

STATEMENT OF ENVIRONMENTAL EFFECTS

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FRENCHS FOREST NSW 2086

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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 Warringah Council. The applicant is seeking development consent for alterations and additions to a dwelling, including extended lower floor garage, and enclosing of upper floor deck.

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 101, No. 12 Sorlie Road, Frenchs Forest, and is situated on the northern or high side of Sorlie Road, amongst other residential dwellings.

The subject site is legally identified as Lot 101 in DP 1146973. The site is irregular in shape, and has a total site area of 912.0m².

Presently the site has a one and two storey dwelling on it. The existing dwelling is to be retained, with excavation below and the enclosing of an upper floor deck.

With regard to topography, the subject site has a fall from north to south, or 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 site is a battle-axe arrangement.

The adjoining property to the east is located approximately 12000mm from the subject dwelling, and to the west, in excess of 14000mm from the subject dwelling. There is a dwelling to the south that is approximately 5000mm to 12000mm from the subject site

2.3 Easements for Drainage

It is possible to drain directly to the street by gravity to Councils storm water system. The proposal will not increase the impervious area, so the impact on the storm water will remain unchanged.

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 that is predominantly made up of single detached houses of single and double storey. There is no real evident architectural style. The setbacks are varied.

The proposed addition will not be visible from Sorlie Road, so there will be no real impact on the visual character.

2.8 Views

There are district views to the south and the proposed addition will have no impact on any other dwelling's views.

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:

- Alterations to existing dwelling (minor)
- Extended excavated garage to lower floor
- Enclosing of deck to upper floor to extend living room

4.0 BUILDING FORM

4.1 Visual Character

The development conserves the visual character. It is a conservative two storey dwelling.

4.2 Public Domain

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

4.3 Building Setbacks

The site is irregular in shape. The proposed setbacks comply with the objectives of Warringah Council LEP 2011 and DCP 2012.

4.4 Impervious Area

The total impervious area has not been increased, and due to this there is no need for on site detention. The proposed impervious area complies with the objectives of the Warringah Council storm water policy.

4.5 Roof Line

The roof line of the proposed dwelling is below the 8500mm height restriction for the most part, with a very minor eave encroachment, which will have very little impact.

4.6 Built Upon Area

The Built Upon area complies with the impervious and landscape objectives of Warringah Council.

4.7 Solar Access

Reasonable Solar Access is proposed all habitable rooms.

4.8 Cut and Fill

There is some cut proposed to the lower floor, and a geotech report accompanies this application.

4.9 Privacy

There is no impact on privacy as the proposal maintains setbacks, and the window placement is sympathetic to this.

4.10 Vehicular Access

The vehicular access to the site remains unchanged.

4.11 Landscape

The proposal will maintain the in excess of the minimum 40% landscaping.

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.

Council's support of the development is sought.