

STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed new driveway, fence and retaining walls as well as bi-fold door and steps to the house located at 68 Fuller Street, Collaroy Plateau, lot 37, section T, on deposited plan D.P. 33000 with a site area of 438.9 square metres. The site is zoned R2 low density residential. The site has a laneway behind it and a single existing garage off the laneway.

It is proposed to build a new driveway off the laneway. Excavation will be required with new retaining walls, steps, fence and sliding gate. Existing paving and sheds are to be removed to ensure there is no decrease in existing landscaped open space.

An existing window at the rear of the house is to be removed and replaced with a bifold door including a new landing and steps to the garden.

Site information and building controls:	proposed	Compliance with Control?
site area (m2)	438.9 sq.m.	N/A
Housing density (dwelling/450 m2)		N/A
Maximum building height (8.5m)		N/A
front building setback (6.5m)		N/A
Rear building setback (3.5m)	0.14m (garage) 13.53m(house)	no yes
Minimum side boundary setback (0.9m)	2.0m (north house) 1.19m (south house) 0.69m (north garage) 6.2m (south garage)	yes yes no yes
Building envelope (5m)		N/A
Private open space (60m2)	75 sq.m.	yes
% of landscape open space (40%)	25% (existing) 27% (proposed)	no no
Maximum cut into ground	0.99m	yes
Maximum depth of fill (m)		N/A
Number of car spaces provided	1 (existing) 2 (proposed)	no yes

STREETSCAPE

The streetscape will not be affected because the new works are located at the rear of the house.

PRIVACY AND NOISE

Privacy and noise will not be affected by the proposal. There are existing garages located on the laneway. Commercial businesses on the other side of the laneway create some noise. There will be minimal noise from the sliding gate and driveway. Privacy is being enhanced because the car park will be located lower than the existing ground level. The new bifold door and steps to the garden lead to existing private open space. Privacy and noise will remain the same.

SIDE BOUNDARY ENVELOPE AND SIDE SETBACK

There will be no change to the side boundary envelope and side setback.

REAR BUILDING SETBACK

There will be no change to the rear building setback of the house and garage. The proposal does not affect the rear building setback.

FRONT BUILDING SETBACK

The proposal does not affect the front building setback.

BUILDING HEIGHT

The proposal does not affect the building height.

LANDSCAPED OPEN SPACE

The landscaped open space requirement for this site is 40%. The existing landscaped open space for this site is 25% and does not comply. The proposed landscaped open space is 27% which does not comply but increases the landscaped open space. Existing paving and sheds are to be removed and replaced with new landscaping to increase the landscaped open space. There will also be new grass next to the garage but it is not 2m wide and can't be counted in landscaped open space.

This is an existing non-compliance due to the size of the site. The sites in this area are under sized.

The objectives of the control will still be met. Landscaping is increasing in the front of the house which will enhance the streetscape. The landscaping will increase privacy between adjoining properties (No. 66 and No. 68). The landscape strip will provide planting opportunities which will provide privacy. Space for recreational activities and service functions will still be available at the rear of the house and the new driveway and landscape areas can be used for private open space if the car is not parked there.

OVERSHADOWING

There is no effect on overshadowing from this proposal.

VIEW SHARING

The proposal will not affect views from other properties.

PRIVATE OPEN SPACE

The existing rear yard is nearly all private open space except where the garage is located. The proposed private open space will remain in the same location as the existing private open space except that the parking area will be at a lower level than the rear yard. The parking area can also be used for private open space when the car is not parked there. The addition of the bifold doors enables a direct access to the rear yard from the house.

Cut and Fill

There will be approximately 0.99m of excavation required for the new driveway as seen in section F. The excavation will not have an adverse effect on the environment. The excavation will not result in any adverse impact on adjoining land. The visual and scenic quality will be maintained.

CAR PARKING

The existing site is non-compliant with the car parking control with parking for only 1 car. The addition of the new driveway makes the site compliant with the car parking control with the addition of another car park. There is a precedence in the laneway for garages to be located on the laneway. No. 70 has a garage located on the laneway and No. 66 has a double garage approved located on the laneway. The proposed location of the driveway off the laneway keeps the new car park in the same place as most sites off the laneway. Fuller Street would lose a car park if the driveway was located on Fuller Street. The proposed vehicle crossing will not affect the other side of the laneway. There are no other driveways on the other side of the street.

SCHEDULE OF COLOUR AND MATERIALS

Colorbond fence colour: grey

Retaining wall color: grey

Windows: aluminium frame, colour: to match existing

It is requested that Council consider the variations in the landscaped open space control for the new driveway due to the precedence set by adjoining parking off the laneway and the under sized site. The visual continuity and pattern of buildings in the laneway will be maintained and 2 cars will be accommodated on the site instead of 1 car.

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