

Statement of Environmental Effects – 49 Parr Avenue, North Curl Curl

1. Introduction

The proposal is for alterations and additions to the existing dwelling located on the site. The proposed alterations and additions do not expand upon the existing building footprint and are essentially the enclosing of two existing decked areas, one at ground floor level and one at first floor level.

The site contains an existing two-storey dwelling located centrally on the site and an in-ground swimming pool to the rear of the site.

The proposed alterations and additions are to be of weatherboard construction to match the existing materials and style of the existing dwelling. The existing dwelling addresses Delaigh Avenue, with access to the approved carport being from Parr Avenue. The site at 49 Parr Avenue, North Curl Curl is rectangular in shape.

The proposed alterations and additions have been designed to work with the site constraints. The proposed addition at the rear of the existing dwelling replace an existing two storey decked area. The location of the proposed alterations and additions allows for an increase in privacy to surrounding dwellings while minimising the bulk and scale of the proposed development. Minimal impact upon neighbouring dwellings as well as limiting the impact upon the existing private open space characteristics of the site are to be the end result of the proposed development.

2. Warringah Development Control Plan 2011

B1 – Wall heights

The proposed alterations and additions do not exceed the 8.5m building height plane and are consistent with the both the objectives and controls of this clause of the DCP.

B2 – Number of storeys

The proposed alterations and additions result a two-storey dwelling (as per existing) and are consistent with the both the objectives and controls of this clause of the DCP.

B3 – Side boundary envelope

The proposed alterations and additions do breach the side boundary envelope of the site, but are consistent with the existing level of encroachment on the site. as the first floor deck already breaches the side boundary envelope on the eastern side, the impact of enclosing it to become habitable space is considered to be an improvement that does impact surrounding properties and their amenity. The remainder of the building remains compliant and is considered to be consistent with the both the objectives and controls of this clause of the DCP despite the non-compliance along the eastern boundary.

B4 – Site coverage

The proposed alterations and additions have no impact upon the existing site coverage characteristics of the site.

B5 – Side boundary setbacks

The proposed side boundary setbacks are consistent with the both the objectives and controls of this clause of the DCP.

B7 – Front boundary setbacks

The proposed alterations and additions do not alter the existing front boundary setbacks of the site.

B9 – Rear boundary setbacks

The proposed alterations and additions do not alter the existing rear boundary setbacks of the site.

C2 – Traffic, access and safety

The proposed alterations and additions do not alter the existing traffic, access or safety characteristics of the site.

C3 – Parking facilities

The proposed alterations and additions do not alter the existing parking facilities located on the site.

C4 – Stormwater

The proposed alterations and additions do not alter the existing building footprint and therefore do not alter the existing stormwater management characteristics of the site.

C5 – Erosion and sedimentation

The proposed alterations and additions do not alter the existing building footprint and will not result in the need for excavation. No erosion or sedimentation should result from the proposed works.

C8 – Demolition and construction

A Waste Management Plan has been provided that addresses compliance with this section of the DCP.

C9 – Waste management

A Waste Management Plan has been provided that addresses compliance with this section of the DCP.

D1 – Landscaped open space and bushland setting

The proposed alterations and additions do not alter the existing building footprint and therefore do not alter the existing landscape open space characteristics of the site.

D2 – Private open space

The proposed alterations and additions do not alter the existing building footprint and therefore do not alter the existing private open space characteristics of the site.

D3 – Noise

The proposed alterations and additions will not result in any additional noise being generated from the site and are consistent with the both the objectives and controls of this clause of the DCP.

D6 – Access to sunlight

The proposed alterations and additions will not significantly increase overshadowing upon surrounding properties. Shadow diagrams have been provided that indicate additional noise being generated from the site and are consistent with the both the objectives and controls of this clause of the DCP.

D7 – Views

The proposed alterations and additions will not significantly impact upon views from surrounding properties as the bulk and scale of the existing dwelling does not greatly change.

D8 – Privacy

The proposed alterations and additions will not result in any additional impact upon the privacy of surrounding properties and are consistent with the both the objectives and controls of this clause of the DCP. As the proposal is to enclose two existing decks, the resultant development will increase the levels of privacy between adjacent dwellings.

D9 – Building bulk

The proposed alterations and additions will not result in any significant alterations to the existing bulk and scale of the dwelling located on the site. as the proposal is to enclose two existing decked areas, the building footprint does not alter as a result of this proposal. The additional bulk being added by the enclosing of the existing decks is consistent with the existing development and that which surrounds it and is considered to be consistent with the both the objectives and controls of this clause of the DCP.

D10 – Building colours and materials

The materials and colours to be use in the proposed alterations and additions have been chosen in order to match the style and character of the existing dwelling and are consistent with the both the objectives and controls of this clause of the DCP.

D11 – Roofs

The roof of the proposed alterations and additions has been designed to replicate that present in the existing dwelling and is consistent with the both the objectives and controls of this clause of the DCP.

D14 – Site facilities

No changes to existing site facilities are proposed.

E10 – Landslip risk

A geotechnical report has been provided to address the requirements of this clause of the DCP.

3. Conclusion

The proposed alterations and additions at 49 Parr Avenue, North Curl Curl represent a cost effective design solution for the site that maintains the existing amenity of surrounding dwellings.

It is considered that the proposed alterations and additions to the existing dwelling meet the majority of the objectives and controls as set out in Warringah Development Control Plan 2011 and is worthy of the support of Council when assessed on it's merits.
