

Statement of Environmental Effects

Accompanying Modification 4.55(1A)

to

DA2018/1494

at

129 Seaforth Crescent

Seaforth, NSW 2092

Lot 1, DP850323

16 June 2019

1. Introduction

This Statement has been prepared by Fraser Cleghorn, the owner of the subject property at 129 Seaforth Crescent, NSW 2092. The impacts considered in this statement are in relation to a Modification – Minimal environmental impact 4.55(1A) application to the Development Application 2018/1494 which was determined approved on 21st December 2018.

This Statement has been prepared having regard to the following documentation:

Drawing Number	Dated	Prepared by
A001 Site / Roof Plan	7 th June 2019	4D Architecture & Design
A007 Level 4 Floor Plan	7 th June 2019	4D Architecture & Design
A0012 North Elevation	7 th June 2019	4D Architecture & Design

2. Description of the modifications

The principle modification is the relocation of the front entrance door. It is proposed to move the entrance, as currently designed, approximately 5 meters to the east. The north facing façade of this extension will comprise of five glazed panels, of which two are operable to offer external access to the outdoor landscaped area.

The secondary external gate at the bottom of the steps is removed allowing direct access from the street front to the front entrance.

The second modification is the removal of the planters at the end of the new carport and at the west end of the landscaped area. This is a consequence of the landscape design proposed for level 4 assessing them not required to achieve the landscape activation desired.

3. Considerations

The relocation of the entrance door does not increase the existing building envelope as it remains under the current roof line with no further structural elements being introduced.

It will have no detrimental impact to privacy of the northern neighbours as it does not alter the direct path from the street to the house entrance. It could be viewed as an improvement as under this proposed modification more of that path will be an internal passage.

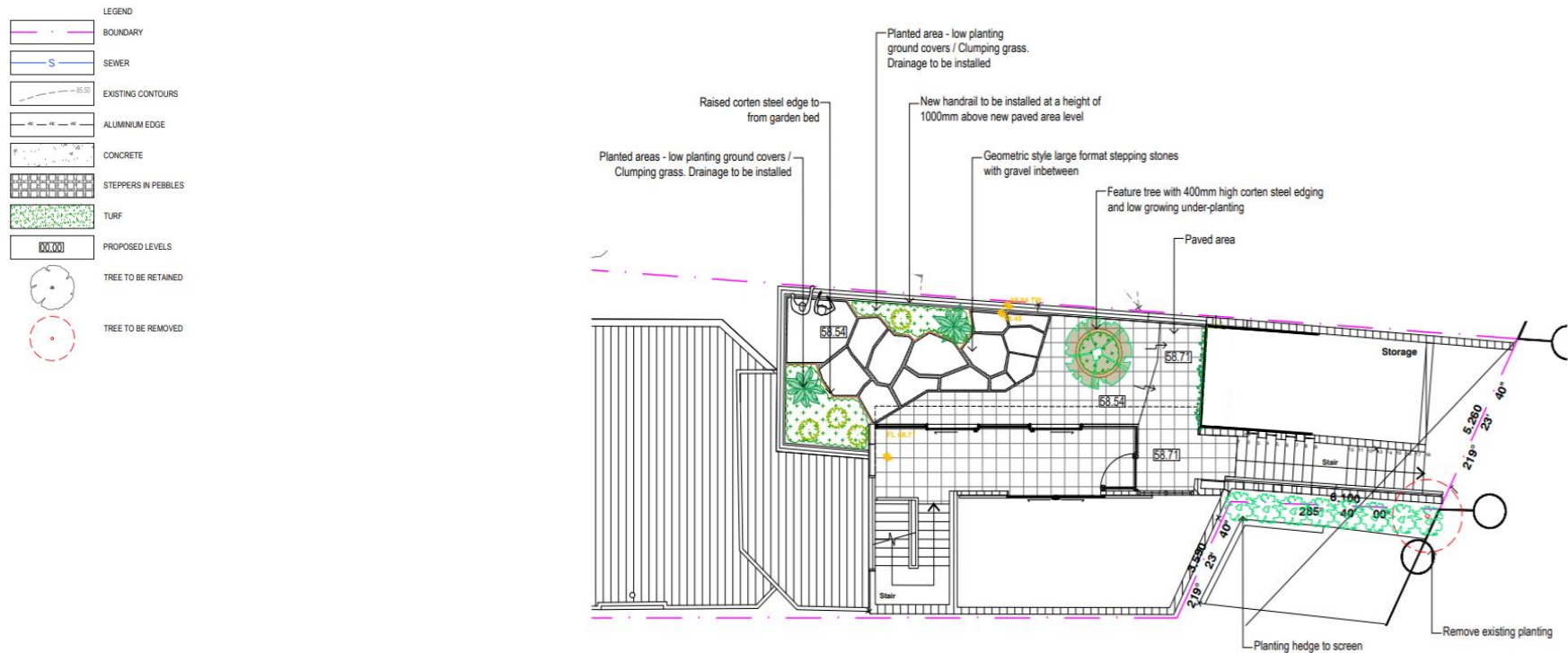
The inclusion of the planters in the initial application was to demonstrate the desired outcome of the owners to activate level 4 as a soft natural space. Having engaged a landscape architect, it was deemed the hard-formed planters didn't add value but rather deterred from achieving that outcome. Refer to Annexure A for the proposed design.

Both modifications will result in no unreasonable impact to the streetscape character or the visual views to and from Sydney Harbour.

4. Conclusion

The modifications as described are deemed to be have minimal environmental impact beyond that described in the Development Application 2018/1494 and the proposed development remains consistent with the objectives of the relevant DCP and LEP.

Annexure A: Proposed Landscape Design



NOTES:

- Corrections to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with N.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	13/05/19	Preliminary Design	AE
B	14/06/19	Preliminary Design	AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 90 759 683 674 ACN 139 216 251
info@spacelandscapedesigns.com.au
P 02 9905 7870 F 02 9905 7857
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

CLIENT
Fraser Cleghorn
ADDRESS
129 Seaforth Cres, SEAFORTH

DRN: L.Poulton
DATE: 09/05/2019
SCALE: 1:100@A3
PROJECT NO: 191641



LANDSCAPE PLAN
LP-01

Rev B