

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA DA 2018/1901**

### **PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT 948 Barrenjoey Road, Palm Beach**

LOT 1      DP 13686

Prepared by *JJDrafting Australia P/L*

October 2022

### **1) Introduction**

This Statement of Effects accompanies documents prepared by JJDrafting Aust P/L, Job Number 587/17, Drawing numbers DA 1 – DA 8 modified date July 2020 to detail proposed modifications to the approved alterations and additions at 948 Barrenjoey Rd Palm Beach.

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 considered to be 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*

# *Pittwater Local Environmental Plan 2014*

# *Pittwater 21 Development Control Plan 2014*

### **3) The proposed Modifications**

#### **Description**

As detailed within the accompanying plans, the proposed modifications seeks approval to the approved alterations and additions to the existing dwelling.

The modified works will comprise the following:

# approved post to front entry deleted.

# Approved pitched roof above existing north west side deck to be deleted

# approved posts to roof to be deleted

# approved covered pergola above an existing deck to the north east, facing the rear yard to be deleted

# approved window to store to be deleted

# approved powder room to be deleted

# Existing detached store to form a toilet. No changes to the walls or roof

# Condition 8 of the determination letter to be removed – There is existing planting forward of the front boundary retaining wall, which will screen the approved garage

# Condition 15 of the determination letter to be removed- there will be no new roofs added. All approved roofs have been deleted

There will be no affect on neighbouring properties due to the proposed modifications.

## FLOOD, BUSHFIRE AND GEO TECH

IT WOULD NOT BE ENVISAGED FOR FLOOD, GEO TECH AND BUSHIRE LETTERS  
TO BE SUBMITTED



3



**NO ADDITIONAL WORKS ARE PROPOSED DUE TO THE MODIFICATIONS**

#### **4) ZONING AND DEVELOPMENT CONTROLS**

##### **4.1 Pittwater Local Environmental Plan 2014**

The site is zoned C4 Environmental Living under the provisions of the PLEP 2014. The proposed modifications to the approved plans and additions are permissible with the consent of council.

##### **4.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

The proposed modifications will not alter any openings, no revised BASIX certificate is required

##### **4.3 Development Standards and The Effects Of The Proposal**

###### **a) Landscaped area- Environmentally Sensitive Land (D12.10) – NO CHANGES**

Site area is 1190sqm

Minimum Landscape area requirement is 60% (714sqm)

Existing Landscaped area ----- 71.03% ----- (845.28sqm)

Proposed new landscaped area----- 71.03% ----- (845.28sqm)

*Variation; for single dwellings on land zoned R2 Low density residential and E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (eg. Roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level.*

The landscaped area calculated includes 6% of impervious areas as stated above.

Existing hard surface area -----330.11sqm

New hard surface area to remain-----330.11sqm

There will be no increase in hard surface area.

An onsite detention will **not** be required.

**b) Building Height – (4.3) – NO CHANGES**

The maximum Building height limit is 8.5m.

The proposed alterations and additions comply with this control.

**c) Setback requirements (D12.5 front and D12.6 side and rear) – NO CHANGES**

Side setback

The required side setback control is 1.0m to one side and 2.5m to the other.

It is difficult to adhere to the side setback controls due to pre existing structures and the irregular shape of the allotment.

The new roof above an existing side deck has a varied side setback between 900mm – 2.1m---  
-----COMPLIES

The new detached front deck with open pergola will have a side setback between -1.5m and 1.8m -----COMPLIES

The existing carport which is to be converted into a garage, has an existing side setback of 250mm. It is requested that this non compliance be supported as it will not affect adjoining neighbours.

Rear setback control is 6.5m

The proposed new covered pergola above existing deck will have a rear setback of 36.8m – which COMPLIES

Front setback control is 10mm

There will be no change to the front setback. However the existing carport ( which is to form a garage) contravenes the front setback, it has an existing front setback of 350mm , given that this is an existing structure it is unable to comply. It is however requested that the existing carport which is to form a garage be supported as it will not affect adjoining properties or the streetscape.

**d) Building envelope (D12.8) – NO CHANGES**

The required control is to maintain the development within a building envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposed additions comply with this control.

**e) Privacy (C1.5) – NO CHANGES**

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

**f) Solar Access (C1.4) – NO CHANGES**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

**g) View Sharing (C1.3) – NO CHANGES**

Neighbours views will not be affected by the proposed alterations and additions.

**h) Internal Driveways (B6.2) and Off Street Parking (B6.3) – NO CHANGES**

There will be no change to the existing driveway, concrete layback or crossover. Existing off street parking requirement have been retained with 2 off street carparking.

**i) Biodiversity protection (PLEP 2014 - Part 7 , 7.6) – NO CHANGES**

There will be no adverse impact on the habitat or the fauna and flora of the site due to the proposed alterations and additions.

Existing vegetation will be maintained.

**5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

**5.1) The provisions of any environmental planning instrument**

The proposed modifications are subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

**5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

**5.3) Any development control plan**

The modifications comply with the requirements of the locality and the general principles of Development Control 21.

**5.4) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised in regard to the proposed development

**5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposed modifications will not unreasonably impact upon the amenity

of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

**5.6) Submissions made in accordance with this Act or the regulations**

This is matter for Council in the consideration of this proposal.

**5.7) The public interest**

The proposed modifications will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

**6) Conclusion**

The proposed modifications to the approved alterations and additions will not have any detrimental impact on the adjoining properties or the locality.

The proposed modification are in keeping with Council's aims and objectives for this locality.

There will be no effect on local fauna and flora.

All the proposed modifications are very minor, and are all deleting items from the approved DA. There will be no changes to any of the controls due to these modifications

As the proposed 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.