

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA  
DA2022/1598**

**PROPOSED ALTERATIONS AND ADDITIONS,  
TO AN EXISTING RESIDENCE  
AT**

**34 Pavilion Street, Queensclif 2099**

LOT 2      DP 622394

Prepared By *JJ Drafting Aust Pty Ltd*

April 2023

## 1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 982/22, drawing numbers MOD.01 to MOD.08 dated January/22 to detail proposed modifications to the approved alterations and additions to an existing residence at 34 Pavilion Street, Queensclif.

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 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*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*



## **2) The Proposed Modifications**

### **Description**

As detailed within the accompanying plans, the proposal seeks consent for modifications to the approved alterations and additions to the existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

The proposed modifications are as follows:

#### **Sub Floor Level**

- Approved bathroom redesigned;
- New laundry;
- New sliding door to replace approved window to workshop;

#### **Ground Floor Level**

- Approved laundry to form a bathroom;
- Approved bathroom to form an ensuite;
- New sliding door to replace approved door and window.

#### **First Floor Level**

- No changes to first floor level.

## **3) Zoning & Development Controls**

### **3.1 Warringah Local Environmental Plan 2011**

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011. The proposed modifications to the approved alterations and additions to the existing dwelling are permissible with the consent of council.

### **3.2 Height of Building (LEP 4.3) NO CHANGES TO THE APPROVED HEIGHT**

The control for this parcel of land is a maximum of 8.5m.

Maximum building height of the proposed addition will be lower than 8.5m. The proposed development has a maximum height of 7.10m which **complies** with this control.

### **3.3 General Principles of Warringah Development Control Plan 2011**

The proposed modified development responds to the characteristics of the site and the qualities of the surrounding neighborhood in a sympathetic and positive manner.

### **3.4) State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004**

The proposed modifications will require a BASIX certificate with this application.

## **BUILT FORM CONTROLS**

### **Wall Heights (DCP B1) - NO CHANGES TO THE APPROVED WALL HEIGHT**

The max. wall height is 7.2m

There will be no addition to the existing wall heights to the existing top floor level.

The proposed new top floor flat roof above the deck addition will slightly contravene the wall height. It is requested that this slight non compliance be supported as it will not affect adjoining properties in view loss, privacy loss or view sharing.

### **Side Boundary Envelope (DCP B3) NO CHANGES TO THE APPROVED SIDE BUILDING ENVELOPE**

The side building envelope control is a height plane of 5 metres along the side boundary and with a projection inwards of 45 degrees.

Majority of the proposed addition **complies** with the side building envelope control.

To the front there will be no increase in wall height

To the rear there will be no addition to the existing wall height. Due to the topography of the site, which falls towards the rear of the property, the current wall height exceeds the max wall height of 7.2m.

### **Side Boundary Setbacks (DCP B5) NO CHANGES TO APPROVED SIDE SETBACKS**

Warringah DCP control is a min. of 900mm.

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min.900mm.LOWER GROUND FLOOR LEVEL

New external wall to east side boundary has a setback of 1.95m- -----**COMPLIES**

New external wall to west side boundary has a setback of 2.4m -----**COMPLIES**

#### GROUND FLOOR LEVEL

New external wall to east side boundary has a setback of 1.075m -----**COMPLIES**

New external wall to west side boundary varies between - 1.1m – 1.118 ----**COMPLIES**

#### FIRST FLOOR LEVEL

##### **Existing deck**

west side setback – 2.0m

East side setback - 1.075m

##### **Deck addition to existing deck**

West side setback to match existing – 2.0m -----**COMPLIES**

East side setback -----1.118m ---- **COMPLIES**

### **Front Boundary Setbacks (DCP B7) NO CHANGES TO THE APPROVED FRONT SETBACK**

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Front setback to existing building varies between - 3.980m – 5.1m.

Front setback to existing balcony varies between – 3.2m – 4.1m

The new front setback to deck extension -----3.0m

**REAR BOUNDARY SETBACK (DCP B9) NO CHANGES TO THE APPROVED REAR BOUNDARY SETBACK**

The required rear setback control is 6.0m

Due to site constraints it is difficult to adhere to the rear setback for this site.

Adjoining and surrounding properties have a reduced rear setback. As seen in above map and extraction from NB Council.

Adjoining property no. 32 has varied rear setback between 1.786m, 2.653m – 4.4m

The proposed rear addition will have a rear setback which varies between – 2.373m – 3.577m  
The proposed works are further than the adjoining dwelling.

It is requested that this slight non compliance be supported as it will not affect adjoining properties in view loss, privacy loss or view sharing.

The proposed new deck addition to the existing small deck and roof addition will be better utilized all year around, given that this is the only means of an outdoor covered recreational area that is located directly from the main indoor living space this addition will much needed to allow for an indoor/outdoor area to a small dwelling .

**DESIGN**

**Landscaped Open Space (DCP D1) NO CHANGES TO THE APPROVED LANDSCAPED AREA**

The minimum landscaped open space required is 40% of the site area.

(areas more than 2.0m in any direction)

Site area of this allotment is	159.40m <sup>2</sup>	40% control	MIN 63.76m <sup>2</sup>
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Existing landscaped open space area	45.60 m <sup>2</sup>	28.60%
New landscaped open space area	45.60 m <sup>2</sup>	28.60%

\* NO CHANGES TO THE LANDSCAPED OPEN SPACE AREA

Refer to DA.09 Landscaped Area Calculation Plan.

**Private Open Space (DCP D2) NO CHANGES TO THE APPROVED**

Requirement is a total of 35sqm with a minimum dimension of 3m.

Requirements

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

Due to the design of the 2 existing 2 storey dwelling with all living areas located on the top floor and only 2 very small balconies off each end of the main living areas. The current private open

space area does not comply. The total area of the 2 small decks is 10.56sqm and less than 3.0m in any direction.

The proposal is to increase the rear deck to 3.5m x 5.2m = 18.2sqm and increase the front balcony slightly so that the space is more usable even though it will have dimensions less than 3m (5.55sqm)

EXISTING PRIVATE OPEN - 10.56 sqm

PROPOSED PRIVATE OPEN SPACE AREA – 23.75sqm

Privacy screens have been provided to the sides of the deck additions to allow privacy between neighbours and overlooking.

**Access to Sunlight (DCP D6) NO CHANGES TO THE APPROVED**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3hours of solar access. **Complies.**

**Views (DCP D7) NO CHANGES**

Neighbours views will not be affected by the proposed additions. View sharing has not been affected.

Adjoining properties to the either of the subject site will not be affected by the proposal.

**Privacy (DCP D8) NO CHANGES**

There will be no loss of privacy, due to the proposed additions.

**SITING FACTORS NO CHANGES TO THE APPROVED**

**Traffic, Access and safety - (DCP C2)**

There will be no changes to the existing access to the site

**Parking Facilities – (DCP C3)**

There will be no changes to the existing parking on the site .

**Stormwater – (DCP C4) NEW STORMWATER PLANS ATTACHED**

To be provided in accordance with councils stormwater drainage design guidelines.

**4) Conclusion**

The proposal which provides modifications to the approved alterations and additions to an existing residence 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 modifications 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.

# SCHEDULE OF EXTERIOR FINISHES

34 PAVILION STREET - QUEENSCLIFF

## **WALLS**

LOWER GROUND FLOOR: External walls: selected wall finish - Colour range medium to dark

GROUND FLOOR: External walls: selected cladding - Colour range light to medium

UPPER FLOOR: External walls: selected cladding - Colour range light to medium

**WINDOW &  
DOOR FRAMES** Black aluminum frame to match existing.