

Proposed garage to single detached Residence 147 Forest Way Belrose

Statement of Environmental Effects

Proposed garage single detached residence

147 Forest Way Belrose

For Crossing Roads Pty Ltd

May 2019

Previous DA 2013/0953 consent 26 Nov 2013 approved garage in same location of the same overall dimensions and area

Prepared by Newbuild Design and Drafting
Robert Geoghegan

17 Jocelyn Street North Curl Curl NSW 2099
Mob. 0419907222
Email. robge@bigpond.com
ABN 53 622 554 507

1 Site use

The site is currently used and will remain a single residence for domestic purposes.

2 Relevant LEP DCP controls and areas

Site area = 1923.4m²

DCP required LOS = 40% site area with space minimum 2m length.

Existing LOS = 986.3m² = 51.3%

Proposed LOS with approved unbuilt games room = 911.3m² = 47.4% (Note existing 20m² shed will be demolished allowing for games room located over sheds footprint).

Proposed LOS garage development as existing and for games rooms areas above.

Building height maximum 8.5m complies.

Side boundary building envelope 4m complies.

Side boundary setback 900mm complies.

Rear boundary 6m complies.

3 The Site

The battle axe site is on the high side of Forest Way, the overall site topography being level with a gradually slope from centre of site to rear and rear and front boundaries.

The residence is centrally located on the site, with a paved parking area to its west side. Spacious lawn areas are to the rear east of the house, where 2 storage sheds are also located.

The total boundary perimeter is enclosed with 1.8m high paling fences and colorbond fencing.

The adjoining side and rear houses side are single and two story enjoying privacy between neighbouring properties.

4 The existing single detached residence

The subject single storey residence was originally built in the 1970's. It has brick veneer walls and a gable tile roof, sound construction, well maintained, with paved and roofed patio area to its south and west sides. Open car spaces 2 over concrete paving are located at the west side of the house.

The present accommodation is satisfactory but it lacks an enclosed garage required for vehicle weather protection and security. In light of the recent hail storm in Sydney the owners are further prompted to proceed with this.

5 The proposed garage

Additions include building the above shortfall to improve the occupational amenity and facilities to meet modern day living requirements.

The previous approved DA2013/0953 allowed for a new garage in same location of the same overall dimensions and area. The design and materials is virtually the same as the 2013 approved DA. This DA consent has elapsed exceeding the 5 year limit so we are reapplying for the garage consent.

The proposed garage internal length of 7.93 m is required due to the long lengths of vehicles being housed in the garage, being work vehicles with cabin and ute of long proportions.

The 2.73 m ceiling height is required due to the vehicle heights with roof racks and equipment fixed to racks.

The garage has been architecturally designed to suit the style of the residence, simple and unobtrusive in form and complimentary to the adjoining properties and streetscape.

6 Development compliance

The proposed garage complies with the LEP, LEP, and BCA requirements.

7 Site suitability, adjacent residences

The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale. The height, bulk and scale of the garage is of reasonable for the site situation, not overpowering the site, adjoining sites, or streetscape. It is considered that the development is good environmental planning, and not excessive to suit the site and locality, or the purpose of the development. Windows to the garage are minimal in area to receive adequate sunlight and ventilation, not overlooking adjoining properties.

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality.

The adjoining houses are located a considerable distance from the proposed garage. There will be no adverse effects on them by the development.

8 Building height complies.

Complies with maximum 8.5m height.

9 Side boundary 4m envelope complies refer elevations.

10 Side boundary setback complies

Side boundary setback provided is 920mm complying with 900mm, also complying with 540mm lip of gutter eave setback, proposed 645mm.

11 Front boundary setback Complies

12 Rear boundary setback complies

13 Style of the building

The additions garage has been designed in a very attractive style, with suitability for the residence and adjoining residences being of high concern. Design compatible with and maintaining the original context of the building in design and materials. The residence brick veneer and gable roof has been included in the garage design, complimenting it and not appearing of foreign context.

14 Streetscape

Not affected.

15 Sunlight –solar access

The development will not adversely affect the adjoining properties with overshadowing. Minimal additional overshadowing only.

16 Privacy, noise

The additions have been designed to provide maximum privacy for the occupants of the adjoining and nearby properties. Windows designed to minimize loss of privacy to adjoining properties. Minimal noise will be emitted from the additions, walls well insulated, window size minimal.

17 Views

No adverse loss of views by the development. The development is of single storey, not lying in view paths from adjoining properties or public places.

18 Heritage

The building no. 147 is not a heritage listed building, nor are the adjoining properties.

19 Construction noise, material runoff, air pollutants.

Noise minimal due to size and nature of light weight structure. Material runoff controlled by sediment barriers, sand bags in geotextile fabric. Loose materials will be covered to prevent dust blowing from the pile.

No toxic or hazardous air pollutants used in the construction.

20 Soil and water runoff

Soil and water runoff controlled by sediment barriers, sand bags in geotextile fabric. No toxic or hazardous air pollutants used in the construction.

21 Site management

Building materials, recycled materials, and disposable materials, stockpiled at the front yard and rear yards, in a neat manner minimizing runoff and air pollution. Spillages will be cleaned up immediately.

22 Site contamination

Site category 5 acid sulphate. There will be no toxic or environmental damaging materials released into the soil or air.

23 Flora fauna

Not effected

24 Storm water

The games room roof will have guttering and downpipes connected into underground 100mm PVC storm water pipes, connecting into the existing storm water line discharging into the street gutter at Forest Way.