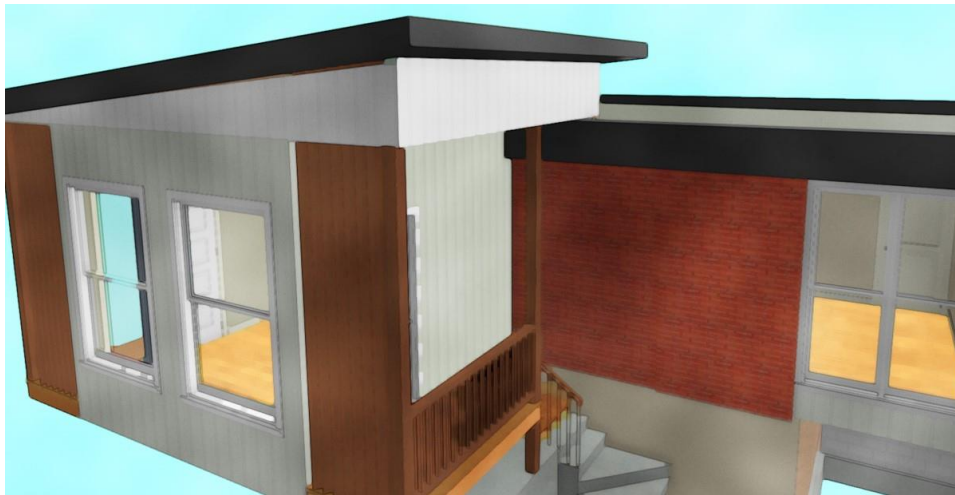


STATEMENT OF ENVIRONMENTAL EFFECTS – Modification Application - Rev 1 - to approved DA2020/1495

Minor adjustments and compliance requirements.

Prepared for
Alan & Julie-Ann Erdman

Lot 10,
DP 216532
98 Waratah Street
Mona Vale



Report author:
Ken Overdevest
Blackadder Designs
Email: ken@blackadderdesigns.com
Telephone: 0410 419 682

Copyright:
This document remains the property of Blackadder Designs and is not to be reproduced in whole or in part without the express written consent of Blackadder Designs

Contents

Objective	3
Overview of changes.....	3
Summary	4

Objective

This Statement of Environmental Effects accompanies a Modification Application.

The modifications are of a minor nature and are predominately as a result of compliance requirements with civil engineering specifications. The modifications also include several minor aesthetic changes.

Overview of changes

The changes proposed as part of this modification application can be summarised as follows:

- Lower ground floor studio (including home office and storage):
 - There is an engineering requirement to replace the existing foundation footings. As a consequence, certain lower ground walls (as identified on floorplan) and part of the upper ground floor deck need to be removed and rebuild in situ.
- Upper ground floor:
 - Minor changes to a WIR that has been split into a WIR and a linen cupboard.
 - The external staircase connecting the upper ground floor landing with the lower carport has been located closer to the house with a minor reduction in size to approved deck landing.
 - The external ceiling over the deck landing has been altered from a sloping ceiling directly under the skillion roof to a lowered horizontal ceiling.
 - Existing cladding is to be replaced with James Hardie Axon to bring this in line with the cladding of the new constructed walls.
 - The new skillion Colorbond roof colour has been changed from Shale Gray to Dune. There is no BASIX impact, Dune has a solar absorptance 0.43 which, like Shale Gray, is considered light by BASIX.

The changes proposed do no impact or make any changes to:

- Window schedule
- External dimensions
- Roof line
- Elevations
- Floor levels
- Basix
- Site ratios

Consequently, there are no changes to;

- Amenity
- Building Bulk
- Visual privacy and overlooking
- Visual changes from the street perspective
- Landscaping and private open spaces
- View sharing and Solar access
- Setbacks and building envelope

Summary

The subject land is zoned R2 Low Density under Pittwater Local Environmental Plan 2014 and in accordance with this PLEP 2014 the proposed extension and renovation is permissible with the consent of Council.

The modification proposal is consistent with the zone objectives and other relevant clauses for consideration.

The proposed development is also generally consistent with relevant matters under the Pittwater 21 Development Control Plan.

The application before the Council provides no unreasonable impacts to adjoining and adjacent residential properties. The proposed modifications do not alter the low-density residential character of the locality and no adverse amenity or environmental impacts are foreseen. Accordingly, it is recommended that Council supports the modification application and grants development consent.