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**STATEMENT OF ENVIRONMENTAL EFFECTS**

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**S.4.55 (1A) MODIFICATION TO DA-409/2021**

**AT**

**19 EARLWOOD AVENUE, EARLWOOD**

**PREPARED BY:**



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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **1. Introduction:**

- This Statement of Environmental Effects (SEE) is provided in support of a Section 4.55 (1A) Modification in relation to of the approved Development Application No. DA-409/2021 for alterations and additions to existing dwelling including first floor addition.
- A construction certificate has been issued by a Private Certifier (Direct Building Approvals) and works have commenced on the site.
- A Part A – Written Directions has been issued by the Private Certifier (Direct Building Approvals) for a ridge height of building increase non-compliance.
- The purpose of this Modification is to address the Part A Written Directions Issued by Direct Building Approvals and obtain approval for an increase in ridge roof height with clarification of overall heights from survey documentation.
- Some other minor modification changes are also proposed and included with this modification – as outlined below. All proposed Modification changes have been clouded in the accompanying architectural documentation.

### **2. Summary of Changes:**

- This application seeks modification to the current approval which is to be modified as follows:
  - **Roof Ridge change**
  - **Variation to some window sizes and placement**
  - **Minor internal wall configuration to first floor**
  - **Removal of front Juliett balcony**
  - **New concrete ground floor slab**
  - **Change to Schedule of External Finishes**

### **3. Reason/s for S.4.55 (1A) Modification:**

- The above changes have been introduced primarily due to client direction and builder's advice in progress of construction.
- Upon surveying of the completed roof, a height variation of 420mm was found. (Approved RL 51.23 – Constructed RL 51.65).
- The approved DA drawings indicate the maximum allowable 8.5 m height plane. The height plane indicated on the approved DA was projected from the natural ground line at the base of the north and south facing walls. The site has a natural cross fall north to south. The amended documentation includes a section through the centre of the roof depicting the ridge height and RL's at the centre-line of the roof and building.

- The wall heights have been kept as per approvals with the roof ridge RL being increased due to pitch of new roof. The cross section indicates non-compliance of 160mm from the end of the roof ridge (west) tapering to zero for 80% of the roof ridge length. This height variation is felt to be minimal without any detrimental effects to the streetscape or the adjoining property.
- As mentioned above, the roof pitch increase does not add any additional wall height, floor area or any other numeric compliance to this application. There is no shadow impact by the 160 mm ridge height increase to the adjoining southern property.
- The changes to windows are minor and are of benefit to the adjoining property as indicated on the amended drawings. Laundry window has been relocated to face the yard space rather than the southern boundary. This is to alleviate noise impact from daily use of washing machine and dryer to the adjoining property.
- The first-floor windows have been reduced in height by virtue of increased sill heights.
- Window amendments have been reassessed in the accompanying revised BASIX report.
- Internal walls to the first-floor front bedrooms have been modified to suit owner's requirements.
- During the course of demolition, the existing timber bearing and joist floor structure was found to be in a poor state of repair and a concrete slab on fill was provided. This has been reflected on the revised BASIX assessment.
- The Juliette balcony to the first floor has been removed due to change of mind by owners.
- The schedule of external finishes has been revised due to change of mind by owners.

#### **4. Impact on the Environment:**

- It is felt that the abovementioned changes do not detract from the approved development and will not have any adverse effect to the adjoining properties or the streetscape. This has been demonstrated in the amended architectural documentation.
- The roof carpenter increased the roof pitch from 19 degrees to 21 degrees to allow for eave projections to match approvals based on new brick wall heights.
- The new windows provided will not have any impacts on the adjoining properties or the streetscape.
- The proposed modifications do not substantially alter the approved development. We respectfully seek Council's favourable consideration of this application.

**5. Supporting Documentation:**

- Copy of Architectural plans indicating s.4.55 (1A) changes.
- The SEE accompanying this modification outlines the changes which forms part of the S.4.55 (1A) modification and the reasons for this change.
- Amended BASIX Report.
- Identification Survey of Ridge Placement on site.
- Amended Schedule of Finishes.,

**SUMMARY:**

The proposed documentation, as modified complies with Council's current DCP and LEPP Controls with the exception of the minor ridge encroachment of 160 mm to one portion of the 8.5 m height plane (as addressed above).

In summary, the S.4.55 (1A) Modification proposal is not detrimental to the adjoining properties or the surrounding area.

The proposed modifications do not substantially alter the approved development. We respectfully seek Council's favourable consideration of this application.