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Statement of Environmental Effects

for

proposed modifications to front facade, steps to porch and car port and internal alterations + additions

at

84 Idaline Street, Collaroy Plateau

Site (R2- Residential)

The subject site is 723.8 square metres in area and is zoned R2 (Residential).

The site currently has built upon it;

- A two storey, free standing weatherboard + tile and metal roofed dwelling house,
- A garage in front of the dwelling on the northern boundary,
- A shed and pool in the rear yard

The dwelling faces east onto Idaline Street. The existing garage is accessed via an existing driveway running along the southern boundary.

The site has a fall from west to east - a slight fall from the rear to the front.

The property is surrounded by residential development of similar scale.

The property is not within a Heritage Conservation Area and is not listed as a Heritage Item.



Existing dwelling shown above

Proposal

It is proposed to carry out the following building work;

- Remove current front door and add new front door to the street elevation.
- Remove the existing balustrades to the balcony and porch on the east elevation and replace with a new balustrades.
- Add timber steps to the front porch and concrete stairs from the front yard to the car port.
- Carry out internal alterations to the house.
- Construct a new en-suite bathroom to the first floor
- Replace a window on the north elevation with a new window with the same sill height as the adjacent window on the east elevation - making the new window marginally smaller.

All work is to be to the design and dimensions shown on the Drawings numbered DA01 to DA04 prepared by Morph Architects Pty Ltd

Site Suitability

The proposed building works are compatible with the existing dwelling, the streetscape, the surrounding development and the surrounding environment. The work is allowable (with consent) under the Warringah LEP 2011.

Heritage

Is the site within a Heritage Conservation Area?

No

Does the site contain a Heritage Item?

No

Views

Does the proposal have the potential to adversely impact significant views of neighbouring properties ?

No

Privacy

Does to proposal have the potential to reduce privacy for surrounding residential properties ?

No

Overshadowing

After the existing dwelling, structures, walls/fences and vegetation are taken into account, will there will be any significant additional overshadowing as a result of the proposed development?

No

The external envelope will not change apart from the steps to the porch and new balustrades.

development controls

Floor space ratio

Unchanged

Building height

Unchanged

Landscaping

The existing landscaping to the front yard will be upgraded somewhat with the addition of a new planter box and new planting to the yard in general.

Car parking

There will be no loss of off-street parking because of the development.

Building set-backs

No changes will be made to the existing setbacks.

Streetscape, visual impact, bulk and scale

The new balustrade and timber steps will enhance the visual amenity of the front facade in combination with the new planter box allowing for greenery at a higher level.

Conclusion

The proposed works have been designed to be complimentary to the scale of the existing building and surrounding development. We believe it is an appropriate design for the site and its context. The development will have no adverse effect on the amenity of neighbours or on the environment.