

STATEMENT OF ENVIRONMENTAL EFFECTS

Project:

MINOR DEMOLITION TO STORE ROOM OF RESIDENCE AND PERGOLA

Site:

33 BARINGA AVENUE, SEAFORTH NSW 2092

For:

DAVID & NADINE DAY

Date:

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BY

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Statement of Environmental Effects

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1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) Report has been prepared in support a Development Application in relation to 33 Baringa Avenue, Seaforth ('the subject site').

The application seeks approval for minor demolition to the rear store room of the Residence and a new pergola

The proposed development is defined as local development under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*, and Northern Beaches Council is the consent authority.

The proposal is not defined as Integrated Development and does not require any additional approvals as outlined under Section 4.46 of the *EP&A Act 1979*.

This SoEE provides the following:

- Description of the site and surrounding development;
- Description of the proposed development; and
- Assessment of the proposal in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

This SoEE accompanies drawings by AS Design Drawings No. C1 – C8 , drawings by Contour Landscape Architecture for submission to Northern Beaches Council as a Development Application for minor demolition to the rear store room of the Residence and a new pergola.

2.0 SITE DESCRIPTION

2.1 LEGAL PROPERTY DESCRIPTION

The subject site is identified by formal survey as 33 Baringa Avenue, Seaforth, NSW 2092 and legally identified as Lot 12 in DP 36412.

The property is rectangular in shape.

The property's northern boundary measures 15,240 metres, the southern boundary measures 15,240 metres, the eastern boundary measures 35.920 metres and the western boundary measures as 35.830 metres.

The total site area is 546.73 square metres by D.P.

The site slopes gradually from the southern boundary to the northern boundary with a drop of approx 1m.

The site does not contain any 'Protected Trees' identified under councils Tree Preservation Order that will be effected by the proposed development.

The development is consistent in size with surrounding properties and streetscape.

Currently erected on the site is a double storey Residence.

The existing functional open space areas consisting of well maintained lawn and garden areas are located to the north and south of the Residence.

2.2. PROPERTY ZONING

The property is within the R2 Environmental Living.

The property is not listed in a conservation area, has an item of environmental heritage, affected by critical habitat or a Bush Fire Zone.

This proposal does not form part of an integrated development with any other authorities.

3.0 THE PROJECT

The application seeks approval from Council for minor demolition to the rear store room of the Residence and a new pergola.

The following provides further description of the proposed works:

3.01 Development Statistics

a) Landscaped Area

Site area is 546.73sqm

Landscaped area requirement is min. 33.3%	(182.06sqm)
Existing landscaped area is	241.78sqm
New Landscaped area is	256.33sqm

Landscape Area Requirements complies with council's numerical requirements.

b) Building Height

Building height complies with council's max. height limit of 8.5m as there is no additions to the existing Residence.

c) Setback requirements

The existing footprint of the dwelling shall be retained as part of this proposal therefore the existing setback to the eastern and western boundaries shall remain. The proposed development shall create a larger setback to the southern boundary than the current situation.

d) Building envelope

The proposed alterations and additions have been designed to largely observe Council's building envelope.

e) Privacy and Solar Control

There will be no loss of privacy.

No loss of daylight to habitable rooms in adjacent dwellings will be experienced as a consequence of this proposal.

f) View Sharing

Neighbours views will not be affected by the proposed alterations and additions

3.1) The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Development Control Plan 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 proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

3.2) 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 proposal, which seeks consent for alterations and additions to the residence will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area. The proposal is considered to be well designed having regard to the relevant provisions of the Pittwater 21 Development Control Plan 2014

3.3) The suitability of the site for the development

The proposal will provide for alterations and additions without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

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

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

3.5) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

4.0 SUMMARY

This proposal should be supported and approved by Council.

The minor alterations and additions have been carefully considered in conjunction with the existing residence, structures and topography and also with neighbouring homes and gardens.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works comply with council's planning guidelines as set out in Warringah Council's Development Control Plan. It has been demonstrated herein that the intent and objectives of the guidelines have been more than satisfied.

The proposal will improve the property and should be supported by Council.