



**DESCRIPTION OF DEVELOPMENT & STATEMENT
OF ENVIRONMENTAL EFFECTS**

S4.55 (1A) MODIFICATION TO DA2020/1780

**INTERNAL MODIFICATIONS
145A CRESCENT ROAD, NEWPORT**

**Submitted to:
NORTHERN BEACHES COUNCIL**

**On behalf of:
J. & J. SHANAHAN**

**Prepared by:
MIDCOAST DESIGN & DRAFTING**

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1. INTRODUCTION

This report is submitted to Northern Beaches Council in support of a \$4.55 Modification Application – Environmental Impact (4.55 (1A)) for amendments to Development Approval DA2020/1780 - PAN59002 145a Crescent Road, Newport.

This submission has been prepared by Midcoast Design & Drafting on behalf of the applicant J. & J. Shanahan.

This report should be read in conjunction with the accompanying architectural plans numbered 01-09, project number 0416H Revision 08, prepared by Midcoast Design and Drafting.

2. SUMMARY OF AMENDMENTS

The proposed amendments have been generated through further development of the design after Development Approval. As part of this design development, a more efficient planning of both internal and external spaces was reviewed.

The main modifications are the redesign of concrete tanks in the lower floor garage level, extension of rumpus room and additional ensuite into subfloor area on the first floor, powder room and window on the upper floor level, and modify roof structure over the rear Alfresco area on the upper floor.

3. STATEMENT OF AMENDMENTS

The following list is provided to describe the proposed amendments. The proposed changes have been highlighted in yellow on all drawings to demonstrate that there is no increase to the overall building envelope as approved in DA2020/1780.

Sheet 01 Site Plan

- No changes

Sheet 02 Site Works Plan

- No Changes

Sheet 03 Lower Floor Plan

- Concrete on site detention tank for collection of stormwater.

Sheet 03 First Floor Plan

- Extended rumpus room into current sub-floor region.
- Add ensuite bathroom to Bedroom 2, extended into current sub-floor region.
- Inclusion of additional window to Bedroom 2 ensuite on western external wall.
- New store room has been created at rear of stairs.

Sheet 04 Upper Floor Plan

- Provide Powder Room at top of stairs adjacent to current Laundry room.
- Reduction of front balcony and equivalent increase to upper floor living area.
- Change to rear Alfresco area modifying previous conventional roof structure to lightweight fully adjustable 'Vergola' style roof covering.

Sheet 05 East Elevation

- Delete previous window over stairs (1000x1500mm)
- Add new window to new Powder Room (600x1200mm)

Sheet 05 North Elevation

- Delete solid trussed roof over rear Alfresco area
- Replace with new adjustable louvre 'Vergola' style roof.

Sheet 05 West Elevation

- Add new window to western elevation (900x600mm).

Sheet 06 Section A-A

- Extend first floor Rumpus Room into previous sub-floor area.

Sheet 07 – Sheet 10

- No changes

4. STATEMENT OF ENVIRONMENTAL EFFECTS – AMENDMENTS

Building Heights

Lowered.

Due to the removal of the pitched truss roof over the rear Alfresco area there is an improvement to the building height plane.

Building setbacks

No change.

Building Height Plane

No change.

Landscaped Open Space

No change.

Character when viewed from a public place

No change.

Minor internal changes will not affect the character of the dwelling when viewed from a public place as all amendments are within the previously approved building envelope and will therefore have zero impact on the streetscape.

Changes to the rear Alfresco area will not affect the street elevation and due to the removal of the trussed roof over this area reduces visual impact in this area.

Views

No change.

Fences & Walls

No Change.

Acoustic / Visual Privacy

No impact.

Removal of window to eastern elevation and addition of a smaller window in the same elevation results in improved acoustic and visual privacy for this elevation. The newly added window has a sill height <1.5m providing a net improvement on

privacy.

The additional new window to the Bedroom 2 Ensuite within the western elevation has a sill height just above the adjacent natural ground plane and a height of 900mm. The addition of this window does not affect the privacy of adjacent properties as its nett height is lower than that of the adjacent boundary fence between the neighbouring properties. The window will be fitted with opaque glazing providing privacy for occupants.

Stormwater Management

No change.

Shadow & Sunlight Access

The proposed amendments to the design will result in improved solar benefit for occupants. Deletion of the solid trussed roof over the Alfresco area on the northern elevation, and its replacement with a fully adjustable louvred roof will provide greatly improved control over shading and solar access.

Geotechnical Hazard

No change.

Impact on Trees

No change.

5. Conclusion

The proposed amendments to the Modification and development Approval are a result of more detailed development of the design and investigation of more effective use of internal space during the documentation process in conjunction with advice from the interior designer, structural engineer, and geotechnical engineer.

No detrimental effects will be created from the proposed amendments and no one prejudiced by its approval.

There will be no increase to building envelope, building heights, bulk, or scale.

As there is no change to the approved building envelope and no impact on neighbours it is requested that the S4.55 modification not be required to be re-advertised or re-notified. It would be appreciated if Council expedited the processing of the modification application as quickly as possible.