

**STATEMENT OF ENVIRONMENTAL  
EFFECTS**

**MODIFICATION SECTION 4.55 -Minimal environmental  
Impact  
(DA no. N0028/16)**

**PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING  
DWELLING  
AT  
17 MINKARA ROAD, BAYVIEW**

LOT 2 DP 618622

*Prepared By JJDrafting*

May 2018

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 489/15, Drawing numbers DA 1A, 2A, 3B, 4A – DA 6A dated September 2015 and amended May 2018 to detail proposed alterations and additions to an existing dwelling at 17 Minkara Rd Bayview.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

# *The Environmental Planning and Assessment Act 1979 as amended*

# *The Environmental Planning and Assessment regulation 2000*

# *Pittwater Local Environmental Plan 2014*

# *Pittwater 21 Development Control Plan 2014*

## **2) The proposed Modification**

The proposed modification is the new as built chimney structure upon the new approved and completed addition. The chimney is located above the family/games room and it is connected to the new gas fireplace in this room.

The rendered masonry chimney is 300mm above the top of the ridge and with dimension 1.2m X 2.4m.

There will be no affect on neighbouring properties due to the proposed chimney addition

Considerations has been given to bulk and form.

## **4) ZONING AND DEVELOPMENT CONTROLS**

### **4.1 Pittwater Local Environmental Plan 1993**

The site is zoned RU2 Rural Landscape and R5 Large Lot residential under the provisions of the PLEP 2014. The proposed modification of a chimney is permissible with the consent of council.

### **4.2 Development Standards and The Effects Of The Proposal**

#### **a) Landscaped Area – Non Urban General (D6.8) ----- NO CHANGE**

Site area is 2.02 hectares or 20,242.8822sqm

Minimum landscaped area required 96% of the site area minus 400sqm – 19,033.17sqm

Existing landscaped area – 19,563.17sqm

New landscaped area – 19,307.1947sqm

**b) Front Setback requirements (D6.5)-----NO CHANGE**

The required front setback control is 20m

The proposed addition will have a front setback of 42.75m which complies with Council's DCP

**c) Side and rear building line (D6.6)-----NO CHANGE**

The side and rear setback required is 20m

The proposed addition has a side setback to the south side boundary of 35m and 54m side setback to the north side boundary.

The rear setback will remain unchanged

**d) Building envelope (D6.5)-----NO CHANGE**

The required control is to maintain the development within a height envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

The proposed new addition has been designed to largely observe Council's building envelope and complies with the DCP

**e) Building Height (4.3)**

\*The new as built chimney addition will have an additional height above the ridge by 300mm. The new building height is 5m. Which complies Pittwater Council LEP 2014.

The proposed addition will have a building height of 4.7m above the ground level, which complies with Pittwater Council LEP 2014.

**f) Biodiversity Protection (7.6)**

The proposed modification will not affect flora or fauna. There will be no adverse impact on the existing vegetation or the habitat of the native fauna and flora.

**g) Heathland/Woodland vegetation (B4.18)**

The proposed modification will not affect the habitat and wildlife corridors for threatened species, endangered populations, endangered ecological communities and other locally native species

**h) Privacy (C1.5)-----NO CHANGE**

There will be no loss of privacy to adjoining properties

**i) Solar Access (C1.4)-----NO CHANGE**

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

**j) View Sharing (C1.3)-----NO CHANGE**

Neighbours views will not be affected by the proposed as built modification

The adjoining properties will retain their outlook

## **5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

- 5.1) **The provisions of any environmental planning instrument**  
The proposed modification is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions  
  
There are no other environmental planning instruments applying to the site.
- 5.2) **Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**  
It is not considered that there are any draft environmental planning instruments applying to the site.
- 5.3) **Any matter prescribed by the regulations that apply to the land to which the development relates**  
No matters of relevance area raised in regard to the proposed development
- 5.4) **The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**  
It is considered that the chimney modification, has no unreasonable impact upon the amenity of adjoining properties or upon the character of the surrounding area.
- 5.5) **Submissions made in accordance with this Act or the regulations**  
This is matter for Council in the consideration of this proposal.
- 5.6) **The public interest**  
The proposed chimney modification has no impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

### **Conclusion**

The proposed as built chimney modification to the approved and built addition has not provided any detrimental impact on the adjoining properties or the locality.

The modification is in keeping with Council's aims and objectives for this locality.

There will be no effect on local fauna and flora.

As the as built chimney modification will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.