

STATEMENT OF ENVIRONMENTAL EFFECT SECTION 4.55



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ALTERATIONS & ADDITIONS TO EXISTING DWELLING @

44 WATERVIEW STREET, MONA VALE

PREPARED FOR: FELICIO

PROJECT NO 2505

DATE MAY 2025

SECTION 4.55

This Statement of Environmental Effects accompanies a Section 4.55 Application for amendments to DA: N0240/13 that was approved on 11th October 2013. This DA is for alterations to an existing dwelling. The original approval was for:

- A first floor extension to the western side behind the existing carport.
- Extend the existing roofed rear deck.
- Extend and roof the existing front deck
- A roofed entry porch.
- Minor internal changes & landscaping

This application is for minor amendments to the original approval and to remove areas that will NOT be constructed due to cost constraints.

- New rear deck to replace the existing/approved deck
- New roof over deck
- Removal of the proposed first floor extension to the western side behind the existing carport. This area will not be constructed due to cost constraints

No new internal floor area is proposed and no changes to any window form part of this application. No Basix Certificate is required.

Please see below original Statement of Environmental Effects with minor amendments as required:

INTRODUCTION

SITE & CONTEXT ANALYSIS

It is proposed to construct alterations and additions to the existing house as follows:

- A first floor extension to the west side behind the existing carport.
- Extend the existing roofed rear deck.
- Extend and roof the existing front deck
- A roofed entry porch.
- Minor internal changes & landscaping

The site is located at the eastern end of Waterview Street on the high side of the road on the corner of Delwood Close and is shown below in an aerial view, which also identifies surrounding properties.

The site is a typical block size for the area with an area of 725.4m², set above and rising approx. 4m from the street to the rear and forming a somewhat square rhomboid shape with vehicular access from Delwood Close.

The topography, nature of subdivision and location of the dwellings has led to an irregular pattern of development near the corner of Waterview Street and Delwood Close. This has resulted in the 2 storey house being located at the rear of the property with its Main Open Space located at the front of the property within the front setback.



The areas surrounding the subject site present the following characteristics:

- Subject site represents the subdivision pattern of Delwood Close
- Dwellings predominantly well setback from street,
- Minimal rear setbacks (refer map above) due to squarer shaped lots, providing minimal open space to rear of property,
- Available Main Open Space located at the front of the property

DESIGN PROPOSAL

Whilst the proposal will rely upon a minor variation to front and side building line setback for both front and rear deck extensions, we submit that the proposal is consistent with the surrounding character and in keeping with the outcomes of the DCP.

The proposal would therefore have no adverse impacts upon the natural or built environment of the locality, and the variation may be supported, due to the improvements it will provide.

PITTWATER 21 DCP

The table below provides a comparison of compliance with the DCP

B5.2 Water Management - Wastewater Disposal

Outcomes	The conservation and recycling of water.
Controls	The proposal creates a decrease in the Hard Surface area, or site cover, of 11.3m ² . This area is the difference between the existing and proposed site cover. This produces a NIL requirement under B5.7 to provide a rainwater tank.
	The proposal is not required to provide water tanks. The proposal complies.

B5.7 Stormwater Management - On-Site Detention

Outcomes	Reduction in rate of stormwater discharge into the public drainage system.
Controls	The proposal creates a decrease in the Hard Surface area, or site cover, of 11.3m ² . Therefore, no additional OSD is provided, however any existing OSD facilities will continue to apply to the site.
	Stormwater drainage is to the existing system.

C1.1 Landscaping

Outcomes	A built form dominated and complemented by landscaping. Landscaping that reflects the scale and form of development.
Controls	A Landscape plan has been prepared for the minimal areas of landscaping, to provide compliance with council's guidelines for native planting in this location. refer to site analysis & landscape plan.

C1.3 View Sharing

Outcomes	Public views and vistas are protected, maintained and where possible, enhanced. Maintain reasonable sharing of views from public places and living areas.
Controls	The proposed works will have no effect on any view sharing or views from a public place.

C1.4 Solar Access

Outcomes	Residential development is sited and designed to maximise solar access during mid- winter. A reasonable level of solar access is maintained to existing residential properties, unhindered by adjoining development.
Controls	The proposal is a single storey extension and has no effect on solar access to adjoining properties.

C1.5 Visual Privacy

Outcomes	Habitable rooms and outdoor areas shall achieve and maintain visual privacy.
Controls	The proposed new rear deck has privacy screening to the south east side facing the neighbour ensuring that the proposal does not decrease the visual privacy to adjoining properties.

D9.1 Character As Viewed From A Public Place

Outcomes	The proposal satisfies all outcomes of D9.1.
Controls	The proposal satisfies all controls of D9.1 by maintaining the existing built form and natural environment and adding single storey roof lines that are complimentary to the existing.

D9.2 Scenic protection

Outcomes	The proposal satisfies all outcomes of D9.2
Controls	The proposal satisfies all controls of D9.2 by maintaining the existing built form within the context of the existing treed landscaping.

D9.3 Building Colours and Materials

Outcomes	The proposal satisfies all outcomes of D9.3
Controls	The proposal satisfies all controls of D9.3. A schedule of colours and finishes is attached at the end of this report to demonstrate compliance.

D9.4 Height

Outcomes	The proposal satisfies all outcomes of D9.4
Controls	The proposed works are single storey and are 5.05m well below the maximum heights (refer section aa) and complies with the DCP

D9.6 Front Building Line

Outcomes The proposal satisfies all outcomes of D9.6.

Proposed Front Roofed Deck Extension at lower ground level.

Achieve the desired future character of the Locality.

The proposal remains a typical 2 storey dwelling within a landscaped setting, and the proposed roofed deck at the front of the property at ground level maintains a height well below the tree canopy of the trees that are all to be retained in the proposal.

The bulk and scale of the built form is minimized.

The proposal maintains the form of the existing dwelling and the open sided front deck at lower ground floor provides a contemporary appearance in keeping with the existing dwelling.

Equitable preservation of views and vistas to and from public/private places.

There is no change to the existing view sharing and landscaping elements.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

The proposed front deck is single storey element at 4.7m below the nearest windows of the adjoining house at No. 40 Waterview St and therefore well positioned to minimize the impact to surrounding dwellings.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

The single storey front deck being well below the neighbouring properties will not adversely affect the existing privacy, amenity and solar access within the development or to neighboring properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

The proposal extends an existing deck and the proposed extension of the deck is almost wholly over the existing, now redundant, concrete driveway, which will be removed and relandscaped to the front with no changes to the existing mature tree canopies. The works at the front of the property are single storey and will provide an attractive streetscape well screened by the front fence in keeping with the existing dwelling.

Flexibility in the siting of buildings and access.

The proposal will not alter the access into and around the site.

Vegetation is retained and enhanced to visually reduce the built form.

The proposed extension to the front deck is over existing hard paved surfaces with less than 2m² extending over the existing lawn and will not alter the landscaping.



Controls

Considering established building lines

The established building line varies considerably due to the size and shapes of the surrounding blocks.

The existing dwelling sited at the rear of the small square corner block is set forward by comparison to the adjoining houses to the east along Waterview Street. These blocks, which are significantly deeper at more than double the depth allow use of both the front and rear yards for the amenity of open space for the occupants. In a similar manner to the subject property the house at 46 Waterview St which is sited on the opposite corner block of Delwood Close, also projects well into the building line of both streets it adjoins whilst realising very little front or rear open space due to the nature of the corner block.

The majority of the houses along Delwood Close to the south of the subject property are also sited to the rear of their blocks with open space located at the front of the property which is typified at No. 2 Delwood Close where the pool has been built within the front building setback.

Retention of trees and vegetation

The proposed new deck retains all of the existing trees and vegetation.

For narrow or irregular shaped blocks

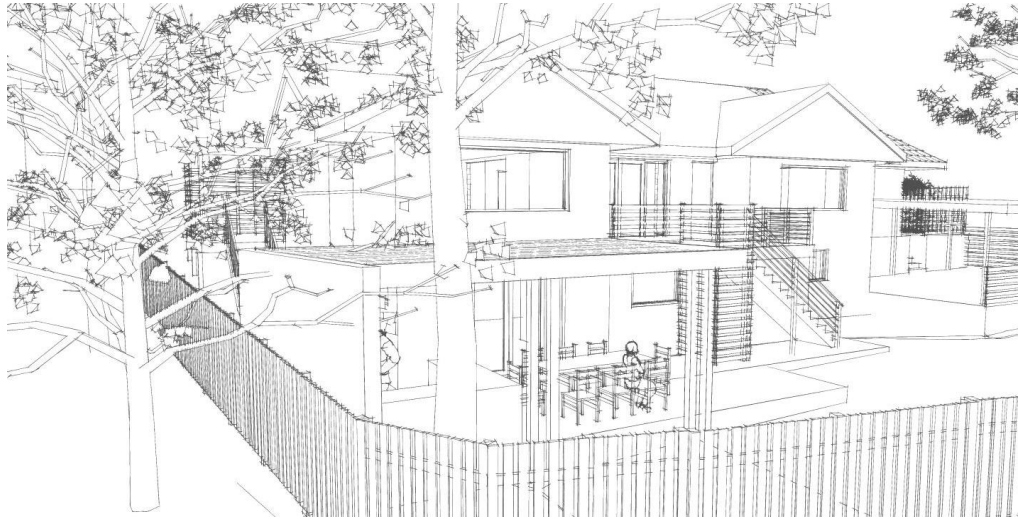
The block is virtually square in shape with the existing dwelling located at the rear of the site with no provision for open space at the rear. The extension of the existing front deck for a BBQ and seating area is a natural progression of the family room behind whilst adjoining the main open space of the large front lawn where the majority of the outdoor activity of the house takes place.

Where the depth of the property is less than 20m

Whilst the block is slightly larger than the 20m the dwelling is located at the rear of the site with its existing open space at the front. Due to the topography of the site the provision of the roofed front deck will be also well screened for privacy from the street as it is set well above street levels and behind the existing raised front fence.

Whilst the roofed deck at the front of the property extends into the established front building line it is a single storey roofed extension of an existing deck and will have no significant impact upon the bulk and scale of the existing dwelling nor will it impede any views and will satisfy all outcomes of the DCP.

The proposal would therefore have no adverse impacts upon the natural or built environment of the locality, and the variation may be supported, due to the improvements to the open space it will provide.



West Building Extension

The new building extension works to the west side are more than 6.5 from the front boundary And behind the established building line.

Secondary Street Setback Delwood Close

The proposed new building extension works are sited behind the secondary street setback of 3.25m (being half of the front building line). The proposal complies with the variation.

The proposal seeks a variation to provide a REDUCED setback to the front deck, on the basis that it satisfies ALL outcomes and is consistent with the context of surrounding development. The proposal seeks a variation as prescribed in the DCP for

- considering established building lines
- retention of trees and vegetation
- for narrow and irregular shaped blocks
- Where the depth of the property is less than 20m

D9.7 Side and Rear Building Line

Outcomes The proposal satisfies all outcomes of D9.7

Achieve the desired future character of the Locality.

The proposal remains a single dwelling in a landscaped setting, and maintains a height below the tree canopy of the trees that are all to be retained in the proposal.

The bulk and scale of the built form is minimized.

The proposal preserves the existing dwelling and landscaping providing a contemporary appearance with a single storey addition and deck extensions at or near ground level in keeping with the existing dwelling.

Equitable preservation of views and vistas to and from public/private places.

The proposal retains the existing view sharing and landscaping elements.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

The proposed extensions are single storey and well positioned to minimize the impact to surrounding dwellings.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

The single storey rear extension at first floor and enlarged deck will not adversely affect the existing privacy, amenity and solar access within the development or to neighboring

properties. Similarly the extension to the front deck is well away from neighbouring properties and will have no adverse impacts.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

The proposal has only minor changes to the existing landscaping with no changes to mature tree canopies and will provide an attractive streetscape in keeping with the existing dwelling.

Flexibility in the siting of buildings and access.

The proposal will not alter the access into and around the site.

Vegetation is retained and enhanced to visually reduce the built form.

The proposed west extension and roofed porch are over existing hard paved surfaces and will not alter the landscaping. The deck extension will project over an existing landscaped area however will not adversely affect the landscape.

Controls	<p>The controls require that <i>'The minimum side building lines shall be 2.5m to one side and 1.0m to the other, and 6.5m to the rear.'</i></p> <p>Side</p> <p>The proposed rear deck roof has a setback of 1.0m and complies with the DCP. The other side setback is on a secondary street and complies with the variation to for secondary street setback as discussed above.</p> <p>Rear</p> <p>The existing dwelling is sited at the rear of the property with an existing rear setback of 1.34m to the house and 1.1m to the deck. The proposed extension to the west side is behind the established rear setback and thus complies whilst the extension to the deck seeks to reduce the rear setback from 1.1m to 500mm with the roof line at 1m very similar as the existing and will have no perceivable change in bulk and scale from the approved deck.</p> <p>The proposal would therefore have no adverse impacts upon the natural or built environment of the locality, and the variation may be supported, due to the improvements it will provide.</p>
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D9.9 Building Envelope

Outcomes	<p>The proposal satisfies all outcomes of D9.9.</p>
Controls	<p>The controls require that <i>'Buildings are to be sited within an envelope projected at 45 degrees from a height of 3.5m above natural ground level at the side boundaries....'</i></p> <p>The proposal is wholly within the building envelope and therefore complies with this aspect of the DCP.</p>

D9.11 Site Coverage – Environmentally Sensitive Land

Outcomes	<p>The proposal satisfies all outcomes of D9.11:</p>
Controls	<p>The control requires a maximum of 40% site coverage and 60% landscape area. The variations allow an additional 6% site coverage for impervious landscape treatments.</p> <p>The existing site cover is 54.20% which exceeds the allowable. The proposal seeks to reduce the site cover by 1.56% to 52.64% thus improving the available landscape area.</p> <p>We therefore submit that the proposal complies.</p>

Waste Management

The proposal for alterations and additions to an existing dwelling will produce waste materials. The majority of the materials to be demolished or are anticipated be disposed of at the 'Kimbriki tip'. Wherever possible, any timber products will be reused for temporary building requirements such as formwork for concreting and temporary bracing, in the construction to maximise reuse and recycling of materials and minimise overall waste.

CONCLUSION

In conclusion, we believe that the proposal has been carefully planned to minimise any adverse environmental impacts and is in keeping with the aims and objectives of council policies, and warrants development consent.

PROPOSED COLOURS & FINISHES

WALLS

WALL COLOURS,
CLADDING &
RENDER TO
MATCH EXISTING



ROOF

WOODLAND GREY
COLORBOND



TILED ROOF
TO MATCH EXISTING

