

STATEMENT OF ENVIRONMENTAL EFFECTS

for

Alterations and Additions to a dwelling

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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.

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 16, No. 102 William Street, North Manly Darley Street, Forestville, and is situated on the northern side of William Street.

The subject site is legally identified as Lot 6 in DP 31525. The site is rectangular in shape, and has a total site area of 664.0m².

Presently the site has a one storey dwelling on it. The original dwelling is to remain, with alterations and additions, still remaining as a single storey dwelling.

With regard to topography, the subject site has a slight fall from north to south, 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 property to the east is approximately 2000mm from the subject site, and to the west is varies and approximately 2000mm from the subject site.

2.3 Easements for Drainage

It is possible to drain directly to the street 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 two dwellings. There is no real evident architectural style. The setbacks are varied.

The proposed works, will not have a detrimental visual impact, as it will present as a modest single storey dwelling, not unlike others in the vicinity.

2.8 Views

There are no real views to mention.

2.9 Open Space

The location of the open spaces will not change, and can be seen on the accompanying survey and Development Application.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- New front steps and covered porch,
- new door to front to replace windows,
- new entry and door with sidelights
- extended bedroom to rear with porch
- new kitchen
- new cover to existing rear deck

There will be no adverse impact as a result of the proposal. The proposal 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 single storey, weatherboard dwelling.

4.2 Public Domain

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

4.3 Building Setbacks

The site is rectangular in shape. The proposed setbacks comply with the objectives of the Warringah Council LEP 2011 and DCP 2012. The existing dwelling will maintain its side setbacks, and the front setback, whilst reduced, will be in excess of the minimum required 6500mm

4.4 Impervious Area

The total impervious area will slightly increase, but will be within the acceptable increase.

4.5 Roof Line

The roof line of the proposed dwelling will not increase and be well within the building height plane. It will be below the required 8500mm height restriction.

4.6 Built Upon Area

The Built Upon area complies with the objectives of Warringah Council. The proposed landscaped area will remain for the most part unchanged.

4.7 Solar Access

Reasonable Solar Access is proposed all habitable rooms. The proposed addition will not cause any issues as it is still a single storey dwelling.

4.8 Cut and Fill

There is no cut or fill proposed, other than for small footings.

4.9 Privacy

There is no impact on privacy as the proposal maintains setbacks.

4.10 Vehicular Access

The vehicular access to the site remains unchanged in the current location.

4.11 Landscape

The proposal will not have any impact on the landscaping, as it will be the same post development as it is now.

4.12 Tree Removal

There is one tree to be removed as part of the proposal. The tree is a decorative tree, and identified as tree 8 on the survey. It has a height of less than 3 metres, and is located about 1 metre from the front wall of the existing dwelling. It will be in the zone of where the proposed deck will be built.

All other trees will remain. The only other tree that will be impacted by the proposed works is identified as tree 10. This tree is on Northern Beached Council exempt list. The intention is to keep this tree. The proposed rear deck will be built on pad footings, and should not cause any significant damage to the tree root system.

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 2011, and DCP 2012.

Council's support of the development is sought.