

Statement of Environmental Effects (SEE)

Date: December 2, 2019

Owners: Mr & Mrs Polyblank

Subject Property: 21 Roscommon Crescent, Killarney Heights
Lot 40, DP 233227

1. Site suitability

The site is located in the R2 Low Density Residential zone. The subject site is on the southern side towards the middle of Roscommon Crescent, Killarney Heights. The site is known as 21 Roscommon Crescent, Killarney Heights being Lot 40 in DP233227. The subject site is a rectangular shaped block with an area of 697.20m². It has a northern, front street boundary of 20.5m, western and eastern side boundaries of 34.14m and a rear southern boundary of 20.5m. The site slopes approx. 8m from the north-eastern corner of the site down to the south-western corner of the site away from Roscommon Crescent.

Erected on the property is a two storey dwelling house and swimming pool with associated decking.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located in the R2 Low Density Residential zone. Under this zoning, the proposed use is permissible.

The proposal consists of removing the old rotting decking boards and support structure and replacing it with a steel frame structure and selected fibre cement or aluminium decking to comply with the Bushfire Report that accompanies this application. The existing boundary screening will also be replaced with aluminium screens along with new frameless glass pool fencing.

The existing side and rear boundary setbacks will remain as current for the proposed new decking. As such there will be no adverse effects on the adjoining neighbours as the current situation will not change as far as overshadowing or privacy. The landscape requirement for the site also remain unchanged.

Please see the DA drawing for further information.

4. Access and traffic

Existing access to and from the subject site is via a pedestrian/vehicular access way off Roscommon Crescent. This will remain for proposed access to and from the subject site.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposal has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed decking and screening are only replacing what is existing and as such will have no adverse effects on the current situation of the subject site or adjoining properties.

Acoustic privacy:

Acoustic privacy has been considered in the design. The alterations and additions will not create any additional noise than already on site as the property remains a residential property.

Views:

The impact of the proposed alterations and additions on views from adjoining and nearby properties has been considered. As the proposed works are only replacing existing structures no current views will be affected.

Overshadowing:

There will be no additional shadows cast on adjoining properties by the proposal. As already mentioned the proposal is only replacing existing structures and as such there will be no change to the current overshadowing.

6. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain unchanged.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

8. Energy efficiency

A BASIX Certificate is not required for this proposal as the works are external.

9. Known Risks

The site is in the following zones:

1. Bushfire Prone Land- see Bushfire Report that accompanies this application
2. Landslip zone B- see geotechnical report that accompanies this application

The site is not in a Wildlife Corridor, nor a native vegetation zone, or a waterways zone, or on riparian land, it is not in a coastal zone, an acid sulfate area. It is not subject to soil erosion or mine subsidence and is not within 2m of Council storm water pits and pipes, and is not land adjoining public open space.

10. Waste management

Existing council waste collection will remain in place for the subject site.

11. Conclusion

Having regard for all of the above we believe that the proposal will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.



Existing rear deck looking to the south-west corner



Existing rear deck looking to the southern boundary screening



Existing rear deck looking to the south-east corner



Front of exiting residence from Roscommon Crescent