

STATEMENT OF ENVIRONMENTAL EFFECTS

STATEMENT OF MODIFICATION

Section 4.55(1A)

Modifications involving minimal environmental impact

Owners:

Phillip Torrance & Tina Wild

Project:

Alterations and additions to residence at:

113 Gondola Rd, Nth Narrabeen, NSW 2101

Prepared by:

HOT HOUSE STUDIO

P.O. Box 26 Newport NSW 2106

info@hothousestudio.com

0433 775490

Date:

Jun 2020

1.0 INTRODUCTION

This statement of Modification has been prepared as part of supporting documentation in association with a Section 4.55(1A) modification involving minimal environmental impact concerning Lot 243, DP 16212, no. 113 Gondola Rd, North Narrabeen in the Local Government Area of Pittwater in the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

2.0 DESCRIPTION OF PROPOSED MODIFICATION

Application is made for the following modifications:

- a) Alterations to the deck form and levels.
- b) Widening the approved rear deck roof, and deleting the approved pergola .
- c) Landscaping modifications.
- d) Changes to the existing studio layout and deck. Increasing studio area to improve amenity.
- e) Addition of one spa.
- f) Re-pitch the existig carport roof to obtain a minimum accessible clearance high from carport level to deck level.
- g) Removal of two trees

The proposed development is described in Drawings S4.55_101, S4.55_102, S4.55_200, S4.55_201, S4.55_300 and S4.55_700 by Hot House Studio.

3.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY

4.1 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

Clause 4.3 Height of Buildings

The modifications propose no change to existing and approved building height.

Clause 7.2 Earthworks

Any required earthworks are considered minor and are consistent with the requirements and objectives of the clause. The modifications propose a better transition between outdoor levels.

Clause 7.3 Flood Risk Planning

The site has been identified as 'Low Risk' in The Flood Risk Management Policy 2017

The modifications are compatible with the land's flood hazard and will not adversely impact the flood behaviour and the surrounding environment.

Clause 7.7 Geotechnical Hazards

The site is not identified as being subject to any Geotechnical hazards.

4.2 PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014

Part A4 Localities

The site for development is within the North Narrabeen Locality Area. The proposed modifications remain consistent with the desired future character of the locality, being low density residential development.

Part B3.11 Flood Prone Land

The site is identified as being in the Low Risk Precinct. The modification proposes no changes this status.

Part B4.22 Preservation of Trees or Bushland Vegetation

The corner of the modified studio is 3.63m from a significant tree, while the corner of the proposed deck is 2.18m away. Minor excavation would be required for the proposed footings of these structures (slab on ground for the studio and small pad footings for the deck). These are considered low impact on the tree. Please refer to the Arborist report which forms part of this application.

Two trees are proposed to be removed, Tree 03 (China Doll) and Tree 07 (Curly Palm). Tree 03 is required to be removed due to the requirement of excavation and new retaining wall. The retaining wall is considered to be in the ideal position for the required level changes. Relocating the wall further upslope may have a negative impact on the large eucalypt (Tree 01). Relocating the retaining wall further down slope towards the house would create too great a level change from deck to rear terrace and has therefore not been proposed. Tree 07 (Curly Palm) is required to be removed due to its proximity to the proposed deck and retaining walls. It is exempt from protection and is in poor condition, and is therefore proposed to be removed.

Part B5.7 Stormwater Management

The additional hard (Impervious) surface area has slightly increased as a result of the modifications. The new impervious area now equates to 49.5m² and thus remains within the 0-50m² bracket of stormwater management requirements. Therefore, no on-site stormwater detention is required.

Part C1.1 Landscaping

The modification has little impact on the approved DA. Measures of planting such as planters and garden beds are incorporated to soften the built form.

Part C1.3 View Sharing

The modification has nil effect on view sharing.

Part C1.4 Solar Access

The modification has minimal impact on overshadowing. The extension of the studio size maintains a generous side setback of 3.3m ensuring abundant solar access. The extension of the approved deck roof (1.6m) is maintained at the approved ridge height and sits 1.5m from the boundary.

The private open spaces of both the development site and the adjacent site will be largely unaffected by the modification and will safely achieve the minimum required solar access controls.

Part C1.5 Visual Privacy

The modifications to the approved DA cause not additional impact on visual privacy.

Part C1.7 Private Open Space

The modification proposes no change to the abundant private open space located at the rear of the dwelling.

Part C1.14 Separately Accessible Structures

The increase in size of the approved studio extension is considered appropriate. It remains a separately accessible structure.

Part C1.23 Eaves

No changes are proposed to the existing dwelling on site apart from the attached carport roof. Due to the nil setback, no eave overhang is proposed.

Part D11 NORTH NARRABEEN LOCALITY

Part D11.1 Character as Viewed from a Public Place

The modification maintains character as viewed from a public space. The works remain confined to the rear of the dwelling.

Part D11.2 Scenic Protection - General

The modification has nil effect.

Part D11.3 Building Colours and Materials

The modification maintains the approved colours and materials.

Part D11.6 Front Building Line

The modification has no impact on the front building line.

Part D11.7 Side and Rear Building Line

The carport and studio are an existing not compliance on site. The extension of the deck roof supporting post into this 2.5m setback zone is considered to have minimal impact due to the existing structures (carport) within this setback, and its lightweight form and no enclosing walls.

Given the established building line of the existing studio and the minor nature of the additions to said studio, the proposed addition is considered to be acceptable under the control.

Part D11.9 Building Envelope

The modification has no effect on building envelope compliance.

Part D11.10 Landscaped Area – General

Clause D11.10 requires 50% of site area to be provided as Landscaped area for the site at 113 Gondola Rd. With the 6% variation for impervious outdoor implemented, the modification provides for 44% + 6% variation of the site area being landscaped. The development thus satisfies the 50% requirements of the clause.

Part D11.14 Construction, Retaining Walls, Terracing and Undercroft Areas

The proposed excavation and terracing works remain to be of a minor nature, not requiring geotechnical consultation under Pittwater 21 DCP 2014. The works are located outside of the view of the public and are without impact to the streetscape or surrounding properties. We consider the modifications to be consistent with the outcomes of the control and of merit for approval.

4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

79C CONSIDERATIONS

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,)

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing statement of modification.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

These considerations are addressed in the foregoing statement of modification. The social and economic impacts remain to be positive in improving the residential accommodation and amenity of the property at 113 Gondola Rd, North Narrabeen and providing employment opportunities during the construction period.

(c) the suitability of the site for the development,

The proposed modifications are consistent with the zoning of the land, conservative in scale and will create no adverse environmental or amenity impacts and are therefore extremely suitable.

(d) any submissions made in accordance with this Act or the regulations,

The applicant has consulted with the immediate neighbours prior to lodgement of the application. At this time no submissions have been made to the Council.

(e) the public interest,

The proposed development will enhance the existing low density residential housing stock and will provide for the housing needs of the local community, creating employment and contribute to the local economy through the construction phase.

4.4 BASIX

The value of the proposed works remains to be less than \$50,000 and therefore a BASIX assessment is not required under the Policy.

5.0 CONCLUSION

The proposed modifications to 113 Gondola Rd represent minor amendments to the approved Development Application. They are considered modest in scope and will have minimal adverse impacts on the occupants of neighbouring properties. Careful attention has been given to achieving compliance with the relevant provisions of Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Section 79C of the NSW Environmental Planning and Assessment Act.

The design outcome shows respect for the context of the site, the existing character of the streetscape, and the amenity of the adjoining properties and it is in our opinion that the proposed modifications will have no adverse impacts. We believe Northern Beaches Council will find the proposed modifications satisfy the objectives required and find the Modification Application fit for approval.