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STATEMENT OF ENVIRONMENTAL EFFECTS.

Site: 123 Waterview Street Mona Vale. Lot: 27 DP: 9500

Site Analysis:

The site is Zoned R2 – Low Density Residential, Environmentally Sensitive Land.

The site is 670.3 sq. m. with a slight slope from the rear (North East) towards the front (South West)

The existing residence which was constructed in 2004 is two storey, with a basement level with rendered brick veneer with a Colorbond steel roof.

There are eleven trees on the site and one tree on the nature strip, no trees are to be removed.

The two adjacent dwellings are two storey and single storey.

Summary of Planning Controls:

Local Environmental Plans	Pittwater Local Environmental Plan 2014 (pub. 30-5-2014)
Land Zoning	R2 - Low Density Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Terrestrial Biodiversity	Biodiversity

Proposed Development:

The proposal is minor in scale but is more about improving the thermal comfort of the home.

Ground Floor:

The ground floor living area will be reduced in size by 5.6 sq. m. which will form a patio area outside the living room, shading the new North East facing stacking doors and also providing better circulation around the perimeter of the existing swimming pool.

A Travertine tiled, concreted area of 11.34 sq. m. adjacent to the patio will slightly reduce the soft landscaped area from 286.10 sq. m. (42.6%) to 275.76 sq. m. (41.1%)

The tiled area and patio will provide additional outside space adjacent to the living area and swimming pool.

The pool fencing will be extended as the current fixed window forms a barrier to the swimming pool.

First Floor:

To the first floor is a large void area which has a glass roof, single glazed and aluminium framing. The proposal is to demolish this glass roof, install a ridge beam and roof framing at 15 degrees and install 2 large skylights made up of 2 banks of 6 Velux high performance double glazed skylights to improve thermal comfort.

A roof window to the walk in wardrobe and 2 louvre windows to the front bedrooms will be installed to improve cross ventilation and that completes the scope of the works.

Drainage and flooding:*Stormwater drainage:*

There is no increase in roof area with the proposed development, the patio slab and new tiled paved area (10.34 sq. m.) will have a linear drain which will collect surface water to new stormwater lines and a pit to connect to the existing stormwater lines.

Erosion and sediment control.

A sediment fence will be installed adjacent to the new paved area during construction.

Privacy, views, vistas, amenity and overshadowing.*Privacy.*

The proposed work will have no effect on privacy.

Views.

No views are affected by the proposal.

Amenity.

The amenity of adjoining properties is not affected.

Overshadowing.

There will be a slight change to the roof structure over the void area but the new roof line does not exceed the existing ridge beam height so does not change the shadow cast of the existing roof.

Landscaped area:

A Travertine tiled, concreted area of 11.34 sq. m. adjacent to the patio will slightly reduce the soft landscaped area from 286.10 sq. m. (42.6%) to 275.76 sq. m. (41.1%) post development. The DCP requires a soft landscaping percentage of 60% for Environmentally Sensitive Land. As the residence was constructed in 2004, well before the current LEP & DCP, it is not possible to comply with the landscaping requirement. However the site has well established landscaping with 11 trees on the site providing an excellent canopy as well as medium and low level planting, all to be retained. There is a mature tree on the nature strip as well, to be retained.

While it is not possible to meet the current numerical control, the established landscaping is deemed to satisfy the required outcomes under the DCP by providing excellent tree canopy and softening the built form with complementing landscaping.

It is deemed in this case that strict compliance with the numerical control of 60% landscaping would be unnecessary and unreasonable, so in this regard, a variation is sought to the landscaping percentage from 42.6% existing to 41.1% proposed.

DEVELOPMENT DATA

ZONING: R2 – Low Density Residential, Environmentally Sensitive Land

TOTAL SITE AREA:	670.3 sq. m.	
MAXIMUM BUILDING HEIGHT:	6 530mm (unchanged)	PITTWATER LEP 2014 8 500mm max.
		PITTWATER 21 DCP
EXISTING FLOOR AREA:		
GROUND FLOOR:	124.60 sq. m.	
FIRST FLOOR:	<u>121.70 sq. m.</u> 246.30 sq. m.	
PROPOSED FLOOR AREA:		
GROUND FLOOR:	119.00 sq. m.	
FIRST FLOOR:	<u>121.70 sq. m.</u> 240.70 sq. m. reduction of 5.6 sq. m.	
PROPOSED PATIO AREA:	5.6 sq. m.	
EXISTING SOFT LANDSCAPING:	228.3 sq. m. = 42.6%	
EXISTING IMPERVIOUS AREAS:	275.76 sq. m. = 41.1%	60% min.
PRIVATE OPEN SPACE:	263.56 sq. m.	80.0 sq. m. min.

In summary, the proposed development will have minimal impact to the environment and adjacent dwellings as demonstrated above.