

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55 (1A) MODIFICATION TO AN APPROVED DA DA 2017/1702

PROPOSED ALTERATIONS AND ADDITIONS AND A CARPORT TO AN EXISTING RESIDENCE AT

4 FARNELL ST, CURL CURL NSW 2096

LOT 4

DP 852405

Prepared By *JJ Drafting Aust P/L*

January 2022

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Australia P/L, job number 978, drawing numbers MOD.01 to MOD.13, dated January 2022 to detail proposed modification to the approved alterations and additions to an existing residence and a carport to 4 Farnell St, Curl Curl NSW 2096.

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 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*
- # *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- # *Warringah Local Environmental Plan 2011*
- # *Warringah Development Control Plan 2011*
- # *Warringah development Control Plan Map 2011*

2) The proposed Modification

Description

As detailed within the accompanying plans, the proposal seeks consent for modifications to the approved alterations and additions and a carport to an existing dwelling.

It provides compliance with the Warringah Development Control Plan 2011 and Warringah LEP 2011.

The proposed modifications are as follows:

- # Approved bridge and roof extending from the front area to the existing balcony to be removed
- # Approved bed 2 addition on the first floor to be removed. Existing covered balcony to remain unchanged.
- # Approved front gable roof addition over existing balcony to be removed.
- # Approved carport flat roof to be redesigned/changed to a gable roof. Approved carport structure to remain.
- # New stairs slightly relocated and widened.
- # Approved front fence and gate slightly changed.
- # Approved widened driveway regraded to comply with council's vehicle crossing specifications.

3) Zoning & Development Controls

3.1 Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2014. The proposed modifications to the approved alterations and additions are permissible with the consent of council.

3.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum of 8.5m.

THERE WILL BE NO CHANGE TO THE APPROVED HEIGHT.

3.3 General Principles of Warringah Development Control Plan 2011

The proposed MODIFICATION responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

4.0 BUILT FORM CONTROLS

Side Boundary Envelope (DCP B3)

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inwards of 45 degrees.

THE PROPOSED MODIFICATION TO THE CARPORT ROOF COMPLY WITH THIS CONTROL.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 900mm.

THERE WILL BE NO CHANGE TO THE APPROVED CARPORT SIDE SETBACKS.

Carport South side setback _____ 900mm _____ COMPLIES.

// North side setback _____ 3200mm _____ COMPLIES.

Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

THERE WILL NO CHANGE TO THE APPROVED CARPORT FRONT SETBACK.

Carport West front setback _____ 6500mm _____ COMPLIES.

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6.0m

NO MODIFICATIONS TO THE REAR OF THE PROPERTY.

DESIGN**Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 564.8m² - 40% control – 225.92m².

Existing & approved landscaped area _____ 181.6m² _____ 32.15%.

NO CHANGES TO THE APPROVED & EXISTING LANDSCAPED AREA.

Private Open Space (DCP D2)

Requirement is a total of 60sqm with a minimum dimension of 5m.

Private open space is located to the rear of the dwelling with an area of approx. 160m² which **complies**.

NO CHANGES TO THE PRIVATE OPEN SPACE DUE TO THE PROPOSED MODIFICATIONS

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of the PROPOSED MODIFICATIONS. Adjoining properties will receive a minimum of 3 hours of solar access. **Complies**.

Views (DCP D7)

Neighbours views will not be affected by the proposed modifications.

Privacy (DCP D8)

There will be no loss of privacy, due to the proposed modifications.

SITING FACTORS**Traffic , Access and safety – (DCP C2)**

Approved widened driveway slightly regraded with more details to ensure compliance with council's vehicle crossing specifications.

Parking Facilities – (DCP C3)

There will be no change to the approved carport slab and structure. Only roof to be redesigned into a gable roof.

Stormwater – (DCP C4) – NO CHANGES

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides for all collected stormwater to drain to the existing stormwater line.

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 Warringah Development Control Plan 2011 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 development control plan

The modifications have been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011.

It is considered that the proposed modifications respects the aims and objectives of the DCP, and the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

5.4 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised regarding the proposed development.

5.5 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 proposed modifications will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant modifications are compatible with and will complement the character of the area.

5.6 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed modification are permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposed modifications will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of the proposed modifications.

5.8 The public interest

The proposed modifications will not 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.

6) Conclusion

The proposed modifications to the approved alterations and additions to the existing dwelling and a carport will not have any detrimental impact on the adjoining properties or the locality. The proposed modifications are in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed modifications will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposed modifications 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.

