

## STATEMENT OF ENVIRONMENTAL EFFECTS

21-2-2020

### INTRODUCTION

The site situated at 49 South Creek Road Dee Why, Being Lot 3, Section 10 in DP 10223, is 766.2sqm in area with a street frontage of 15.235m and a depth of 50.29m running approximately North-East to South-West from street boundary to rear.

The Land is identified by Warringah LEP 2011 as being R2 Low Density Residential.

Upon the site is a Free standing 2 storey weatherboard and tile dwelling with Attic/Loft bedroom. Attached to the north-West face of the dwelling is a Carport (built to boundary) and Rear out-Building. A large shed and a pool is also within the rear of the property. There is also an **existing 1.8m high timber lapped and capped paling fence on the front boundary (see figure 1.1).**

Neighbouring the site to the south east at no. 47 is a 2 storey brick and clad residence and secondary dwelling to the rear and pool, with a **1.5m high rendered brick masonry fence on the front boundary (see figure 1.2).** To the north-west at no. 51 is a 2 storey, brick and tile residential flat building with a 600mm high engaged pier brick masonry front fence.

Figure 1.1 Photo of current front fence No. 49 South Creek Road below.





Figure 1.2 Photo of Neighbours front fence at no.47 South Creek Road next to no.49 front fence below.



## THE PROPOSAL

### FRONT BOUNDARY FENCE

To demolish existing 1.8m high timber paling (lapped and capped) fence to the front Boundary and replace with a Masonry stone clad engaged pier fence (see figure 1.5) with timber look Aluminium closed slats (see figure 1.4) with driveway and pedestrian gates including a feature Arbor. The new fence will be built to approximately the same height as the existing fence. Top dressing of the grassed landscaped area between the council footpath and boundary fence will help to blend the concrete footpath levels providing a more level surface (increasing public safety and easier ongoing maintenance of the council verge) but still blend to existing levels of the neighbours grassed landscape (no.47) and blend/batter to the existing driveway. This will help reduced the perceived height of the fence and pedestrian gate to approx 1.5m high. Additionally, masonry stone clad planter boxes are proposed within the site boundary against the boundary fence to allow additional vegetation screening to compliment the new fence. The featured Arbor above the gate entrance will allow a vine (wisteria) to grow up and over the entrance creating a magical scenery of a blooming tunnel during spring connecting the hedges at either side (see figure 1.3 for example of wisteria growing over a featured arbour).



Figure 1.3 Example of Wisteria vine growing up and over arbour.

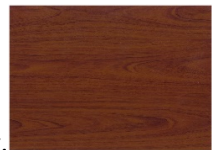


Figure 1.4 Example of timber slat colour.



Figure 1.5 BlueStone cladding to masonry.

The Above proposal will provide decreased acoustic noise from South Creek Road vehicle traffic, increase the property security, privacy and improve the overall appearance of the property from the street whilst providing better public amenity and safety (especially for the Postman) and easier maintenance of the footpath front lawn. And also allowing a proper and BCA Compliant pedestrian accessway option to the property, and complimenting the existing character of the street and neighbouring properties.

#### **HOUSE ATTIC/LOFT BEDROOM & BATHROOM**

The proposal is to utilise existing floor space within the dwelling to build an Ensuite Bathroom and built-in wardrobe to the existing Bedroom area (to the south-Eastern end) on the attic/loft level of the dwelling. This will provide improved toilet, shower and washbasin amenity to this level of the dwelling eliminating the need to walk down stairs to the first level bathroom.

The proposed works are within the current shell structure of the existing dwelling. So therefore no external changes to the building will be necessary.

Existing stair access to the attic Loft/Bedroom are in place.

An existing window on the South/eastern Elevation also will provide sufficient natural light and ventilation in conjunction with the existing Skylights, and thus providing cross flow ventilation to the attic/loft.

#### **HOUSE BATHROOM/LAUNDRY**

The Proposal is to undertake the renovation of an existing bathroom and make changes to include a laundry facility. This will be achieved by re configuring the bath/shower, Toilet and basin. Allowing space for a washing machine and drier combo. This will improve the amenity of the dwelling by allowing the occupants to undertake the washing of clothes within the dwelling without having to walk outside of the main dwelling.

Regards,

Bhabishan Tancev.  
0407 480 520