

Statement of Environmental Effects

Section 4.55 (1A) Modification to incorporate design amendments
to the approved new dwelling house at
78 Powderworks Road,
NORTH NARRABEEN

Approved by Notice of Determination no. DA2021/0333
dated 11 January 2022

8 April 2022

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1. Introduction

The purpose of this Modification Application is to amend the following approved building elements of a development consent that permitted demolition works and construction of a dwelling house including swimming pool at 78 Powderworks Road, North Narrabeen and includes:

Ground floor plate-

- New splashback window to kitchen,
- Reposition window to bathroom,
- 2 sets of stacker doors instead of 3 sets to living/dining,
- Remove window to study, and
- Reduce window to study and guest.

First floor plate-

- Reduce window sizes to bedroom 1 and 2,
- New layout to ensuite and new window, and
- Repositioned window and external louvers for privacy now shown.

Amended BASIX Certificate.

The main body of this report reviews key planning considerations for Council as a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979.

2. Site Details

2.1. Location

The subject site consists of an allotment located on the southern side of Powderworks Road.

The site is irregular in shape with a frontage of 18.925m along Powderworks Road and a depth of 65.5m. The site has a surface area of 1185sq.m.

The site is located within the Environmental Living zone and accommodates a dwelling house which is to be demolished.

On 11 January 2022, Council issued Notice of Determination no. DA2021/0333 which consented demolition works and construction of a dwelling house including swimming pool.

A location plan of the site is provided below.



Subject Site

3. Modification proposal

The Section 4.55 (1A) Modification application submitted to Council seeks the following amendments to the approved building design concept and is unpacked as follows:

Ground floor plate-

- New splashback window to kitchen,
- Reposition window to bathroom,
- 2 sets of stacker doors instead of 3 sets to living/dining,
- Remove window to study, and
- Reduce window to study and guest.

First floor plate-

- Reduce window sizes to bedroom 1 and 2,
- New layout to ensuite and new window, and
- Repositioned window and external louvers for privacy now shown.

Amended BASIX Certificate.

The changes are illustrated below:-

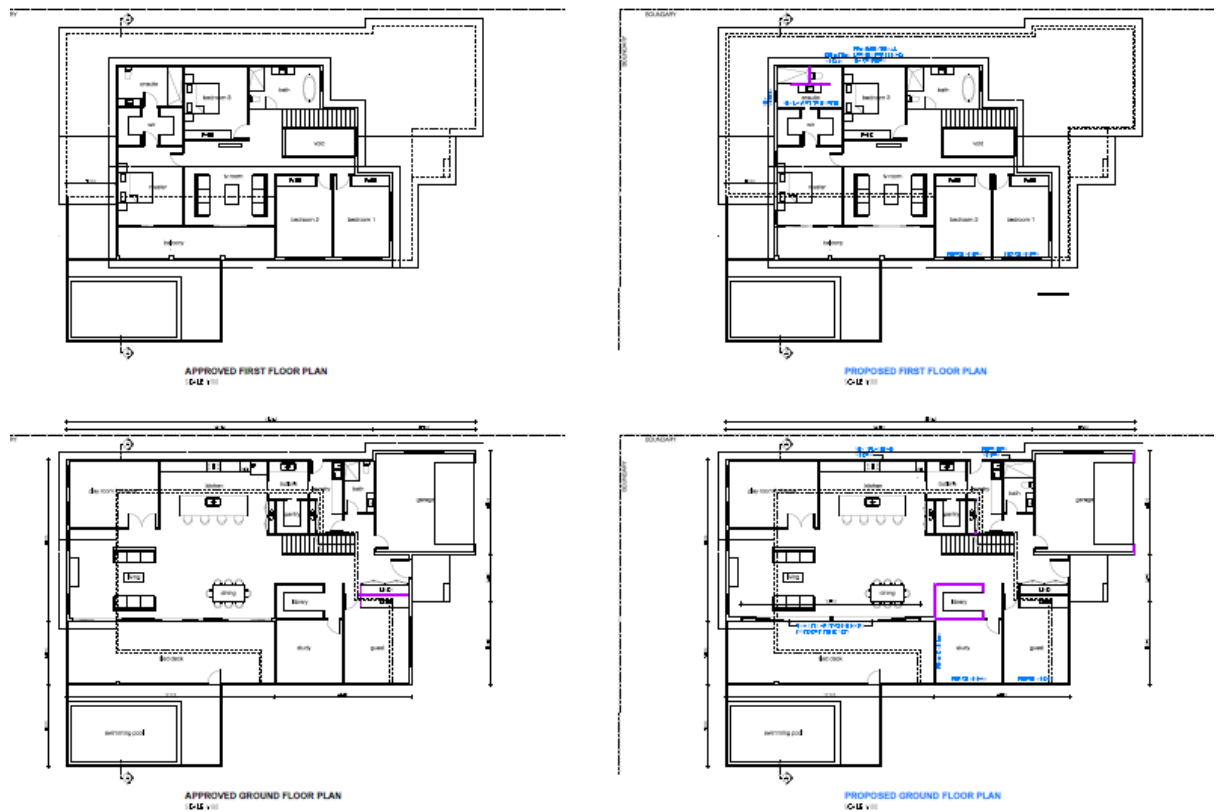


Illustration of changes

4. Threshold Test

The development as proposed to be modified is considered to be substantially the same as that originally approved as the changes are categorised as supplementary amendments.

5. Merits Assessment

The Modification has merit for the following reasons:

Explanation for changes

- To go with person tastes of the owners/occupiers.
- Respond to economic factors.

- To improve the architectural qualities of the dwelling house.

6. Matters of Consideration

6.1. Section 4.15(1)(A)(I) – any environmental planning instruments

Pittwater Local Environmental Plan 2014

The proposal does not change the approved land use as a dwelling house.

There are no changes to the approved height of building control or other development standards.

The proposed amendment does not result in an unacceptable intensification of the approved use.

6.2. Section 4.15(1)(A)(ii) – any draft environmental planning instrument(s)

There are no known draft environmental planning instruments which affect the site.

6.3. Section 4.15(1)(A)(iii) – any development control plan(s)

The proposal does not warrant a change to the:

- drainage considerations,
- height of the overall building,
- wall heights,
- front setback,
- side setbacks,
- rear setbacks,
- landscape areas,
- sharing of views amongst other adjoining properties, or
- privacy/amenity considerations for adjoining owners.

There are no known non-compliances with the development control plan.

6.4. Section 4.15(1)(A)(iiia) – any planning agreement or draft planning agreement

There are no related matters for consideration in terms of a planning agreement or draft planning agreement which affects the modification.

6.5. Section 4.15(1)(B) - the likely impacts of the development

The proposal remains compatible with other residential properties.

6.6. Section 4.15(1)(C) - the suitability of the site

The proposal will not increase the demand for public services or facilities and the modification is consistent with the surrounding low-density residential character.

6.7. Section 4.15(1)(D) - any submission made

Council will review any submissions made during the exhibition process and we welcome the opportunity to review and respond to any submissions.

6.8. Section 4.15(1)(e) - the public interest

The proposal is not contrary to the public interest.

7. Conclusion and Recommendation

The main body of this report reviewed key planning considerations for a consent authority under the heads of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposed amendment is not viewed to have any adverse impacts on the surrounding area or impact on the amenity of neighbours or creates any loss of views for these neighbours.

The development as proposed to be modified is substantially the same as that originally approved.

Having regard to all of the above matters, it is considered that the modification generally, satisfies the relevant strategy, objectives and provisions of the LEP and DCP and is acceptable and should be approved by Council.

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