

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55(1A) MODIFICATION TO CONSENT SUBMISSION ALTERATIONS & ADDITIONS TO EXISTING HOUSE at 57 Hillside Road, Newport, 2106 DA2022/0913

FOR A. Rogers
17rd October 2022

REVISED 21st November 2022

.....

1. INTRODUCTION

We are seeking approval to modify DA2022/0913 for alterations and additions to the existing house at 57 Hillside Road, Newport. A schedule of changes is attached however the significant modification proposed is the relocation of the approved lift so as to reduce the depth and extent of excavation required. The lift and an external access area will be repositioned below the proposed pool deck with landscaped steps up to the ground floor of the house adjusted to suit. There will no longer be internal access from the house and garage and all works to the house will remain as approved under DA2021/0092. As the proposed modifications has reduced the extent of works proposed the cost of works has also been reduced from the original \$485,000 to \$354,000. See schedule of proposed changes for further modifications.

As the majority of the proposed modifications are below ground there will be no increased impact to neighbouring properties in terms of privacy, bulk and scale or overshadowing and as significantly less excavation is required there will be reduce the environmental impacts from what was approved. The modifications have been designed in line with the aims & objectives of all relevant Policies in force by Northern Beaches Council.

2. BOUNDARY SETBACKS

There will be no change to the approved setbacks.

3. HEIGHT & BUILDING ENVELOPE

There will be no change to the approved building heights with the relocated lift being positioned below the approved pool and all other works below ground.

4. SITE COVERAGE & LANDSCAPING

There will be no change to the site coverage or landscaped area again with all modifications below existing approved pool or below ground with garden/grassed areas over.

5. OVERSHADOWING

With no change to the building footprint, boundary setback or building heights there will be no change to overshadowing or access to sunlight to neighbouring properties from what was approved.

6. VIEWS

As there will be no change to the overall height of the dwelling or building footprint there will no impact on views from neighbouring properties from that which was approved.

7. PRIVACY

As the majority of proposed changes are below ground and no new windows or decks proposed there will be no change to neighbours privacy from that which was approved.

8. IMPACT ON STREETScape

With little of the proposed modifications visible from the street there will be no variation to the impact on the streetscape from that approved.

9. COST OF WORKS

As the extent of excavation and therefore required retaining has been significantly reduced with the proposed modifications the cost of works has also been reduced. A revised Cost Summary report forms part of this application. The cost of works has been reduced from \$485,000 to \$354,000. As the cost of works has been reduced we request that Condition 5 of the original Notice of Determination regarding monetary contribution payable to Northern Beaches Council be modified to suit the new cost of works.

10. CONCLUSION

As the proposed modifications will result in reduced built form, excavation & retaining, no changes to boundary setbacks, landscaped areas or overall height there will be no negative impacts on neighbouring properties or surrounding environment. All proposed modifications comply with council's regulations and will not alter the original proposed development significantly.