

REVISED STATEMENT OF ENVIRONMENTAL EFFECTS FOR SECTION 96 APPLICATION

JONATHAN & NICOLA BARRAT

March 2013

Lot 30, D.P 13621

04 Bennett St. Dee Why - NSW 2099

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DETAILS SUMMARY

Site and Proposal Details

Address of Site	04 Bennett St. Dee Why - NSW 2099
Survey Reference	Lot 30, D.P 13621
Site Area	534.2m ²
Council	Warringah Council
Locality Zone	
Maximum Height Sub-zone	8.5 Metres
Purpose of Proposal under the Planning Scheme	Minor Alterations to Existing Approved DA
Registered Proprietor	Jonathan & Nicola Barrat

Applicant's Details

Applicant	Jonathan Davies Barrat & Nicola Margret Barrat. Care of: Archisoul Architects	
Contact Person	Jo Gillies	Phone: 02 9982 2454 Fax: 02 9982 6226 Email: jogillies@archisoul.com.au
Address	Suite 1/1000 Pittwater Road, Collaroy NSW 2097	
Architectural Reference	001 - BAR	

PART 1: DESIRED FUTURE CHARACTER	
COMPLIANT	The proposed alterations to the approved DA to <u>No. 04 Bennett St. Dee why</u>, maintains the existing character of the area. The building maintains the 'detached style housing' with interspersed landscaping outlined in the <i>Warringah Local Environmental Plan</i>. The proposal maintains the visual pattern approved on the DA. The character of the locality zone where <u>No. 04 Bennett St.</u> is situated in will not be adversely altered and will maintain the existing character and visual pattern.
PART 2: LAND USE	
COMPLIANT	The building will retain and not alter its current use as a single detached style house (Category 1).
PART 3: BUILT FORM	
COMPLIANT	The single building is situated on a site with an area of 534.2m ² and therefore is within specified housing density of "1 dwelling for 600m ² ."
PART 4: BUILDING HEIGHT	
COMPLIANT	The building does not exceed the maximum 8.5 metre height restriction measured from the natural ground level to the topmost point of the building. The proposed alterations on this Section 96 do not increase building height as approved on DA. The building does not exceed the 7.2 metre height restriction measured from the natural ground level to the underside of the ceiling on the uppermost floor of the building. The proposed building changes do not exceed any of the specified height restrictions.

PART 5: FRONT BUILDING SETBACK	
COMPLIANT	The front setback does not change from existing and exceeds the minimum specified setback of 6.5 metres. The existing setback is consistent with the rest of the street. Existing trees will be retained and front setback area will be free of structures other than those permitted. (fence, letterbox and driveway). The proposed alterations on this Section 96 do not change building setbacks as approved on DA.
PART 6: REAR BUILDING SETBACK	
COMPLIANT	The proposed alterations on this Section 96 do not change building setbacks as approved on DA.

PART 7: SIDE BOUNDARY ENVELOPE & SIDE SETBACK	
COMPLIANT	The proposed alterations on this Section 96 do not change building setbacks as approved on DA.
PART 8: LANDSCAPED OPEN SPACE	
COMPLIANT	The proposed alterations on this Section 96 do not change landscape design as approved on DA.

PART 9: COMPLYING DEVELOPMENT	
COMPLIANT	The proposed alterations to the approved DA comply to the requirements stated in "Schedule 12 – Part A" for detached houses.
PART 10: HERITAGE ITEMS	
COMPLIANT	N/A

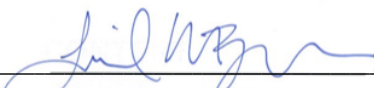
6. CONCLUSION

A summary of the minor changes to this Section 96 from the approved DA are listed below:

- Proposed Roof over Ground Floor Bed 3/ Bath 2 & Family Room as approved on DA to be removed. The existing roof to the south-western edge to be retained with a new section over family room to follow existing roof line.
- Bath 1 as designed on approved DA to be removed from this Section 96 application.
- Bed 3 as approved on DA to be extended over area where Bath 1 used to be (see original DA).
- Bath 2 location as designed on approved DA has increase in area and shifted towards the West into family room.
- Family room as designed on approved DA to decrease in area to accommodate new Bath 2.
- Door & Window sizes as designed on approved DA changed to accommodate internal changes listed above.

The proposed alterations to *this Section 96* are sympathetic to the desired character outlined in the *Warringah Local Environmental Plan*. The building height and setbacks are comparable to the immediate neighbouring buildings. The consistent front setback helps to maintain the streetscape. Finally, the building mass sits within the specified height and setback restrictions as per the previous DA approved plans.

The proposed new extension has no impact on the streetscape and the renovations to the existing building and façade will enhance the desired character of the street while minimising the environmental impact to its surrounding area.

 (signature)

Gabriel Borges
Archisoul Architects