

STATEMENT of ENVIRONMENTAL EFFECTS.

Accompanying a Development Application for:

**Proposed Additions at
10 Curraweela Street,
Forestville.**

October 2021.

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1. INTRODUCTION:

This Statement of Environmental Effects has been prepared by Living Architectural Planning to accompany application for Additions at 10 Curraweela Street, Forestville.

The application is being lodged by Living Architectural Planning, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal has been designed to achieve the relevant provisions of Warringah Local Environmental Plan 2011.

Consideration has been given the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

The Environmental Planning and Assessment regulation.

Warringah Development Control Plan 2011.

The proposal is for Ground Floor Additions at the South end of the existing dwelling and a Proposed Study to the West of the proposed Bedroom 1, Robe and En-Suite.

The roof ridge remains the height as per the existing dwelling.

This statement has been prepared having regard to the following plans Dated August 2021, Reference AD821, Sheets 1 to 3 inclusive.

Also in regard to the Geotechnical Assessment dated 11th September 2021.

2. SITE DESCRIPTION AND ANALYSIS:

2.1 Location and Property Description:

The site is **Lot 13, DP 221367** and is **708.30 square metres**.

The land falls down to the road, with a driveway accessing the double garage under landscaping at street level.

2.2 Site Characteristics:

The dwelling has a deck at the rear and to the front of the dwelling.

The dwelling is single level with the proposed additions at the same floor level as the existing.

2.3 Surrounding Development:

All the surrounding properties are dwellings.

3. DETAILS OF PROPOSAL:

3.1 Proposed Works:

This is described in bold under 'INTRODUCTION', page 2.

4.0 ZONING and DEVELOPMENT CONTROLS:

4.1 Warringah Local Environmental Plan 2011:

The site is zoned R2 Low Density under the provisions of the Warringah LEP 2011.

The proposed alterations and additions to the existing dwelling are permissible with consent of the Council.

4.2 State Environmental Planning Policy (Building Sustainable Index: 2004).

The proposed alterations and additions will require a BASIX Certificate with this Application. Included.

4.3 Forestville Locality:

The proposed additions are consistent with the desired future character, the streetscape and the surrounding properties. The proposal respects the scale and form of the other existing dwellings in the vicinity and therefore complements the locality.

Note: the roof level remains the same height as existing. Vegetation and trees will remain untouched.

The proposed additions are within the Council's Building Envelope.

The side and front setbacks from the respective boundaries comply.

Refer page 5.

The proposal will not have any significant or adverse impact on the neighbouring properties.

4.4 Development Standards and Effects of the Proposal:

The Calculations are shown on Sheet 3 of 3 Site Plan.

They comply with Council's DCP.

Note: The proposal is 5.7M from the street kerb to the floor level of the proposed and existing dwelling floor level.

This is shown on Sheet 2 of 3, the West Elevation.

Therefore there is no view from the street level of the existing dwelling.

5.0 Other Considerations:

5.1 Privacy - There is no issue with privacy. There are no decks or balconies.

The proposed windows in the E.S and Bedroom 1 are high windows.

The north facing window in the Study has no privacy issues and the south facing window is 2.5m from the south boundary. This area will be landscaped and if required a lattice can be installed at the boundary. There is another 2m from the boundary to the adjacent neighbour's dwelling, a total of 4.5m.

5.2 Solar Access - There is no adverse impacts in this regard.

The proposed Study and extension of Bedroom 1 have afternoon sun access.

5.3 View Sharing - Neighbours will not be affected by the proposal as the proposed Study is 4.5m from the neighbour's dwelling and not forward of the existing covered deck of number 10 Curraweela Street.

5.4 Access Driveway - The existing crossover and driveway remains unchanged.

5.5 Land - Not subject to bushfire or flood and no effect on local fauna or flora. A Geotechnical Report is included in the submission.

5.6 Traffic - Remains unchanged.

5.7 Parking - There are two covered car parking spaces within the existing garage.

5.8 Overshadowing – Shadow Diagrams have been provided (Sheet 3A of 3) and are of minimal impact on the neighbour as it is a Ground Floor Addition.

5.9 Stormwater - This has been addressed on the Site Plan. The storm water will be connected to the existing system and taken to the street kerb below.

5.10 Change of Use - There will be no effect in respect of an historical or archaeological nature.

5.11 Soil erosion - A Sedimentation Control Fence has been allowed for. There is minimum excavation.

5.12 Height – The height is within maximum height allowable of 8.5m in the WDCP. The height is at the same level as the existing roof ridge and is approximately 5.5m.

5.13 Front boundary Set-Back – The minimum front boundary set-back from this local road, Curraweela Street, is 6.5m.

The proposed set-back is 7.6m therefore complies.

CONCLUSION:

The Proposal will not have any detrimental impact on the adjoining properties or the locality.

The Proposal is in keeping with Council's aim and objectives for the locality and the colours and finishes will be matching the existing dwelling.