

## STATEMENT OF ENVIRONMENTAL EFFECTS

26-4-2020

### 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. The new fence will be built to the same height as the existing 1.8m high fence. 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.



Figure 1.4 Example of timber slat colour.

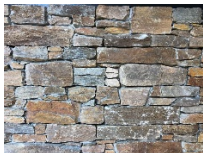


Figure 1.5 BlueStone cladding to masonry.

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 complimenting the existing character of the street and neighbouring properties.

### Engineering

A Council stormwater Easement burdens the Site along the full South Eastern Boundary. Within the site Easement was Located an existing 600mm diameter Pipe. The following headings shows how this proposal is ***Complying with Warringah Councils (Building Over or Adjacent to Constructed Council Drainage System and Easements Technical Specifications) is demonstrated below.***

#### ***Section 6 Permanent Structures over councils Drainage system***

The section of fence to be built over the stormwater easement will be a light aluminium Panel that is easily removed by 4 screws and fixed to post located outside the easement on either side as shown on the plans and elevations. This will allow access through the entire easement and all Access requirements required, and will improve the current access as shown in figure 1.2.

#### ***Section 6.1.2 structural Provisions***

Using the Surveyed information to demonstrate how the Fence and its Footing will Satisfy Warringah Councils (Building Over or Adjacent to Constructed Council Drainage Systems). The Plans and Elevations and sections are shown with the stormwater pipe within the easement. A Proposed Footing for the Fence will be built outside the Easement and extend 300mm below the bottom of the Stormwater pipe.

#### ***Section 8.1 Locating Stormwater system Methodology***

The Pipe was located by using Councils planning maps (using the stormwater overlay), then Pot Hole hand excavation took place exposing the stormwater pipe (being 600mm in total diameter and approximately 450mm below ground) and then the pipe was surveyed. The surveyor has shown the pipe size and levels on the site survey plan. Photos of the pot hole excavation are shown see figure 1.3 & 1.4.





Figure 1.3 Stormwater pipe Pothole



Figure 1.4 stormwater pipe.

### **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.

### ***BCA Compliance***

The Proposed bathroom/Ensuite total area being  $2.3\text{m} \times 2.1\text{m} = 4.83\text{m}^2$  a third of this area calculated is  $4.83/3 = 1.61\text{m}^2$

Total area below 2.1m of head height being  $0.75\text{m} \times 2.1\text{m} = 1.575\text{m}^2$ .

The Proposed Ensuite/bathroom therefore complies and is deemed to satisfy the BCA.

Confirmation from Trenton Jones at AED Consultants (email dated 23-4-2020) that a BCA alternative Performance solution can be provided to support the Attic Proposal. This will be obtained at Construction certificate stage if required.

### **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,

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