

DEVELOPMENT CONSENT MODIFICATION

Statement of Environmental Effects

FOR ALTERATIONS AND ADDITIONS

AT 11 MOIRA PLACE – FRENCHS FOREST – NSW - 2086

Prepared by

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Relevant Development Application Number

DA2018/1799

27th July 2019

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1 Property Description

The subject property is legally identified as Lot 11 within DP 30151 and is known as 11 Moira Place, Frenchs Forest.

The proposed development was granted development consent as follows:

- Application Number – DA2018/1799
- Proposed Development – Alterations and Additions to a dwelling house.
- Determination – Approved
 - Made on (Date): 10/12/2018
 - Consent to operate from (Date): 10/12/2018
 - Consent to lapse on: 10/12/2023

2 Description of Proposed Modifications to Approved Works

The applicant seeks to make the following modifications to the works previously approved under DA2018/1799. The objective is to achieve development outcomes consistent with the approved DA documents, at reduced build-cost and disruption to the existing dwelling.

The changes are as summarised below:

1. Existing laundry to be retained in situ.
2. New additions restricted to the east of the existing laundry window only, i.e. no modifications to the existing north wall (rear of the dwelling). Note overall area of new additions is approximately equivalent to the approved DA plans.
3. Revised location of Master Bedroom and Ensuite.

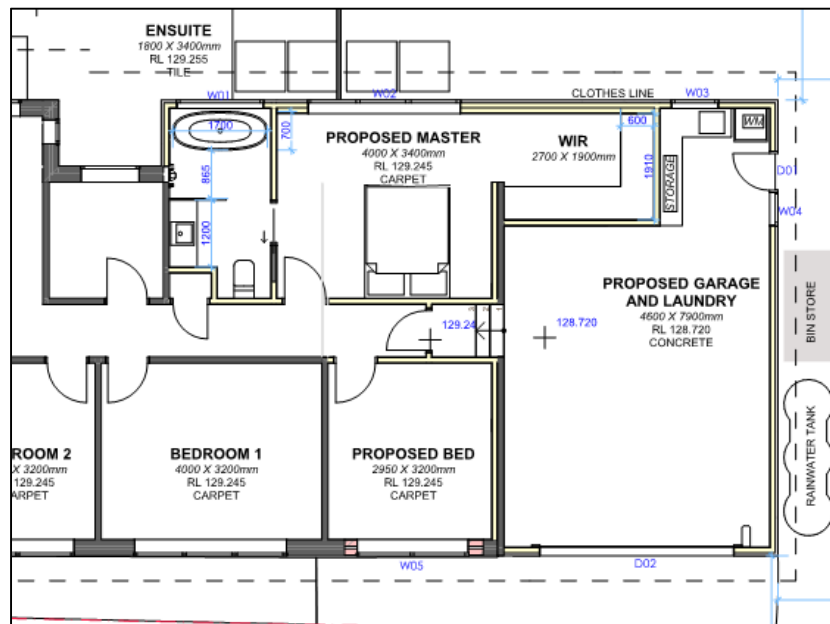


Figure 1 - Approved Ground Floor Plan (Excerpt DA04 August 2018 - NTS)

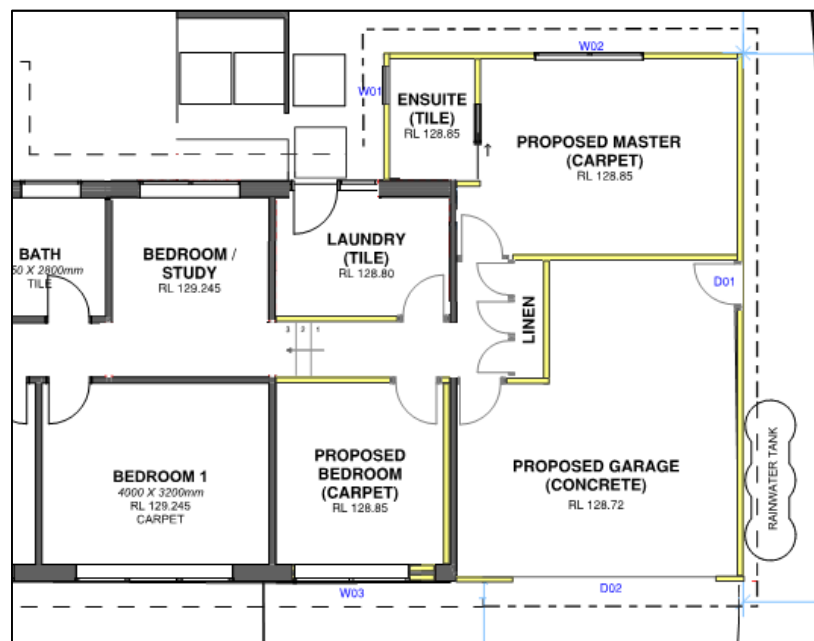


Figure 2 – Proposed Updated Ground Floor Plan (Excerpt DA04 July 2019 - NTS)

4. Minor changes to window and garage door position on street frontage.

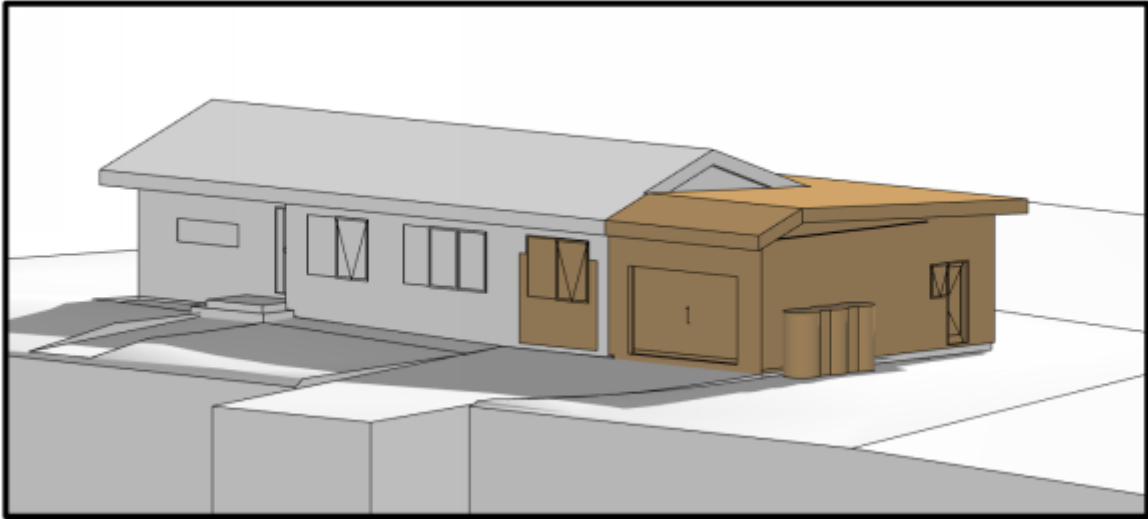


Figure 3 - Street Frontage - DA Approved Layout

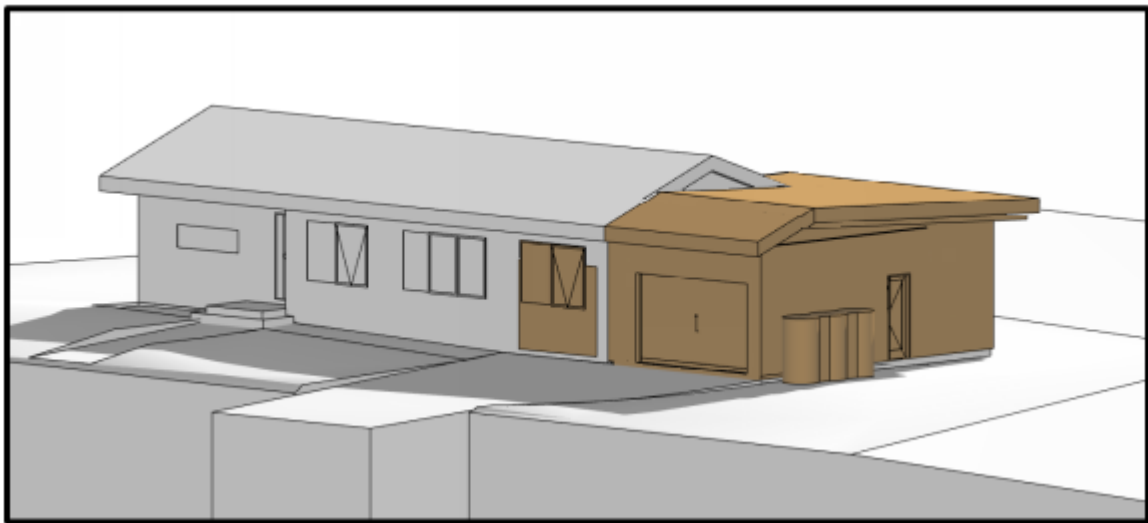


Figure 4 - Street Frontage - Proposed Modifications

3 Drawing Update Schedule

NO.	DRAWING TITLE	DATE	UPDATES (BLANK WHERE APPROVED DA DRAWINGS REMAIN VALID)
DA02	SITE/ROOF/SEDIMENT EROSION/WASTE MANAGEMENT	2 Aug 2018	-
DA03	EXISTING GROUND FLOOR PLAN	25 July 2019	Minor update to reflect reduced demolition
DA04	PROPOSED GROUND FLOOR PLAN	25 July 2019	Updated as discussed in Section 2 of this document
DA05	EXISTING ROOF PLAN	2 Aug 2018	-
DA06	PROPOSED ROOF PLAN	25 July 2019	Updated to reflect minor change to roof extent
DA07	NORTH/EAST ELEVATION	25 July 2019	Updated as discussed in Section 2 of this document
DA08	SOUTH/WEST ELEVATION	25 July 2019	Minor adjustment to D02 and W03 position as discussed in Section 2 of this document
DA09	LONG/CROSS SECTION	25 July 2019	Minor update to align with modifications discussed in Section 2 of this document
DA10	AREA CALCULATIONS/SAMPLE BOARD	25 July 2019	Updated to reflect minor adjustments to area calculation
DA11	WINTER SOLTICE 9AM	2 Aug 2018	-
DA12	WINTER SOLTICE 12PM	2 Aug 2018	-
DA13	WINTER SOLTICE 3PM	2 Aug 2018	-
DA14	BASIX COMMITMENTS	28 July 2019	Updated to reflect deletion of windows W03 & W04, and reduced size of W01 & W02

4 Area and Compliance Summary

Built Form Controls	Requirement	Approved DA Plans	Proposed S4.55 Plans	Complies
B1 Wall Height	7.2m	4m	Unchanged (4m)	Yes
B3 Side Boundary Envelope	4m (north) 4m (east)	Within Envelope Within Envelope	Within Envelope Within Envelope	Yes Yes
B5 Side Boundary Setbacks	0.9m (north) 0.9m (east)	5.25m 5.2m	4.2m 4.85m	Yes Yes
B7 Front Boundary Setbacks	6.5m (south) 3.5m (west)	7.5m 5.9m	Unchanged (7.5m) Unchanged (5.9m)	Yes Yes
D1 Landscaped Open Space (LOS and Bushland Setting)	40% (288.3sqm)	61% (454.6sqm)	60% (431.4sqm)	Yes
Private Open Space	60sqm	125.21sqm	123.22sqm	Yes

5 Impact on Planning Assessment

The proposed modifications are considered to have no material impact on the development with respect to the development standards requirements or objectives. The following should be noted with regards to the proposed changes:

- All materials, finishes and construction methodologies remain as per the original Development Application, including compliance with all requirements of the Bushfire Report and consent conditions.
- The stormwater and waste management strategies remain as per the original Development Application.
- There is no material impact on the street frontage. The only change relates to a minor lateral offset of the garage door and new window position.
- There is no material impact on shadowing and the original certified shadowing diagrams submitted with the DA still apply.

6 Response to the Warringah DCP 2011

6.1 Part B – Built Form Controls

Development control	Proposed S4.55 Modification	Complies
B1 - Wall Height	Unchanged from approved DA	Yes
B3 – Side Boundary Envelope	Within Envelope	Yes
B5 - Side Boundary Setbacks	4.2m	Yes
	4.85m	Yes
B7 - Front Boundary Setbacks	Unchanged from approved DA (7.5m)	Yes
	Unchanged from approved DA (5.9m)	Yes

6.2 Part C – Siting Factors

Development control	Proposed S4.55 Modification	Complies
C2 – Traffic, Access and Safety	Unchanged from approved DA	N/A.
C3 – Parking Facilities	As per DA submission. (only minor adjustment to garage door position)	Yes
C4 – Stormwater	Unchanged from approved DA	Yes
C5 – Erosion and Sedimentation Soil and Water Management required.	Unchanged from approved DA	Yes
C7 - Excavation and Landfill	Unchanged from approved DA	Yes
C8 – Demolition and Construction	Unchanged from approved DA	Yes
C9 – Waste Management	Unchanged from approved DA	Yes

6.3 Part D – Design

Development control	Proposed S4.55 Modification	Complies
D1 – Landscaped Open Space and Bushland	Minor reduction in open space compared to approved DA plans (~1%)	Yes
D2 – Private Open Space	Minor reduction in private open space compared to approved DA plans (~2m ²)	Yes
D3 - Noise	Unchanged from approved DA	N/A
D6 – Access to sunlight	Unchanged from approved DA (note no impact on shadowing)	Yes
D7 – Views	Unchanged from approved DA	Yes
D8 – Privacy	Unchanged from approved DA	Yes
D9 – Building Bulk	As per DA submission (only minor amendment to physical form and does not increase overall bulk/scale)	Yes
D10 – Building Colours and Materials	Unchanged from approved DA	Yes
D11 – Roofs	Unchanged from approved DA	Yes
D12 – Glare and Reflection	Unchanged from approved DA	Yes
D14 – Site Facilities	Unchanged from approved DA	Yes
D20 – Safety and Security	Unchanged from approved DA	Yes
D22 – Conservation of Energy and Water	Unchanged from approved DA	Yes

6.4 Part E – The Natural Environment

Development control	Proposed S4.55 Modification	Complies
E1 – Preservation of Trees or Bushland Vegetation	Unchanged from approved DA	Yes
E2 – Prescribed Vegetation	Unchanged from approved DA	Yes
E6 – Retaining Unique Environmental Features	Unchanged from approved DA	N/A
E10 – Landscape Risk	Unchanged from approved DA	Yes

7 Conclusion

Following a review of the relevant planning controls, it is concluded that the proposed modifications are consistent with the original approved development, and maintain compliance with the objectives, planning strategies and detailed controls of the planning documents.

The proposed modifications are considered to have no material adverse change to the environmental, social, economic, or heritage related impacts, and as such, the application is submitted to The Warringah Council for assessment and granting of modification to the development consent.