

# Statement of Environmental Effects

In support of DA submission for

## Alterations and Additions to existing Residential Dwelling

at

5 Waterview Street,  
Mona Vale NSW

10<sup>th</sup> February 2020  
Prepared by

**hd**

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hooghuis design

[hooghuisdesign@optusnet.com.au](mailto:hooghuisdesign@optusnet.com.au)

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## **1.0 Introduction**

This report is a 'Statement of Environmental Effects' accompanying the development application to Northern Beaches Council, for alterations and additions at 5 Waterview Street, Mona Vale.

The report is to be read in conjunction with Architectural drawings DA00- DA08, prepared by Hooghuis Design, and a Survey drawing by SDG land development solutions. Refer also to the Notification plans, Erosion and sediment control plan, and Waste management plan prepared by Hooghuis Design.

## **2.0 Property Description**

The Property at 5 Waterview Street, Lot A DP 404948 , is located on the Northern side of Waterview st, which has a gradual slope upwards towards the North.

The site is 1532sqm, and is irregular in shape with 6 non-perpendicular sides. The block is approximately 58.89m long and 36m wide at the widest North side, and 9.36m wide at the Southern Waterview St entry boundary. The long axis faces North, with the backyard facing North and of a lesser slope than the Southern entry side.

The existing one and two storey house is sited on the Northern wider part of the site which has less fall, with the driveway taking up the majority of the Southern part of the sloping site.

The existing house is brick veneer, with a recent weatherboard addition to the Western side completed approximately 10 years ago. The lower level contains the garage and utility service areas.

The upper level contains the main living and bedroom areas. An existing deck to the North eastern side opens to a backyard deck.

The property is in a residential area, and is surrounded by other residential properties.

## **3.0 Outline of Proposal**

The existing house is to largely remain , with the new addition replacing the existing deck, under the existing roof. A new roofed deck with a spa is proposed to this addition to the East.

The existing stair to the lower level is to be rebuilt within the new addition, with a new door to access the lower level.

The new addition is to be clad with weatherboards to match the recent addition on the Western side of the house. New aluminium windows and doors match the existing, with new metal deck roofs, gutters and downpipes also matching.

An existing paved terrace is to be extended to the North of the new deck, allowing the house to utilise the existing backyard.

#### 4.0 Compliance Table

##### LEP and DCP compliance Table

###### **Pittwater LEP 2014**

2.1	Zoning	E4	
4.3	Building height	8.5m	Complies
7.1	Acid Sulphate Soils	Class 5	Complies
7.6	Biodiversity Protection	Biodiversity Area	Complies

###### **Pittwater DCP 2014**

Site Area	1532 sqm	
C1.7 Private Open Space	complies	Complies
D5.5 Front Building Line	N/A	
D5.6 Side Building Line	1m, 2.5m	Complies
Rear Building Line	6.5m	On merit
D5.7 Building envelope	3.5m, 45deg	Complies
Landscaped Area - Area 2	60 %	
Permissible min 50%	919 sqm (60%)	
Existing LA	943.8 sqm (61%)	
Proposed LA	914.6 sqm (59%)	
Impervious Area included	91 sqm (6%)	
TOTAL Landscape Area	1005.6 sqm (65%)	Complies
Hard Surface Area		
Existing HS	584 sqm	
Proposed HS	628 sqm	Increase of 44 sqm
Floor Area		
Ground Floor Existing	218.5 sqm	
Ground Floor new	31 sqm	
Lwr Grd Floor Existing	28.7 sqm (not incl garage, store)	
Lwr Grd Floor new	3 sqm	
TOTAL floor area	281.2 sqm	

## **5.0 Development Controls**

### **Pittwater Local Environment Plan 2014**

#### **2.1 Land use Zones**

The current zoning is Zone E4- Environmental Living.

The proposed addition is minor, and less than 50sqm. There is minimal impact on the existing site.

#### **4.3 Height of Buildings**

The maximum building height is 8.5m.

The new single level deck roof is well under the 8.5m height limit.

#### **7.1 Acid sulphate Soils**

Class 5

There is no excavation greater than 5m, so this proposal meets the requirements of Class 5.

#### **7.6 Biodiversity Area**

The proposed addition is minor, and less than 50sqm. There are no trees impacted or existing vegetation removed.

### **Pittwater 21 Development Control Plan**

#### **Part A4.9 Mona Vale Locality**

The addition is minor and in keeping with the existing residences' scale, form and appearance.

#### **Part B- DCP: General Controls**

B4- Controls relating to the natural environment

##### **B4.6 Wildlife corridors**

The proposed addition is small in size, and does not affect the existing landscape, due to it being located on existing lawn. There are no trees or existing landscape being removed or impacted. The impact to flora and fauna is therefore minimised.

**B5- Water Management**

There is no change to the existing roof, or the existing stormwater system. The new roof to the new deck and spa are to be connected to the existing stormwater system.

The new hardsurface area is less than 50 sqm. Therefore a stormwater plan is not required.

**B6 Access and Parking**

There is no change to the existing access or car parking.

**B8 Site works Management****B8.1 Construction and Demolition - Excavation and Landfill**

The proposed works will not excavate greater than 1m for footings. The new addition floor level is above ground level, minimising site disturbance due to pier and beam footings being used.

**B8.2 Construction and Demolition - Erosion and Sediment Management**

Refer to the Erosion and Sediment Control plan DA07 submitted with his DA.

**B8.3 Construction and Demolition - Waste Minimisation**

Please refer to the Waste management plan submitted with this DA. Also refer to DA07 for waste management Demolition & construction storage areas.

**Part C- DCP: Development Type Controls****C1.1- Landscaping**

The new addition is less than 50sqm and built over existing lawn.

A landscape plan is therefore not required due to the minor nature of the works.

**C1.2 Safety and Security**

The existing entry, safety and security does not change.

**C1.3- View Sharing**

The proposed addition to the existing house does not affect views from adjacent properties.

This is due to the addition being built under the existing roof. The new deck roof is at the same height as the existing deck roof. The neighbouring property at No.3 Waterview Street is sited 3m higher on the slope above the proposed property, and therefore its view is over the existing house.

The proposed addition also looks over No. 1 Waterview Street below.

**C1.4- Solar Access**

The main private open space, being the deck and terrace to the North of the dwelling, receives more than 3 hours of sunlight. Private open spaces of adjoining dwellings are not affected by the new proposal as the addition is far away and only single level.

**C1.5- Visual Privacy**

Refer to the Site analysis on DA01.

The location of the addition to the existing deck on the East of the house does not change its use. The large distance (more than 9m) to adjoining properties, including an access driveway to the East, does not affect the visual privacy of adjoining properties. There are also existing hedges to screen the existing property from others.

The extended low terrace to the rear of the new deck faces the Northern backyard, and not onto any other properties.

**C1.6- Acoustic Privacy**

The extended living space is over the existing deck, and therefore doesn't change the use or acoustic privacy which currently exists.

The new rear low deck and terrace is to a backyard. This would not increase the current noise existing to the back of the property.

Therefore there is no increased noise to surrounding properties with this proposal.

**C1.7- Private Open Space**

There is substantial private open space provided to the North and East.

**C1.12- Waste and Recycling Facilities**

Refer to the waste management report with this DA.

**C1.17 Swimming pool**

The proposal does not contain a swimming pool, but it does contain a spa. The spa will comply with AS 2610.2-2007 private spas.

**C1.23 Eaves**

There is no change to the existing roof. Current eaves are minimum 450mm with new work matching existing house design, including screens in lieu of eaves for shading.



**Part D- DCP: Locality Specific Development Controls.****D9 Mona Vale Locality****D9.1 Character as viewed from a public place**

The existing scale or bulk of the house does not alter from the street. This is also due to the large distance of the house from the street. The house is mainly single level, with the lower level being under the house as the site steps down the site to the South.

The existing roof form and house design fits in well with the surrounding natural and built environment.

**D9.2 Scenic Protection- General**

The house remains mainly single level.

Due to the design and scale there is no impact on the scenic quality of the area.

**D9.3 Building Colours and Materials**

Refer to the Schedule of colours and finishes on drawing DA00.

The addition will match the existing house in a mid-grey colour.

**D9.6 Front Building Line**

The house is located to the rear of the block. There is no extension to the front of the existing house.

**D9.7 Side and Rear Building Line**

The new deck to the side of the house is within the rear 6.5m setback, and therefore needs to meet the controls on merit.

This is due to the existing house configuration and being sited to the rear of the block. The site also slopes upwards, which means the deck extension is ideally at the same level to the East, pushing it slightly within the rear setback.

The deck is in the 'rear entertainment' area, usually located at the back of the house. Only a small component of the rear entertainment area is within the 'rear boundary setback area'.

The addition doesn't affect the views or privacy of adjoining properties, and is within the building envelope control.

**D9.9 Building Envelope**

The new extensions are under the existing roof planes. This work is all within the building envelope as shown on DA04-2.

**D9.11 Landscaped Area- Environmentally Sensitive Land**

Refer to the Site calculations on DA00, and the compliance table in this report.

The site is in landscape area 2, an environmentally sensitive area. Therefore the requirement is 60% landscape area.

The proposal meets this, as 6% of the site area can be counted as landscaped impervious area, which includes the extensive paved areas and uncovered deck.

**D9.12 Fences**

The existing front, rear and side fences are to remain.

**D9.14 Construction, Retaining walls, terracing and undercroft areas**

The existing house foundations are to remain with the existing footings being used for the extended living space. The new deck will require pier and beam footings.

New work is therefore going to have minimal excavation and site disturbance.

**6.0 Energy Efficiency**

A Basix Report is included in the application.

The majority of the demolished & construction materials are intended to be reused and recycled, and new materials obtained from sustainable sources where possible.

**7.0 Conclusion**

The proposed alterations and additions to this existing house are minor in their scope, being within the building envelope control and a lower height than the existing dwelling.

The extension is under the existing deck roof, with the new deck being low scale and articulated with screens and similar roof forms.

The design of the proposal is in keeping with the character of the Mona Vale locality, and has carefully considered its neighbours in regards to privacy and views.

As described in this Statement, the proposal meets with the objectives of Pittwater LEP 2014, and DCP 2014.