

Statement of Environmental Effects

9 Tyalla Avenue Frenchs Forest.

The site is no 9 Tyalla avenue Frenchs Forest. It is located on the northern side of Tyalla Avenue.

The site is currently occupied by a two storey brick and metal dwelling. The slope is from south to north falling to the street. Vegetation consists of landscaped gardens and lawns, comprising a mixture of native & exotic species.

The proposal is to re roof the existing dwelling. The existing roof is deemed to be dilapidated and is at present stabilised with props off scaffold. The new roof as been redesigned comprising of hipped sides and two gable ends. The gutters will be mounted off the fascia boards and the drainage will connect to the existing system. The new roof will be framed over the existing framing limiting the damage inside.

The environmental impacts have been considered, as the shadow diagrams will demonstrate that by taking away the bulk within the side envelope , a lesser shadow will be cast at all times thru the day.

The proposed roof beyond the existing roof fits inside the building envelope and is under the controlled height limit

The compliance controls in relation to this application are a 8.5 max building height and a 4m / 45 deg envelope.

As the proposed enjoys a northerly aspect and a large backyard there are no significant overshadowing issues and is in fact reduced .