

STATEMENT OF ENVIRONMENTAL EFFECTS

For

A Section 4.55 Modification

for

Alterations and Additions to a dwelling

Mr. C Perkins
28 Gardere Avenue,
CURL CURL NSW 2096

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1.0 INTRODUCTION

Peter Princi Architects have been engaged to prepare a Statement of Environmental Effects to accompany development application to Northern Beaches Council. The applicant is seeking consent to for alterations and additions to a dwelling, including demolition of an existing garage and re-building it.

This modification is to alter the levels of the approved garage. Due to a new crossover being built, the garage floor slab needs to be raised, and also due to the structural engineering, the overall height will need to increase by 300mm.

The approved Development application is DA2021/2158 and was determined on January 13, 2022.

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 95, No. 28 Gardere Street, Curl Curl, and is situated on the southern side of Gardere Avenue.

The subject site is legally identified as Lot 95 in DP 5539. The site is irregular in shape, and has a total site area of 541.2m². The site is a two-street frontage, with Tanderra Place to the rear or South.

Presently the site has a two and three storey dwelling on it. There is a detached double garage to the rear or south of the site. The garage is to be demolished and a new one built, and the dwelling is to remain with minor internal works and windows.

With regard to topography, the subject site has a slight fall from north to south, or from front to rear.

2.2 Site Context

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

The adjoining property to the west is located approximately 1400mm from the subject dwelling, and to the east there are 5 dwellings that have varied setbacks from the subject site.

2.3 Easements for Drainage

It is possible to drain directly to the rear street, Tanderra Place, by gravity to Council's 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.

2.7 Visual Character

The street is an average suburban street. The subject site is bound by a school and doctors surgery, with neighbourhood shops across the road. There is no real evident architectural style. The setbacks are varied.

The proposed works, will not have a detrimental visual impact, as it a two and there storey dwelling, and it will present as a two storey dwelling to Gardere Avenue, and the garage, to Tanderra place, will be rebuilt, and with the proposed landscaping, will be softer in appearance.

2.8 Views

There are no views to mention that will affect any of the neighbours. The proposed raising of the garage by 300 mm will have no effect and there are privacy screens implemented by the original approval that will address the privacy concerns.

2.9 Open Space

The open space will not change as a result of the modification.

3.0 PROPOSED DEVELOPMENT

The applicant seeks modification consent to undertake the following:

- Raising of the existing approved garage by 300mm
- changing size of one approved garage window, and inserting another for light, to the rear or west elevation.

There will be no adverse impact as a result of the modification. The modification complies with the requirements of Warringah Council LEP 2011 and Warringah Council DCP 2012.

4.0 BUILDING FORM

4.1 Visual Character

The development conserves the visual character. It is a conservative two storey dwelling. There will be no change when viewed from Gardere Avenue.

4.2 Public Domain

The proposed works are of approximate scale and consistency with the surrounds.

4.3 Building Setbacks

The site is irregular in shape. The proposed setbacks for the garage do not comply with the setbacks and objectives of the Warringah Council LEP 2011 and DCP 2012. It will replace the existing garage which have zero setback to side setback and also to Tanderra Place. There will be no negative impact and the garage is partly in ground.

4.4 Impervious Area

The total impervious area does not change as a result of the proposed modification.

4.5 Roof Line

The roof line of the proposed dwelling will not change, and the garage will increase by 300mm, which will have no negative impact.

4.6 Built Upon Area

The Built Upon area will not change as a result of the modification.

4.7 Solar Access

Solar Access will not change as a result of the modification.

4.8 Cut and Fill

There is no additional cut and fill as a result of the modification, and a Geotechnical response accompanies the modification.

4.9 Privacy

There is not a lot of impact on privacy. The roof top deck has vegetation screening it from the surrounds. An amended landscape plan accompanies the proposal.

4.10 Vehicular Access

The vehicular access to the site remains unchanged in the current location as a result of the proposal.

4.11 Landscape

The proposal will not have any detrimental impact on the landscaping. As mentioned, an amended landscape plan accompanies the proposal.

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.

There will be no impact to anyone, and the garage will be essentially the same, with the soft landscaping to the east of Tanderra Place enhancing the streetscape.

The proposal meets the objectives of the Warringah LEP 2011, and DCP 2012.

Council's support of the development is sought.