

# Statement of Environmental Effects

*Project: Alteration & Deck Addition, 117 Woodland St Balgowlah NSW 2093 Lot 15 DP 25542*

*Prepared by: Kelly Pearson (applicant, owner)*

*m: 0410 681 031 e: kellypearsondesign@bigpond.com*

This proposal seeks to replace and increase an existing GF roof, incorporate a new cathedral ceiling and add a new deck with sliding glass doors off the existing rear kitchen & living area. The goal is to improve & upgrade the roof, kitchen & living area which are in basic condition and increase the connectivity between indoors and outdoors with a deck addition.

## Site Description

The property is situated in a residential area of Balgowlah, NSW, characterized by detached dwellings and landscaped gardens. The 724.6SQM site slopes to the rear / Northwest, backs onto Brimbecom Reserve and is bounded by 2 properties to the sides. The existing house is 2 storey brick and weatherboard with tile roof and Cape Cod style 1F. Landscape includes a concrete driveway and hardstand parking space; landscaped terraced gardens, mature trees, lawn and inground swimming pool. The adjacent properties are 2 storey render / brick and tile with similarly sloping sites to Brimbecom Park. Both neighbouring properties have existing rear 1F balconies / verandahs. The property is zoned R2 Low Density Residential Manly LEP 2013

## Proposed Development

The proposed rear deck of 19.24SqM will be constructed from timber and steel framing to match the style of the existing balconies. The increased opening for new aluminium sliding glass doors & highlight windows; cathedral ceiling, will increase natural light and ventilation. The highlight windows will be double glazed for heat reduction. A side window will be reduced to suit the new Kitchen layout and an existing window replaced with new.

The metal roof with increased overhang will provide extra protection from sun and rain but will not extend over the whole deck to minimise loss of sun and airflow to the adjacent property.

The deck has been designed to enhance the visual appeal & function of the property and integrate with the existing style and finishes.

## Privacy Concerns

The placement of the glass doors and deck are orientated to look over the garden and pool towards the rear boundary. A privacy screen will protect the neighbour's amenity to the south. Picket style balustrade, distance from side boundary and existing tall vegetation and fencing will protect neighbour's amenity to the North.

## Materials and Finishes

Roof – Custom Orb Colorbond Windspray (to tone with existing concrete tile)

Gutters – Colorbond Surfmist to match existing

Walls – Brick to match existing (reuse existing demolished brick)

Windows – White Satin aluminium to match existing

Decking – timber decking to match existing

Balustrade – white painted timber picket and painted handrail to match existing

Privacy Screen – White painted timber screen

## Landscape

The development does not involve removal of vegetation or significant alteration of the landscape. Storage of materials and waste will be kept to paved / hard areas to minimise damage to the landscape.

#### Compliance & FSR

The development will not alter the floor space ratio and adheres to NSW and local planning controls and environmental guidelines. An assessment has been conducted to ensure adherence to setback, height, and floor space ratio limits.

DCP clause 3.4 Amenity & clause 4.14 Development on sloping sites.

There is no amenity loss on privacy, views, solar access and general amenity from adjoining properties or from public and private spaces. A landslip assessment has been conducted demonstrating geotechnical assessment isn't necessary.

#### Summary

The proposed development will greatly improve the physical and visual amenity of the property and fit with the character of the area, with minimal impact to the landscape & environment.