bushfire area.
- It is located in Class 5 Acid Sulfate Soil Area.
- It is not located in a flood zone area
- The property addresses Waratah Street to the North East.
- The site is currently developed with a one and two storey brick and weatherboard dwelling with a tile roof. There is a lower ground floor comprising of a garage and storage area, with an existing sub floor void.
- Driveway access is provided via an existing vehicle access off Waratah Street, the driveway runs parallel to the north western side boundary down to an existing lower ground garage.
- The site falls from south east side boundary down towards the north western side boundary, approx. 2.6m.
- Vegetation consists of mixed endemic and introduced species with small to medium trees and shrubs to the front and rear yard. Lawn areas are located to the front and rear of the property. A garden runs to the North West and South East side of the dwelling.
- Front, side and rear setbacks are fairly consistent throughout the streetscape and that of adjoining properties.

The general vicinity of the area is characterised by a mix of residential dwellings of generally one and two storey high and a variety of architectural styles.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for additions and alterations and a swimming pool to an existing dwelling. It provides compliance with the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan 2014. The proposed additions and alterations are as follows:

Lower Ground Floor – refer to DA.04

- # Existing bi-fold door on the south wall addressing the backyard to be removed and opening framed up in the storage and workshop.
- # New door (02) and window (01) added to the storage and workshop. Sill to existing window (03 & 04) to be lowered.
- # Proposed new pool storage room to include a water tank and enclosed pool pump. New walls to be clad in horizontal timber/fc weatherboards.
- # New timber steps are proposed to access the pool area.
- # New deep planting proposed around the proposed pool area to provide a natural privacy screen.
- # New retaining wall provided to level portion of the existing lawn area (approx.. 900mm high).

Ground Floor – refer to DA.05

- # Proposed enclosure of existing paving area between 2 wings (dining area and bedroom) to create a new living and dining area.
- # Existing living room to form a new guest bedroom /second living room, a new laundry, powder room and portion of the new relocated kitchen.
- # Existing dining area to form the new relocated kitchen.
- # Existing laundry to be extended and reconfigured and formed into a main bathroom.
- # New window added to the proposed powder room (06), to provide natural ventilation and light.
- # Existing window opening in new kitchen to be increased to form a sliding door (ID 05), to allow access to the deck from the kitchen.
- # Openings to new wall addressing the backyard will allow access to a new deck and the new pool
- # Skylights proposed to the bathroom and existing ensuite to provide much needed light and ventilation.
- # Existing bedroom 3 to be slightly made wider and new opening included to the south wall.
- # A new covered timber deck to the rear length of the building is proposed to allow for and indoor /outdoor living which will connect the new kitchen and living/dining areas within and connect the new pool area.

Pool and Site

- # An inground swimming pool 33kl is proposed to the western corner of the site (rear). The proposed pool is located in the lower portion of the site which will require minor excavation. A new retaining wall is proposed to square off the rear yard and allow for the excavated material to be retained on site.

screen planting is proposed to the north western side of the pool and along the south western rear boundary

A privacy screen is proposed to the new deck on the north western side

New roof following the existing roof line, to form a cathedral style roof at the rear of the dwelling.

Proposed roof to extend out over the proposed deck, to provide cover from the weather.

4) Zoning & Development Controls

4.1 Pittwater Local Environmental Plan 2014

The site is zoned R2 Low Density Residential under the provisions of the PLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

4.2 State Environmental Planning Policy (Building Sustainable Index: 2004)

The proposal will require a BASIX certificate with this application

Clause 7.1 – Acid Sulphate Soils

The site is identified as being within Class 5 Acid Sulphate Soils Area. The proposal will not see any substantial excavations of the site, and it is therefore not anticipated that the acid sulphate soils will be encountered.

Clause 7.2 – Earthworks

The proposal will not require any significant excavation of the site.

Clause 4.3 - Height of Building - refer to DA.07, DA. 08, DA.09, DA. 10, DA.11, DA.12

Maximum building control is 8.5.

The proposed additions and alterations **comply** with this control.

The highest proposed roof is 6.5m

4.3) Mona Vale Locality (A4.9)

Desired Future Character

It is proposed that the alterations and additions and swimming pool are consistent with the desired future character, the streetscape and the surrounding properties.

The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The proposal will maintain generous areas of soft landscaping and existing natural vegetation.

The proposed addition will be surrounded by existing canopy trees and will be second to the natural landscape within the streetscape.

The building materials and colours will harmonise with the natural environment and will not detract from the existing locality.

The proposal will not have any significant or adverse impact on the neighbouring properties.

4.4 Development Standards and the effects of the development

a) Landscaped Area – General (D9.10) – refer to DA.13

The total landscaped area for this parcel of land is a minimum of 50% of the site area.

The proposed additions and alterations **comply** with this control.

Site area is 556.4m²

Minimum Landscape area requirement	50%	278.2sqm
Existing Landscape area	54.13%	301.18sqm
Proposed total landscape area	61.08%	278.21sqm - COMPLIES
(including 6% of impervious site area to outdoor recreational use)		

Existing hard surface area -----255.22sqm

Hard surface area to remain-----278.19sqm

There will be an increase in hard surface area 22.97sqm ----no OSD will be required

The proposed additions and alterations **comply** with this control.

b) Setback requirements (D11.7 side and rear)

Side setback

The required side setback control is 1.0m to one side and 2.5m to the other.

Existing North West side setback to dwelling -----1.753m

North West side setback to deck addition -----match existing-1.753m

Existing south east side setback -----1.9m

East side setback to deck to match existing -----1.9m

Due to pre existing structures it is difficult to adhere to the side setback control. The new deck on this side is located on the ground level, therefore there will be no adverse effect upon any adjoining property.

Rear Setback

The rear setback control is a minimum of 6.5 m

Proposed rear setback to the ground floor addition-----11.8m - **Complies**

Rear setback to proposed deck -----7.3m ---**Complies**

The proposed inground pool will have a rear setback to the pool deck is 1.0m ---COMPLIES

Rear setback to pool edge -----1.8m – COMPLIES

This satisfies the control under the variations, given that there is sufficient landscaping and it will not adversely affect adjoining neighbours.

The proposed pool has been provided with screen hedging . Views will not affect adjoining properties nor will they affect adjoining dwellings in privacy and solar loss.

c) Front Building Line (D11.6)

Front setback control is 6.5m

There will be no change to the front building setback

d) Building envelope (D11.9) – refer DA.09

The control is to maintain a building envelope that rises 3.5 m from the side boundary and projects at an angle of 45 deg.

The proposed additions and alterations **comply** with this control.

e) Visual Privacy (C1.5)

The proposed additions and alterations will not negatively affect adjoining dwellings. A privacy screen has been provided along the north western side of the new deck and new screen hedging also has been provided along 2 sides of the pool.

f) View Sharing (C1.3)

The proposed additions and alterations will not negatively affect adjoining dwellings.

g) Solar Access (C1.4)

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

h) Swimming Pool Safety (C1.17)

Swimming pool fencing and warning notices (resuscitation chart) shall be manufactured, designed, constructed, located and maintained in accordance with the *Swimming Pools Act 1992* and regulations. The fencing and warning notices (resuscitation chart) shall be permanent structures.

i) Character as view from a public place (D9.1)

It is proposed that the alterations and additions and an inground swimming pool are consistent with the desired future character, the streetscape and the surrounding properties. The proposed development respects the scale and form of other new and existing developments in the vicinity and therefore compliments the locality.

The proposed alterations and additions will not be visible when viewed from Waratah Street.

New Lilli Pilli hedging will soften the visual impact of the proposal from neighbouring properties

The proposal will not result in any significant loss of either primary or peripheral views from any surrounding dwellings or views from the street.

5) Matters For Consideration Under Section 79c Of The Environmental Planning And Assessment Act, 1979**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this

environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the locality and the general principles of Development Control 21

It is considered that the proposed design respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions and an inground swimming pool to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

6) Conclusion

The proposal which provides for alterations and additions and an inground swimming pool will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.

**Photo 1**

Looking North East from the Waratah Street. Will see a portion of the proposed roof from the street aspect.

**Photo 2**

Looking North East at the rear of the existing property
Proposed pool and pool storage area where the existing lawn area is located.
Retaining wall to remain.

**Photo 3**

Looking North West at the rear of the backyard. The lawn area in the foreground to remain. The lawn area in the background, to form the proposed pool and deck area. Jacaranda Tree to be removed.

**Photo 4**

Looking South East across the existing lawn at the rear of the backyard. The existing retaining wall to remain. Proposed low timber retaining wall to form a levelled lawn area.

**Photo 5**

Looking North East at the rear of the property. Proposed enclosure of the existing paved area between the 2 wings to make greater use of the space. New deck proposed across the width of the dwelling. Proposed vaulted ceiling roof across the rear of the property.

SCHEDULE OF EXTERIOR FINISHES

65 WARATAH STREET, MONA VALE

WALLS	colour to match existing
ROOF	Selected colorbond sheeting – Basalt – medium grey
WINDOW & DOOR FRAMES	Powder-coated aluminium – to match existing
TRIMS	White