

STATEMENT OF ENVIRONMENTAL EFFECTS

for

alterations and additions to a dwelling

at

959 Pittwater Road
Collaroy NSW 2097

MRS. B. McCARTHY
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1.0 INTRODUCTION

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Northern Beaches Council. The applicant is seeking development consent for alterations and additions to an existing one and two storey dwelling.

2.0 SITE ANALYSIS

A Site Analysis will demonstrate the constraints the site has imposed on the proposed development.

2.1 Subject Site

The subject site is known as Lot 18, No. 959 Pittwater Road, Collaroy, and is situated on the western or high side of Pittwater Road, amongst other residential dwellings.

The subject site is legally identified as Lot 18 in DP 10519. The site is irregular in shape, and has a total site area of 666.7m². The site is identified as being slip affected.

Presently the site has a one and two storey dwelling home on it. The dwelling is to be extended to the east or front, allowing for an entry, which is currently through the garage.

With regard to topography, the subject site has a fall from west to east, or from rear to front.

2.2 Site Context

The subject site is located in a precinct, which contains a mixture of single detached residential dwellings.

The adjoining properties to the north and south are located approximately 1000mm and 1600mm respectively from the subject site.

2.3 Easements for Drainage

The site is able to drain directly to the street by a gravity storm water system.

2.4 Soil Types

The site seems doesn't seem to have any obvious or untoward soil type.

2.5 Heritage Items

There is no heritage or archaeological items evident on site.

2.6 Location of Buildings, etc

The location and height of existing buildings/structures on the site and paths, paving, driveways, retaining walls, fences, street crossings and kerbs and gutters are evident on the accompanying Development Application and Detail Survey.

2.7 Visual Character

The street is made up of a mixture of architectural styles. The front setbacks are staggered, and due to the irregular shaped blocks, as well as the front boundary running at an angle, there are quite varied front setbacks.

2.8 Views

There are very good views to the east, and the proposal will have minimal if any impact on these.

2.9 Open Space

The location of the open spaces can be seen on the accompanying survey and Development Application.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- extend over existing front deck to extend living area,
- new entry and entry steps,
- new front deck to North,
- alterations to interior floor plan, including relocated kitchen,

4.0 BUILDING FORM

4.1 Visual Character

The proposed development will improve the visual character. There will be an identifiable front entry with an articulated facade.

4.2 Public Domain

The proposed dwelling is of approximate scale and consistency with the surrounds.

4.3 Building Setbacks

The site is irregular in shape. The front setback will be reduced to accommodate the new extension.

The existing front setback is varied, but is less than 6000mm at one point, which is a non-compliance with the 6500mm required.

The proposal is for that portion of the dwelling to remain as existing, however there will be a non-compliance to the deck portion of the front elevation. The proposed front setback at this point will be 5360mm at the worst point.

It should be noted that it will not be out of character, is open at the corner of the least setback, and is due to the angle of the front boundary. The addition is modest, and the proposal removes a large open and quite privacy lacking deck, and proposes a modest deck with some direct outdoor space off the living area.

The side and rear setbacks will be as existing.

4.4 Impervious Area

The total impervious will not change as a result of the proposal.

4.5 Roof Line

The roof line of the existing dwelling will change, however will be well under the 8500mm height restriction.

4.6 Built Upon Area

The Built Upon area only increases slightly.

4.7 Solar Access

Solar Access will be available to all habitable rooms, as well as maintaining solar access to all outdoor areas of the adjoining affected dwelling for the majority of the day.

4.8 Cut and Fill

There will be very little cut for new footings. A geotechnical report accompanies the application.

4.9 Privacy

There is very little impact on privacy as the proposal is maintaining neighbour privacy with adequate side setbacks, as well as the positioning of windows.

4.10 Vehicular Access

The vehicular access remains unchanged.

4.11 Landscape

There will be no impact or change to the existing landscaping as a result of the proposal.

4.12 Tree Removal

There are no trees to be removed as part of this proposal.

4.13 Demolition

There will be removal of the existing upper front wall, as well as part of the existing roof, and this will be done to minimize impact and noise.

4.14 Silt and Sediment Control

There will be a silt fence and hay bails erected as required and no materials or waste being discharged to the street, or adjoining properties. Details of this will be outlined in the Construction Certificate Application.

5.0 CONCLUSION

The proposed design solution has been developed after undertaking a detailed site analysis with specific consideration given to providing a development that is responsive to the topography and constraints of the site.

Development of the subject site as proposed ensures that an architecturally treated development will eventuate, which provides high levels of amenity to future residents and minimizes impacts on neighbouring properties.

The proposal meets the objectives of the Warringah LEP and DCP.

The style, choice of materials and colour provides a solution that will enhance its surroundings.

The proposed non-compliance to part of the front setback is minor, and should be supported as it will have no negative impact.

Council's support of the development is sought.