

THE PROPOSAL

THE SITE:

Lot 65 DP6167 Area = 813.4m²

Nº 29 Monash Parade, Dee Why

Zoning : Residential R2

The property is located on the western side of Monash Parade, Dee Why.

The residence is a two storey brick & tile dwelling

. A double garage is located at ground

floor level on the eastern side of the building. Additional parking is available along the

driveway. The building complies to Council's setbacks from all boundaries. All access to the site is off Monash Parade. The land falls approximately 11 metres from the front

eastern boundary towards the west. It is bordered on the north, west & south by residential allotments. No significant views exist

from the site. The site is featured with lawn & garden areas. Timber paling & brick fences exist along boundaries. Surface

rainwater runoff is absorbed by the lawn & garden areas.

Roofwater is directed towards the rear of the property.

Traffic flow along Monash Parade is light.

Ample street parking exists.

No building style is predominant in the area.

The property is not heritage listed.

BUILDING PROPOSAL:

It is proposed to modify the Approved DA

By Removing the rear deck roofing .

The rear roof is not required to be built over the rear existing deck

The owners would like to complete the DA and obtain the OC

It is necessary to remove the unwanted items

-Rear deck roofing

Screens will remain installed on both sides of the rear deck

APPEARANCE:

The roof over the rear deck was not visible from the street and did not cause any view loss to the neighbors .

The rear deck is built and is a good addition to the existing house .It is not necessary to build a permanent roof over the rear deck

The deck is in keeping with the surroundings and removing the roof will not effect the streetscape

EFFECT ON ENVIRONMENT:

There will be no detrimental effect to the environment or to bird or animal life.

No excavation or tree removal will be undertaken.

There is no effect to the environment with the proposed modification

To remove the rear deck roof

EFFECT ON NEIGHBOURS:

Deleting the approved rear decking roofing will have a positive effect on the neighbours with a reduction in bulk to the rear of the property
The existing newly built privacy screens will remain installed on both sides of the deck ..

Existing outlook will remain unaltered from the site & neighbouring properties.

Existing privacy levels will be maintained to neighbouring window & entertainment areas.

No significant increase in overshadowing will occur to adjoining properties. (refer to shadow diagrams)

The use of the site will remain as residential. No additional noise will be generated.

BUSHFIRE & LANDSLIP:

The property is not located in a Bushfire Zone.

The area is not classed as a landslip area.

Not located in a Acid Sulphate soil area.

REFERENCE:

The proposal has been designed with reference to the E15 Wingala Hill Locality Statement.

a/ Site Coverage:

Total Site Area = 813.4sq.m

New Landscaped Area = 540sq. m (66.4%) > 2m wide. (comply)

b Front, Rear & Side Boundary Setbacks – 6.5m. front / 6.0m rear / 900mm side comply.

c/ Building Height Plane & envelope – Comply to 8.5m height limit & 5m

side boundary building envelope.

d/ Solar Access & Privacy - the present levels of

privacy & sunlight to adjoining
neighbours will be maintained. (refer to shadow diagrams)
e/ Views - Adjoining properties present outlook will be unaltered.
f/ Parking – provision for 2 car spaces - comply.
g/ Provision of Stormwater Detention – comply to O
SD Checklist – not required.

SUMMARY:

The proposal will remove a proposed roofing over the rear balcony
not required .Weather has been catered for with other treatments
for external entertainment on the rear balcony without the need for a
roof over.

The owners have completed renovation to existing dwelling and wish
to obtain their occupancy certificate

So it is required to remove the approved works not required .