

Statement of Environmental Effects



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S4.55 amendment to DA2022/0084 & Mod2023/0494

Construct a new dwelling and swimming pool & studio@

73 Marine Parade, Avalon

Prepared For L Courtney & M Lynch

| | |
|------------|-------------|
| project no | 2105 |
| date | August 2024 |
| issue | C |

1.0 INTRODUCTION

This Statement of Environmental Effects is a report that forms part of an application for a s4.55 1(A) amendment to approval DA2022/0084 and Mod2023/0494:

- Demolish existing dwelling and build a new 3 storey dwelling, a new garage with granny flat above
- New in-ground swimming pool

The location of the proposal is 73 Marine Parade, Avalon which currently contains a single dwelling on Lot 114, DP 8394. The site has two zonings, E4 to the land fronting the roadway and E2 to the portion of the land from the cliff face to the ocean front rock shelf with the boundary as the High-Water Mark to the Pacific Ocean.

The total site area is 1,878m² on title. The usable area of the E4 zone is 1,260m². The latter area is used for all calculations relating to LEP and DCP controls.

Development Consent was granted 30 August 2022 for DA2022/0084 and 24 November 2023 for Mod2023/0494.

The proposed amendments are characterised as follows:

- Change the classification of the granny flat to a studio by connecting the areas internally to the main house
- Relocate the main entry to the front and not the side of the house, as per original approval

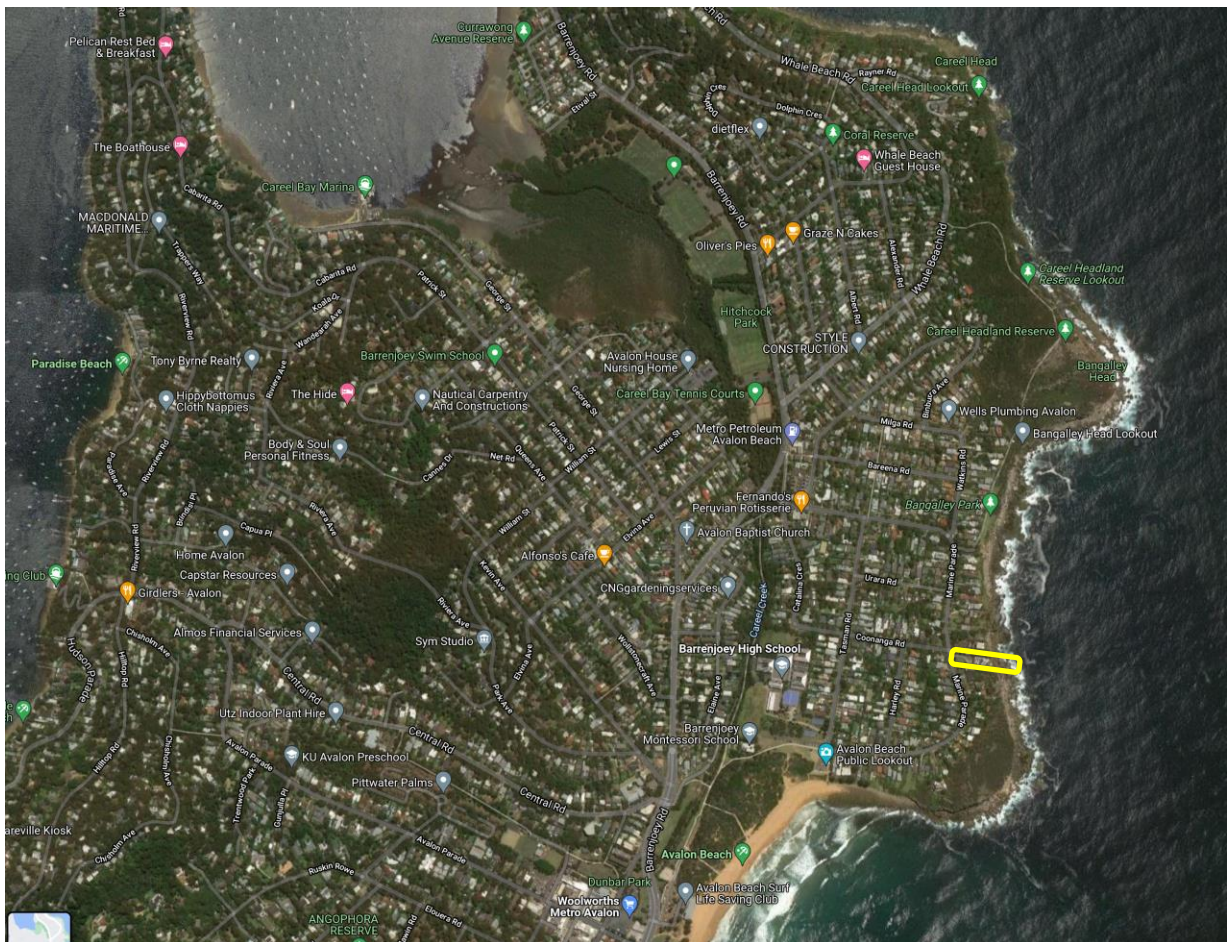


Figure 1. Aerial view of the location of the site (site outline in yellow).

2.0 THE SITE, BACKGROUND & DESIGN RESPONSE

The amendments are completely internal to change the use of the approved granny flat to a studio interconnected to the house.

As the proposed amendments are internal redesign of the house layout to connect the studio to the house, there are no new impacts and no change to the compliance with the PLEP or PDCP, and any changes are noted in **bold text** in the tables below in this Statement of Environmental Effects. The s4.55 relies on the original application in terms of compliance.

The key aspects of the s4.55 are:

- No change to the footprint of the dwelling as approved
- No change to the height of the dwelling as approved
- No change to setbacks or windows facing the side boundaries
- No change to the overall size of the dwelling

This report refers to the following accompanying documents: -

- Architectural Drawings **DA01-DA10 issue E**, Project No.2105

As there are no external changes, no change to stormwater BASIX or estuarine levels, this s4.55 application is **not accompanied by the following reports**, and relies upon the original reports submitted.

- Survey
- BASIX certificate
- Arborist report
- Geotech report
- Stormwater Management Report
- Waste Management Report
- Bushfire report

S4.55 Amendments - Detail

The changes sought to the approval are numbered below corresponding to the numbers on plans:

1. **Dwelling Entry.** The entry is relocated to the west side facing the street and the north façade retains the approved glazing. There is no discernible change to the façade as the entry door was glazed facing the side boundary and the proposed glazing is simply fixed rather than openable. There is no measurable impact from this change.
2. **Secondary Dwelling converted to Studio.** The layout and the area of the studio is the same as the previously approved granny flat with two bedrooms, a living area and bathroom. The changes are that the studio is connected to the house internally and the kitchen is removed and replaced with a wet bar. There is no measurable impact from this change.

The proposed amendments have insignificant change to the appearance of the dwelling as shown below

Figure 2. Original approved image from Marine Parade - unchanged



3.0 CONCLUSION

The proposal to amend the approved DA2022/0084 and Mod2023/0494 to construct **a new dwelling, swimming pool and studio above garage** at 73 Marine Parade, Avalon as submitted is permissible with the consent of Council.

The changes are completely internal and therefore create no new impacts over and above the approved DA and Modification. The changes represent a reduction in dwelling density and therefore lower impacts in terms of multiple occupiers of the site.

The development is consistent with the provisions of the Pittwater LEP 2014 and responds to the relevant DCP controls and outcomes and provides assessment under the requirements of the Coastal SEPP.

The proposal is in keeping with the Desired Future Character statement for the area. The development will provide a positive contribution to the locality.

The proposal should be approved.