

STATEMENT OF ENVIRONMENTAL EFFECTS

for

PROPOSED SECTION 96

At

12 BRENTWOOD PLACE , FRENCHS FOREST 2086

LOT 3 AND LOT2796 D.P. 704600

Prepared for	Marleen Avemann and Paul Palmer
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Prepared by	Mitchell John Charles Clark

1. Site Description

The existing single storey brick veneer residence and Carport Lies to the north of brentwood place, Frenches Forest.

The surface of the land slopes at an average gradient of 1:4 from Brentwood Place.

The site has been formally landscaped with retaining walls and flat grassed areas.

Neighboring properties are found to the North East (Lot 7,DP 704600), East (Lot 4,221216), and North (Lot 2 No:221216)

2. Proposed Development

External Modifications:

1. Proposed Steel pergola
2. Proposed new Clip-lock pergola roof

3. Site Suitability

3.1 Zoning

-The site zoning under the Warringah council zoning map include:

1 Land Zoned R2 low density residential

3.2 Heritage

-There are no heritage items on, or within the vicinity of the site. As a consequence there are no heritage issues that need to be addressed regarding the addition.

We therefore consider the proposal complies with controls

4. Hazards

4.1 Flooding

- The property is not located in a flood prone zone and therefore should not be affected we therefore consider the proposal to comply with controls .

4.2 Land Stability

- The Property is located in an Area B-Flanking Slopes from 5 to 25 degree
A geotechnical assessment was completed by Jack Hodgson Consultants PTY LTD
which came to the conclusion there was no risk with the site

4.3 Coastal Processes

-The property is not affected by coastal processes. We therefore consider the proposal to comply with controls.

4.4 Bushfire

-The Property is located in a bushfire prone zone, A Bushfire report was completed by Australian Bushfire Assessment Consultants.

The Proposal will comply to the following conditions below.

North, East and West Elevation:

The proposed development shall be constructed to minimum standard of section 3(general) and Section 8 (BAL 40) of AS3959, 2009

‘Construction of Building in Bushfire Prone Areas’ and Section A3.7 of the NSW Rural Fire Service addendum to Appendix 3 of ‘Planning for a bushfire Protection 2006’

South Elevation

The Proposed development shall be constructed to a minimum standard of Section 7 (BAL 29) of AS3959, 2009 ‘Construction of Buildings in Bush Fire prone Areas’ and Section A3.7 of the NSW Rural Fire Service Addendum of Appendix 3 of ‘Planning for Bushfire Protection 2006’.

The Proposed Development is to be constructed out of non combustable materials so we therefore consider this development complys with the condition

4.5 Acid Sulphate

- The Property is located in a class 3 Acid Sulphate prone zone

5. Natural Resource Issues

5.1 Flora and Fauna Habitat

-The size and location of the proposal should not impact on the natural environment. We therefore consider this proposal will comply with control.

5.2 Protection of native wildlife

-The size and location of the proposal should not impact on any native wildlife species. We therefore consider this proposal will comply with control.

6. Construction and Demolition

6.1 Construction:

1. Proposed Steel pergola
2. Proposed new clip-lock pergola roof

6.2 Demolition:

- No demolition required under the proposal

7. Landscaping

-Removing the existing palms along the front of the boundary will require a proposed planter strip. This planter strip will create a privacy screen and take emphasis off the addition to the garage. Native Australian plants will be used as shown on the landscape plan prepared by mitch clark design and draft.

8. Solar Access

-Due to the location of this proposal, there will be increased shadowing to the property. neighbouring properties will not be affected by the increase overshadowing . We therefore consider the proposal complies with controls.

9. Visual Privacy

-The location of the proposal does not negatively affect the neighbouring properties in terms of visual privacy.

We therefore consider the proposal complies with controls

10. Acoustic Privacy

-The location and type of the proposal does not adversely impact upon the neighbouring properties in terms of acoustic privacy. We therefore consider the proposal complies with controls.

11. Private Open Space

-The Proposed additions to the existing residence includes a private open space, the proposal should not negatively affect the neighbouring properties in terms of privacy therefore the proposal complies with the controls

12. Height

-The Proposed addition to existing residence is not over the 8.5m Maximum height requirement. We therefore consider this addition to comply with controls.

13. Building Envelope

-The Proposed addition to existing residence does not extend over the 3.5m building envelope. We therefore consider that the addition complies with controls.

14. Site Calculations

-Site Area :	LOT 2796: 395.5 m ² LOT 3: 561.68
-Existing Hard surface Area:	364m ²
-Proposed Additional Hard Surface Area:	25m ²
-Existing Site Coverage:	38.02%
-Proposed Site Coverage	40.64%
-Existing Landscape Area	61.98%
-Proposed Landscape Area	59.36%

15. Building Colours, Materials and Construction

-The proposed additions will dominantly be coloured with Light earthy tones

-The use of Light earthy tones will enhance the aesthetic appeal of the residence by harmonizing with the natural surroundings whilst enhancing the aesthetic appeal of the brick residence.

-During construction a sediment fence will be used to make sure no sediment is washed or blown onto the street scape