

STATEMENT OF ENVIRONMENTAL EFFECTS

for

Alterations and Additions to a dwelling

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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.

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.

2.9 Open Space

The location of the open space will change slightly, it will reduce slightly to the rear yard, and will increase with the garage roof top.

3.0 PROPOSED DEVELOPMENT

The applicant seeks development consent to undertake the following:

- demolition of existing garage,
- construction of new garage and roof top deck,
- changing of windows and doors to dwelling,

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 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 much, as the proposed garage is over the existing footprint of the existing garage, and there is also the roof top garden.

4.5 Roof Line

The roof line of the proposed dwelling will not change, and the garage will be similar to existing.

4.6 Built Upon Area

The Built Upon area complies with the objectives of Warringah Council. The proposed landscaped area will slightly increase.

4.7 Solar Access

Reasonable Solar Access is proposed all habitable rooms. There are some changes to some windows and doors will assist the main dwelling. There is no impact to the surrounding dwellings and the garage is only single storey.

4.8 Cut and Fill

There is cut and fill proposed and a Geotechnical Report accompanies the proposal.

4.9 Privacy

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

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 detrimental impact on the landscaping. As mentioned, a 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.

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

Council's support of the development is sought.