

## STATEMENT OF ENVIRONMENTAL EFFECTS

S4.55(1A) Modification - Alterations and additions to an existing dwelling

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Address:  
1 Cotentin Road, Belrose  
(Lot 1 in DP 237435)

Date:  
09 June 2020

Ref. 7077.1A



## 1. Background

On the 02 April 2020, under delegated authority, Council granted consent to Development Application No. 2020/0185 for alterations and additions to a dwelling house.

## 2. Proposed Modifications

Application under the provisions of section 4.55 (1A) has been made to modify Council's consent as follows:

- Internal alterations to ground floor layout of dwelling with relocation of kitchen, living room, bathroom and laundry
- Internal alterations to first floor layout of bathroom, ensuite and WIR.
- Modification to kitchen glazed sliding doors, kitchen window, laundry window, bathroom window and ensuite window
- Deletion of living room and garage windows

There will be no change to the approved footprint or envelope of the structures.

In accordance with the Warringah Community Participation Plan the proposed modifications would not unreasonably cause an environmental impact and would result in a lesser or reduction of environmental impacts. From the neighbouring properties perspective the modifications would not alter the proposal or result in any environmental impacts. In accordance with this plan it is considered that the application would not require notification

## 3. It is satisfied that the proposed modification is of minimal environmental impact

In terms of the scale of the scope of the modifications they are considered to be minor and ancillary in respect to the approved development. There will be no change to the approved footprint or envelope of the structures. For this reason it is considered that the proposed modifications are of minimal environmental impact.

## 4. It is satisfied that the development to which the consent as modified relates is substantially the same development,

Applications under Section 4.55 of the Act cannot be granted if the modified development is not substantially the same as that which consent was originally granted. In this regard, the modification should not be so substantial as to cause the development to lose its identify.

The subject application amends the initial approval by way of modification to the internal layout and minor window changes. The overall massing and design aesthetic will not change as a result of the modifications. The footprint, character or nature of the approved buildings and their use will not change.

It is considered that the modifications proposed will not result in a substantially different development to that originally consented to, with the massing, footprint, bulk and scale of the building remaining consistent with the approved, this the amended development is

considered to be substantially the same.

#### **5. Warringah Local Environmental Plan 2011**

The site is zoned R2 'Low Density Residential' under provisions of the Warringah Local Environmental Plan 2011 (WLEP). The proposed development relating to alterations and additions to a 'dwelling house' is defined as permissible within the land use table subject to consent. There are no provision relevant to the proposed modifications.

#### **6. Warringah Development Control Plan**

The proposed development is affected by the provisions of the Warringah Development Control Plan. There are no non-statutory controls relevant to the proposed modifications.

#### **7. Likely Impacts**

The following is an assessment of the likely environmental impacts of the proposal:

##### Impact on the natural environment:

The proposed development will not have any adverse impact on the natural environment, noting that the site has been previously developed for residential use and is in an established residential area.

##### Impact on the built environment:

The proposed dwelling has been assessed against the design provisions contained in the Warringah Local Environmental Plan 2011 and Development Control Plan and provides an appropriate level of compliance as demonstrated within this statement.

Further, no unreasonable amenity impacts in the form of overshadowing, privacy or views loss towards surrounding properties, noting minor nature of modifications.

##### Social and Economic impacts in the locality:

The proposal will not have any adverse social / economic impacts noting the location of the site within an established residential area.

#### **8. Suitability of the Site for the Development Proposed**

The modifications have been assessed against applicable planning provisions. Having regard to the assessment contained within this report it is considered that the site is suitable for the intended development.

#### **9. The Public Interest**

The proposed development is consistent with the objectives of the Environmental Planning and Assessment Act insofar as it promotes the co-ordinated and orderly, and economic use and development of the land. The development is consistent with the public interest.

## **10. Conclusion**

The proposed development is appropriately located in zone R2 Low Density Residential under provisions of the Warringah Local Environmental Plan 2011 and is consistent with the statutory and non-statutory development standards and controls of relevance.

Further, the development performs adequately in terms of its relationship to the surrounding built and natural environment, particularly in relation to likely impacts upon surrounding properties. Consequently, the proposed modifications are suitable from an environmental planning perspective.