

STATEMENT OF ENVIRONMENTAL EFFECTS

SECTION 4.55 MODIFICATION – Minimal environmental impact

DA N0433/2015

FOR ALTERATIONS AND ADDITIONS

AT 21 WOORARRA AVENUE, NORTH NARABEEN

LOT 23429

DP 49

Prepared By JJDrafting

June 2018

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 642/18, Drawing numbers DA 1C – DA 14C dated June 2018 to amend the approved DA for alterations and additions, carport and a swimming pool at 21 Woorarra Ave. North Narrabeen.

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

Pittwater Local Environmental Plan 2014

Pittwater 21 Development Control Plan 2014

2) The Proposed Modification**Pool and Cabana**

The approved Cabana is to be deleted

The location of the approved pool in the rear yard is to be relocated up to the level of the lower ground floor deck. Portion of the existing deck to be removed to make way for the new relocated pool. The relocated pool will be better utilised as it will be closer to the existing dwelling.

Lower ground floor

A few minor internal alterations have been modified.

Approved addition to the south of the existing dwelling, which includes a hallway and the stair, has been deleted.

New internal stair on the south wall of the existing living room has been provided.

Ground floor

A few minor internal alterations have been modified.

A new internal stair has been provided along the southern wall of the family room.

Approved addition to the south side of the dwelling which included a hallway and stair has been deleted.

New windows (W16, W17 and W26) have been added in bedroom 2.

Bedroom 3- W12 has been increased and relocated to the centre of the room

First Floor

The approved deck has been reduced by 2.2m.

Stair behind the kitchen has been relocated to the south side of the deck with a new roof over.

Internal layout has been modified with the kitchen redesigned and repositioned.

Additional windows have been added as shown on plans and elevations.

Width of approved first floor has been widened by 700mm towards the east. Encroaching upon the deck area.

The deck has been widened by 1300mm, reducing the existing roof width below.

The approved skillion roof to the first floor has been slightly repitched.

Carport and Driveway

The approved driveway has been modified to provide a better access and exit from the carport by means of increasing the width of the concrete crossover and existing concrete layback . Given the existing steepness of the road this will allow the owners to get a more clear and direct access into the carport.

The approved carport level has been raised by 300mm to improve the entry and exit better from very steep Woorarra road.

It is proposed to modify the approved double carport to a three car space by increasing the length by 950mm from 8.2m to a new length 9.15m towards the north side boundary

Reasons for this:

1. Woorarra road contains double white lines and is steep, no on street parking is available.
2. A future secondary dwelling will be proposed.

Given that families expand and grow and affordable living is much needed, the additional carparking space would improve the lifestyle of the occupants now and in the future. Providing off street parking for all occupants helps solve over parking issues on street further up the road.

It is proposed that the existing tree on the north side of the carport be removed.

There will be no adverse effect to adjoining properties by the proposed modifications.

The proposed modifications will not affect the streetscape

Considerations has been given to bulk and form.

4) ZONING AND DEVELOPMENT CONTROLS**4.1 Pittwater Local Environmental Plan 2014**

The site is zoned E4 Environmental Living under the provisions of the PLEP 2014. The proposed modification are permissible with the consent of council.

4.2 Development Standards and The Effects Of The Proposal**a) Landscaped area- Environmentally Sensitive Land**

Site area is 575.6sqm –

Minimum Landscape area requirement is 60% (345.36sqm)

Existing Landscaped area ----- 61.55% (354.29sqm)

Proposed new landscaped area----- 68.08% (391.89sqm) Complies

Existing hard surface area -----221.31sqm

New hard surface area to remain-----183.71sqm

b) Building Height

THERE WILL BE NO CHANGE TO THE BUILDING HEIGHT

c) Setback requirements

There will be no change to the south side setback.

There will be a change to the north side setback from the modified carport with a varied side setback between 1.0m -1.65m---Complies

d) Building envelope

The required control is to maintain the development within a height envelope which provides a height at the side boundary of 3.5m with an angle projected at 45deg.

There will be no change to the south side building envelope....The proposed new stair and roof complies with the side building envelope.

The proposed carport modification will increase slightly within the building envelope, however due to the topography of the land it is difficult to adhere and comply to this control. The slight non compliance will not not affect neighbouring properties in solar or privacy.

e) Privacy

There will be no loss of privacy due to the proposed modifications.

f) Solar Access

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of the proposed modifications.

g) View Sharing

Neighbours views will not be affected by 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 proposal is subject to the provisions of the Pittwater Development Control Plan 21 and the relevant supporting Council Local plan. 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 North Narrabeen locality and the general principles of Development Control 21

It is considered that the proposed modifications respects the desired character objectives of the locality Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

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

No matters of relevance area raised in regard to the proposed development

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 proposed modifications will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area

The proposed modifications are considered to be well designed having regard to the relevant provisions of the Pittwater Development Control Plan 21

5.6) The suitability of the site for the development

The subject land is within the North Narrabeen Locality and the proposed modifications are permissible as category 1 development.

The proposed modifications will not have a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is matter for Council in the consideration of this proposal.

5.8) 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 are therefore considered to be within the public interest.

Conclusion

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

The proposed modifications are in keeping with Council's aims and objectives for this locality.

There will be no effect on local fauna and flora.

In scale, form and finishes, the proposed modifications will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours. 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.