

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 96(1A) MODIFICATION TO AN APPROVED DA

DA NO. 2017/0225

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE AT 29 CONDOVER STREET, NORTH BALGOWLAH

LOT 406 DP 14137

Prepared By JJDrafting

March 2017

1) Introduction

This AMENDED Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 562/17, Drawing numbers DA 1A, 2A, 4A and 5A, dated February 2017 (amendment date August 2017) to detail proposed alterations and additions to an existing dwelling at 29 Condoover Street North Balgowlah.

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

Warringah Local Environmental Plan 2011

Warringah Development Control Plan 2011

Warringah development Control Plan Map 2011

2) The proposed amendments

GROUND FLOOR

Existing south east window to the new bathroom to be removed

Existing 2 south east windows to form one opening, portion of the existing opening to be framed up.

Windows 1 and 2 to be slightly repositioned, approved sizes to remain

existing south west window to study nook to be removed

Window no.4 –south west wall to be repositioned over an existing window opening. Window reduced from 3.0m down to 2.0m in length.

North east bifold doors (3) to increase from 5.4 x 2.1h to 6.1m x 2.3m high

There will be no affect on neighbouring properties due to the proposed modifications.

4) General Principles of the Development Control**4.1) Built Form Controls****BUILDING HEIGHT**

The maximum building height is not to exceed 8.5m.

No change –The proposed modifications will not affect the building height.

SIDE BUILDING ENVELOPE

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

There will be no change

WALL HEIGHT

The max. wall is 7.2m

There will be no change

SIDE SETBACKS

The proposal provides compliance with Warringah Development Control Plan 2011 side setbacks of min.900mm.

There will be no change

REAR BOUNDARY

To be a minimum of 6.0m

There will be no change

FRONT SETBACK

There will be no change to the front setback

4.2) Design**LANDSCAPED OPEN SPACE**

The minimum landscaped open space required is 40% of the site area.
Site area of this allotment is 557sqm

40% – require 222.80sqm

Existing landscaped open space is 199.79sqm – 35.8%

There will be no change

PRIVACY AND SOLAR CONTROL

There will be no loss of privacy.

There will be no change due to the proposed modifications

VIEWS

Neighbours views will not be affected by the proposed additions. – no change due to the proposed modifications

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 modifications are subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposed modifications achieve 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.

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

No matters of relevance were raised in regard to the proposed modifications.

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 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) Submissions made in accordance with this Act or the regulations

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

5.7) 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.

Waterway and Riparian Land

There will be no affect upon the adjoining areas of the waterway and Riparian land due to the proposed modifications

Land adjoining public Open space

There will be no affect upon the adjoining public open space due to the proposed modifications.

Conclusion

The proposed modifications will not present any significant impacts on the privacy and solar access for the subject and neighbouring properties

The proposed modifications will not have a detrimental impact on the adjoining properties or the locality.

The proposed modification are in keeping with Warringah Development Control Plan 2011 and WLEP 2011.

There will be no effect on local fauna and flora.

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.