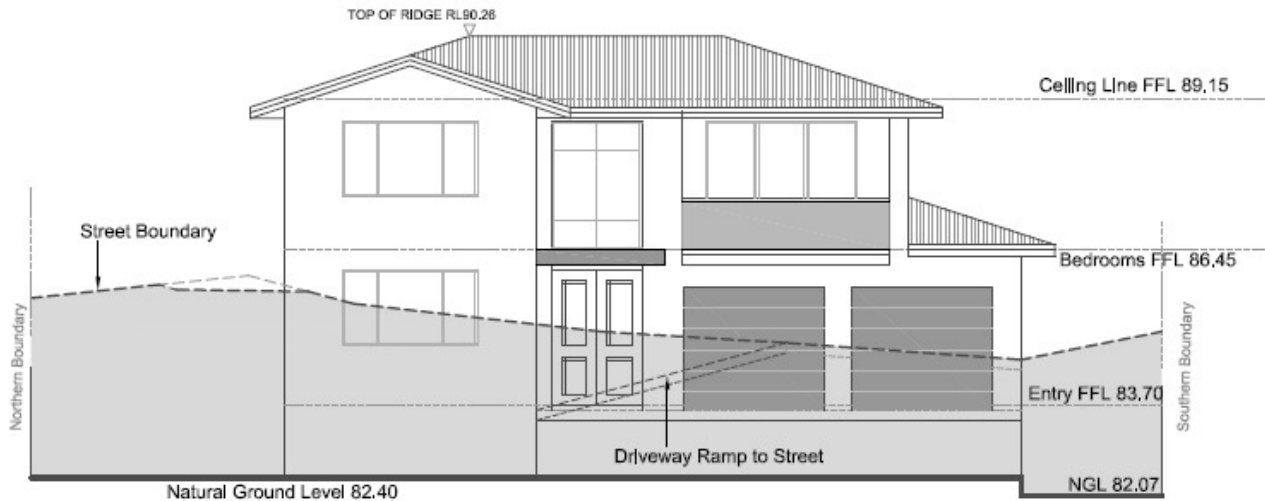


STATEMENT OF ENVIRONMENTAL EFFECTS

FOR A PROPOSED MINOR MODIFICATION TO APPROVED
DEVELOPMENT APPLICATION (DA2020/1691)

Address of Development: No.4 Southern Cross Way
Allambie Heights NSW 2100 Lot 2316 DP 753028



**Proposed Street View of new dwelling at:
No. 4 Southern Cross Way Allambie Heights**



Existing Street View of No. 4 Southern Cross Way Allambie Heights

Prepared by: A. James
SABTON & SON
Building Designers
0408 663 223

1. INTRODUCTION

The proposed amendment is applied only for the proposed reduction of the size of the OSD tank to avoid unnecessary excavation into the existing rock, which is positioned between the granny flat and the studio. The Hydro engineer has amended slightly the stormwater layout to reduce the depth of the OSD basin and increase the capacity to the rein water tanks and also to discharge some of the stormwater from the main dwelling directly to the street kerb and still comply with the DCP minimum requirements in distributing the discharge of the stormwater of the site. This amendment does not affect any of the approved structures apart from the stormwater system itself. This is the full extend of our proposal.

Clarifications of works on site

At present any site works related to the Stormwater system as approved by the Development Application has not been carried out. As the foundation material for the studio and the granny flat has been cleared and the footings and the base of the studio and granny flat has been completed, the proposal to reduce any future excavation which would be greater then is absolutely necessary, has been put to the Hydraulic Engineer and this modification is the result as an improvement of the stormwater discharge system from the original DA approval.

2. SEPP (Affordable Rental Housing) 2009

The proposed secondary dwelling is subject to the provisions entailed within Division 2 of the ARH SEPP.

Zoning and Permissibility

The site is located within the R2 Low Density Residential zone and therefore the ARH SEPP applies.

Development Standards

The maximum permitted gross floor area for the secondary dwelling is 60sqm. The proposal does not affect this standard in any way.

3. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

The site is located within the R2 Low Density Residential zone and therefore the proposed new dwelling and the secondary dwelling are permissible.

PRINCIPAL ENVIRONMENTAL STANDARDS

Height of Buildings

The proposal does not affect this standard in any way.

Heritage Conservation

The proposal does not affect this standard in any way.

DEVELOPMENT ON SLOPING SITE

The development is identified within the "Landslip Risk B" precinct of the WELP 2011 and for this reason Geotechnical Engineers were engaged and their statement has been provided as a part of the Sec. 4.55 application for this development.

WARRINGAH DEVELOPMENT CONTROL PLAN (WDCP 2011)

PART B: BUILT FORM CONTROLS

B1 Wall Height

The proposal does not affect this standard in any way.

B3 Side Boundary Envelope

The proposal does not affect this standard in any way.

B5 Side Boundary Setbacks

The proposal does not affect this standard in any way.

B7 Front Boundary Setbacks

The proposal does not affect this standard in any way.

B9 Rear Boundary Setbacks

The proposal does not affect this standard in any way.

D1 Landscaped Open Space and Bushland Settings

The proposal does not affect this standard in any way.

D7 Views

The proposal does not affect this standard in any way.

D8 Privacy

The proposal does not affect this standard in any way.

D9 Bulk

The proposal does not affect this standard in any way.

10. CONCLUSION

Overall the proposal is considered to have a negligible impact on both the environment and the aesthetic appearance of the area. It is typical of a provision for a stormwater system that would adequately discharge the roof water as required by the council. The

proposal will take advantage of the site's topography and the natural contours and provide improvement to the development.

We suggest an approval of this proposal for such a minor modification to the approved DA.