

23 The Greenway, Duffys Forest

Demolition of an existing portico and construction of new portico

Statement of Environmental Effects

ISSUE 01– DA

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23 THE GREENWAY, DUFFYS FOREST

STATEMENT OF ENVIRONMENTAL EFFECTS – ISSUE A

1. INTRODUCTION

This Statement is submitted to Northern Beaches Council - Warringah as part of a Development Application. It is proposing the demolition of an existing portico and construction of new larger portico. The address of the proposal is 23 The Greenway, Duffys Forest.

This Statement has been prepared by Anna Vaughan Architects and should be read in conjunction with the following documents;

Plans

No.	Title	Revision	Prepared by
A01	Site Plan	A	AVA
A02	Proposed Floor Plan	A	AVA
A03	Proposed Elevation	A	AVA
A04	Area Calculation	A	AVA
215034	Site Survey	-	SJS

Supporting Documentation

Appendix A	External Finishes Materials board	1	AVA
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The following Statement demonstrates that the proposed development is appropriate for the site, and does not have an adverse impact on the surrounding environment.

2. SITE DESCRIPTION

Address: 23 The Greenway, Duffys Forst, 2084

Lot Number: 20

Plan Number: DP836316

Parcel Size: 2079.73

Land Zoning: RU4 – Primary Production Small Lots

Height of Building: 8.5m

Land Application LEP: Warringah Local Environmental Plan 2011

Development Control Plans: Warringah Council Development Control Plan

The site is a rectangular allotment with a total site area of 2079.73.sq m. It has a street frontage of 37.525m to The Greenway, and has a varying site depth of 56.25m to the north, and 54.55m to the south. It has a slight slope, refer to survey by Sutton Consulting Surveyors, which accompanies this Development Application. The site is currently occupied with a one storey masonry (rendered) residence. In addition, an in-ground swimming pool is located north of the main residence. Vehicle access is provided to the site via The Greenway, to an attached garage.

The site is adjacent to the Terry Hills Golf and Country Club. Development within the area is characterised predominantly by a mixture of one and two storey brick residences typically with wide allotments.

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3. CONTROLS

Site information & building controls	Proposed	Compliance with Controls	Additional Comments
Maximum Building Height	8.5m	Yes	Existing Retained
Front Setback	10m	No	Refer to 3.1 below

3.1 FRONT SETBACK

The new portico will sit 7.93-8.11m from the street.

The new portico will not reduce the sites:

- Sense of openness,
- Opportunities for casual surveillance of the street,
- Opportunities for deep soil landscape areas and aesthetic improvements,
- Visual quality of streetscapes and public spaces,
- Reasonable view sharing.

The new portico better suits the streetscape, allowing a greater articulation along the street facade. Both neighbouring properties 22 & 24 the Greenway protrude into the front setback. 22 the Greenway in particular uses a large portico to create a point of interest and entrance to the home.

4. CONCLUSION

In summary, this Development Application seeks consent for the development of a new portico at 23 the Greenway. Based on the style of surrounding residential properties of the locality the development is in harmony with the character of the surrounding locality and will not have an adverse impact on the area.

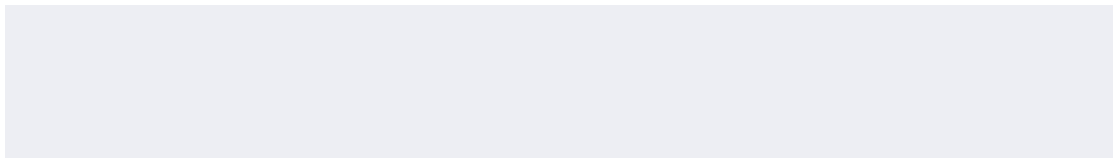
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APPENDIX A – FINISHES SCHEDULE

RENDER



TRIM



ROOF TILES

