

# STATEMENT OF ENVIRONMENTAL EFFECTS

## SECTION 4.55(1A) MODIFICATION TO CONSENT SUBMISSION ALTERATIONS & ADDITIONS TO EXISTING HOUSE at 40 Sydney Road, Warriewood 2102 DA2021/1803

FOR K. & S. Bray  
16<sup>th</sup> May 2022

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### 1. INTRODUCTION

We are seeking approval to modify DA2021/1803 for alterations and additions to the existing house at 40 Sydney Road, Warriewood. The modifications will have only minimal environmental impacts. A schedule of changes is attached however the proposed modifications include the modification of the existing roof to extend over part of the existing front porch and the removal and replacement of the planted hedge along the front boundary.

The proposed modifications will have no increased impact to neighbouring properties in terms of privacy, bulk and scale and minimal increase in overshadowing as there will be little change to the overall form of the house and no change to site coverage or landscaped areas. The modifications have been designed in line with the aims & objectives of all relevant Policies in force by Northern Beaches Council.

### 2. BOUNDARY SETBACKS

There will be no change to the approved setbacks.

### 3. HEIGHT & BUILDING ENVELOPE

The extended roof to cover part of the existing front porch has been designed so that there will be minimal increase of only 250mm in the overall height of the dwelling which will occur for small area of the roof at the centre of the home. The small area of roof which will be increased in height will remain well below the maximum 8.5m height allowed and within all building envelopes.

### 4. SITE COVERAGE & LANDSCAPING

There will be no change to the site coverage or landscaped area. Due to excavation required for the approved carport aborist, Hayden Coulter from The Ents Tree Consulting has advised the existing Viburnum Odoratissimum hedge along the front boundary will be impacted and therefore due to its age and health is recommended for removal. It is proposed to replace the removed hedge with a new Viburnum Odoratissimum hedge at the completion of construction so as to maintain a landscaped screen between the road and house therefore not impacting the streetscape from that approved.

An aborists assessment from The Ents Tree Consulting forms part of this submission.

**5.       OVERSHADOWING**

As the minor increase in overall height of the dwelling will occur at the centre of the house there will be no impact from increased overshadowing on neighbouring properties from the proposed changes.

**6.       VIEWS**

As there will be minimal change to the overall height of the dwelling there will be no impact on views from neighbouring properties from that which was approved.

**7.       PRIVACY**

No change to windows are proposed so there will be no impact on neighbours privacy from the proposed modifications.

**8.       IMPACT ON STREETScape**

As the existing hedge that is to be removed is to be replaced with a new hedge of same species and only minor change in the overall height of the dwelling there will be no variation to the impact on the streetscape from that approved.

**9.       CONCLUSION**

As the proposed modifications to the built form are minor in nature, with no changes to boundary setbacks or landscaped areas there will be no negative impacts on neighbouring properties or surrounding environment. All proposed modifications comply with council's regulations and will not alter the original proposed development significantly.