

STATEMENT OF MODIFICATION

DA 2025/0428

PAN-528629

Proposed Shed (Class 10 A Building)

51 Waratah Parade
Narraweena NSW 2099
21 JULY 2025

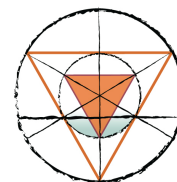
This Statement of MODIFICATION accompanies the Modification Application to Northern Beaches Council (Warringah) for a minor increase in the ridge height of an approved Shed.

Approved Ridge RL 84.589 adjusted ridge RL 84.800

DEVELOPMENT APPLICATION DETAILS	
Property Address	Lot 2/-/DP 407432 51 Waratah Parade, NArraweena NSW 2099
Zone	R2 Low Density Residential
Local Government Area	Northern Beaches Council (Warringah)
Calculations	Lot Area: 1376m ² Approved CDC Dwelling Floor Area: 195.3m ² Proposed Detached Shed Floor Area: 20m ² Total Floor Space Ratio: 215.3m ² (FSR 0.16:1)
Existing Structures	Garden glass house.

Principal Development Standards

Control	Comments	Compliance/Non Compliance
4.3 Height of Buildings	The proposed development does not seek to build higher than the maximum allowable 8.5m height of building prescribed for the site; measured from the ridgeline, the proposal is approximately 4.85m from existing ground level.	Complies.



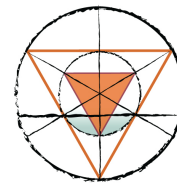
4.4 Floor Space Ratio	There is no FSR applicable to this site	N/A
Part 6 Additional local provisions		
6.2 Earthworks	The proposal involves minor earthworks to facilitate the erection of a single story Shed which is unlikely to cause disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development. No adjoining allotments will be impacted by the development. All water run-off is to be directed to the stormwater system or controlled with sediment control fencing and is not to cause nuisances to adjoining sites. Accordingly, erosion and sediment control measures will be implemented prior to the commencement of works and maintained during the period construction in accordance with the requirements of <i>Managing Urban Stormwater: Soils and Construction 4th Edition - Vol. 1(the 'Blue Book')</i> published by Landcom 2006.	Complies.

3.0 Development Control Plans

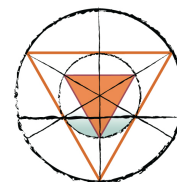
Warringah Development Control Plan 2011 (WDCP 2011)

Consideration has been given to the provisions of the relevant Development Control Plan. The proposed development is not inconsistent with the objectives or controls within the DCP. The following DCP Chapters are considered applicable to the proposal.

Part B Built Forms Controls		
Control	Comments	Compliance/Non Compliance



B1. Wall heights	<p>The DCP states that dwelling situated with R2 zone walls are not to exceed 7.2 meters from existing ground level.</p> <p>The proposed development will display a maximum ridgeline height of 4.85m (meters)</p>	Complies.
B4. Site Coverage	Not applicable – The site is not identified as land shown coloured on the DCP Map Site Coverage	N/A
B5. Side Boundary Setbacks	<p>The DCP requires a 0.9m side boundary setback for the site.</p> <p>The proposed development will display the following setbacks:</p> <p>Shed to South boundary: 3.2m</p> <p>Shed to North boundary: 5.8m</p>	Complies.
Part D Design		
Control	Comments	Compliance/Non Compliance
D2 Private Open Space	<p>To dwelling houses (including dual occupancy) and attached dwellings with 1 or 2 bedrooms, and dwelling houses with 3 or more bedrooms to provide a total of 35m² and 60m² respectively.</p> <p>The proposal will not impede upon the private open space area of the approved principal or secondary dwelling.</p>	Complies.
D6 Access to Sunlight	There is no change to the required area of sunlight to the private open space of adjoining dwellings represented by this proposal.	Complies.
D7 Views	<p>The proposed development will not create adverse impacts upon the reasonable right of view of surrounding properties. The development is not considered to be of a bulk and scale that would impact view corridors, being built to a suitable size as to not seem overbearing from adjoining lots or the public domain. Outlooks will be maintained.</p>	Complies.



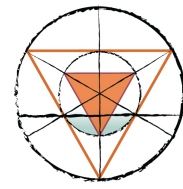
D8 Privacy	The development is sited and designed to meet user requirements for acoustic privacy while minimizing the acoustic impacts of development on adjoining properties.	Complies.
D9 Building Bulk	The proposed is designed, oriented and articulated to minimize bulk and scale when viewed from the public domain. It is noted that the design of the Shed has considered the topography of the site, and the building elevations are well articulated, specifically with the low rise nature of the design. The proposal does not seek to build higher than the maximum 8.5m allowable under the Warringah LEP – Complaint with the provisions.	Complies.
D10 Building Colours and Materials	As noted on accompanying plan series. The overall colour and materiality of the development is compatible to the desired future character of the locality and will present a contemporary composition of materials that will result in a positive inclusion to the streetscape.	Complies.
D11 Roofs	The pitched type of roof is considered appropriate to the simple function of the building as supplementary housing upon the site. The roof profile does not adversely affect the character of the streetscape. low pitch degrees.	Complies.

6.0 Conclusion

The application for development seeks assessment and consent under the provisions of section 4.15 of the Environmental Planning and Assessment Act 1979. The development is a permissible use of the land under the *Warringah Local Environmental Plan 2011* and displays

compliance with the objectives and controls of the *Warringah Development Control Plan 2011*.

Considering the significant merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, it is recommended that Council grant consent to this development subject to appropriate conditions of consent.



GAEA
ARCHITECTS

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Shed (Class 10 A Building)

51 Waratah Parade
Narraweena NSW 2099

Architecture that embodies Wellness and Environmental Sustainability with Passive House Design



