

Statement of Environmental Effects

For the demolition of the existing patio structure and construction
of a new patio structure and a new driveway

Located at:

8 Alameda Way, Warriewood 2102

For

Paula Bilton

Prepared By

Epoch Designs

Date

22nd June 2021

Introduction

This Statement of Environmental Effects accompanies architectural plans project No. BIL 1305 detailing the proposed demolition to the existing patio structure and construction of a new patio structure and a new driveway at **8 Alameda Way, Warriewood 2102**.

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 acceptable and is worthy of the support of the council.

Property Description

The subject allotment is described as 8 Alameda Way, Warriewood, being Lot 4 within Deposited Plan 227843 and is zoned R2 – Low Density Residential within provisions of the Pittwater Local Environmental Plan 2014.

The site is not listed as a heritage item, nor is located within a conservation area.

Site Description

The property is located on the corner of Alameda Way and Ventura Place, and has a fall towards the street of approximately 2.2m. The site has a frontage of 20.1m and the site has a total area of 682.5m².

The site is currently developed with rendered brick with a tile roof.

The details of the site are as indicated on the survey plan prepared by Adam Clerke Surveyors Pty Ltd dated 5th May 2021 which accompanies the DA Submission.

8 Alameda Way, Warriewood

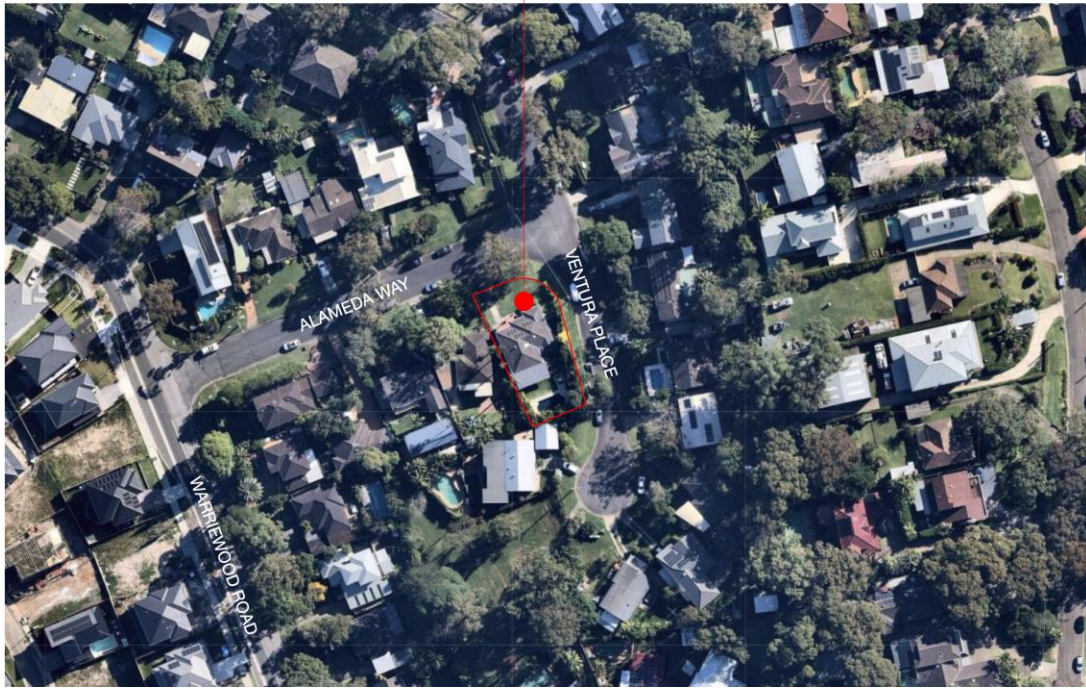


Fig 1: Location of Subject Site

(Source: Nearmap)

The Surrounding Environment

The general vicinity of the site is characterised by a mix of single and two storey residential dwellings. The varying age of development in the area has resulted in a mix of materials and finishes, with the development in the area generally presenting a varied scale and form.

Proposed Development

As detailed with the accompanying plans the proposal seeks approval for the demolition to the existing patio structure and the construction of a new patio to the front.

The new works will comprise:

Dwelling

- Proposed extension of the patio which will include the removal of the existing patio

External Works

- Extended Garage
- Extended Patio
- New driveway

The proposed dwelling presents a modest x2 storey scale with a low profile pitched roof.

The external finishes of the proposed alterations and additions will comprise painted rendered bricks to match the existing and Travertine tiles to the proposed stairs and patio.

Height of Buildings

The building height limit for development in this portion of Warriewood is 8.5m. The proposal is not affected by height controls as it does not propose new height levels, the new patio will follow the existing heights.

Earthworks

This section seeks to achieve the following objectives:

- To ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighboring uses, cultural or heritage items or features of the surrounding land,
- To allow earthworks of a minor nature without requiring separate development consent.

The proposal will not require any significant excavation of the site.

Development

The proposal will not require any substantial excavation to accommodate the works. The works will be carried out in accordance with the recommendations of a qualified Structural Engineer. Accordingly, the proposal is considered to satisfy.

There are no other clauses of the Pittwater Local Environmental Plan 2014 that are considered to be relevant to the proposed development. It is considered that the proposal achieves the requirements.

CONTROL	EXISTING/RULE	PROPOSED	COMPLIANCE
Site area (sqm)	682.5m ²	N/A	YES
Minimum Lot Size	N/A	N/A	N/A
Max Wall Height	N/A	N/A	N/A
Max Building Height	8.5m	3.2m	YES
Front Building Setback	6.5m	10.6m(existing wall) 8.3m (new wall)	YES
Rear Building Setback	N/A	N/A	N/A
Minimum Side Boundary Setback	Western Bdry – 1.4m	To Match Existing	NO
Private Open Space (m ²)	N/A	N/A	N/A
% of Landscaped Area	60% (Minimum) of site or 409.5m ² (Minimum) Existing Landscape = 385.7	54.8% / 374.3m ²	NO
No. of Car Space Provided	1(Covered) 1(Uncovered)	2(Covered) 1(Uncovered)	YES

Conclusion

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of development controls with the Pittwater 21 Development Control Plan & Pittwater Local Environmental Plan 2014.

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale.
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. Shadow Diagrams) or neighbouring residential properties.
- The design, colour and materials used are in keeping with the existing style.
- The proposed addition maintains the visual pattern and predominant scale of buildings in the locality and the immediate context.

The proposed patio extension is designed to enhance the existing dwelling and integrate within the local residential area and is therefore consistent with the objectives of the Pittwater LEP and DCP.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

In view of the above, the proposed development is appropriate and Council approval is recommended.