

Statement of Environmental Effects (SEE)

Date: March 20, 2019

Owners: Mr. & Mrs. McKenchnie

Subject Property: 7 Dixon Avenue, Frenchs Forest
Lot 11, DP 31074

1. Site suitability

The site is located on the eastern side of Dixon Avenue, Frenchs Forest. The subject site is a rectangular shaped block with an area of 563m². It has a frontage of 18.9m to Dixon Avenue, 29,795m north and south side boundaries and 18.9m to the rear eastern boundary. The site slopes from the south-western corner of the site down to the north-eastern corner of the site by 2.65m away from Dixon Avenue. Erected on the property is a single storey dwelling house, a swimming pool and a metal shed.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located zoned R2 Low Density Residential. Under this Category, the proposed use is permissible with consent.

The proposal consists of providing a new single car garage to the front of the existing house, a new roof over the existing rear deck and a new first floor addition.

It is proposed to provide a garage by eating into the current kids playroom. The site currently has no garage. While the Council's DCP asks for 2 off street car parking spaces this is not achievable with the current house footprint. There is sufficient off-street parking in a this quiet street and as such we ask Council to allow this non-compliance. The front setback from the street to the proposed garage is under the Council's allowable of 6.5m at 6.235m. We seek Council's approval for this minor non-compliance. The reason for the non-compliance it to allow the garage to line up with the front of the existing front porch. The garage will still be set back further from the street than the property adjacent at No.5 and as such will not be dominant from a streetscape perspective which remain in accordance with the Council's aims and objectives.

To the rear the existing curved roof of the deck and flat roof over the laundry will be removed and a new first floor deck and roofing with replace these structures.

The new first floor addition will comprise of a master bedroom with WIR and ensuite, 2 more bedrooms, a main bathroom and a sitting area as well as a balcony facing east to the ocean views. The existing ground floor Bed 1 with then house the staircase and the remaining area a kids playroom replacing the one taken away by the addition of the garage.

The proposed changes have been designed to comply with Councils controls. The proposal is under the Council's 8.5m building height limit and is generally within the side boundary envelope control of 4m and 45° with only a small portion of the eaves breaking through the envelope on the north-eastern corner. It is 7.585m from the front boundary to the new first floor addition and it is greater than 6m from the rear boundary at 10.57m. It is 2.245m off the southern side boundary and 2.265m off the northern side boundary.

The proposal will result in a landscape space of 275.2m² or 48.8%. This is over the required 40%.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

Existing vehicular and pedestrian access to and from the subject site via a driveway and pathway off Dixon Avenue. A new garage is proposed with a new upgraded driveway and the existing front pathway will be removed and pedestrian access will be down the driveway and on to the front porch.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

Privacy, views and overshadowing

Visual privacy:

The proposed alterations and additions have been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed first floor balcony will have a privacy screen along its southern end to prevent overlooking into the property to the south, No.5 Dixon Avenue and is far enough away from the northern boundary to not create any privacy issues to No.9 Dixon Avenue. It is also over 10m from the rear boundary and as such should not affect the privacy of the properties to the rear in Myra Street.

Acoustic privacy:

The proposed alterations and additions will not affect acoustic privacy as the residence remains a single family dwelling.

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. Views from the subject site are to the east towards the ocean and as such the first floor will not affect any views of the properties to the north or south. Properties to the west across Dixon Avenue are either single storey dwellings with no current views or two storeys that sit higher than the subject site and as such their views will not be disrupted.

Overshadowing:

The proposed first floor addition does not take away any significant sunlight from the adjoining neighbours. The property to the north will not be affected at all while the property to the south will lose a small amount of sunlight at 9am on June 21 to the small window on the northern façade this will remain up until 12 noon and then it is no longer in shade. The rear yard will lose a small amount of sunlight from 12 noon onwards.

Please see 3D shadow diagram submitted with this application. Further diagrams can be supplied if required.

5. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

6. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

7. Known Risks

The site is not subject to any known risks.

8. Waste management

Existing council waste collection will remain in place for the subject site.

9. Conclusion

Having regard for all of the above, we believe that this development will not have any adverse effect on the built or natural environment, and therefore Council's favorable consideration is sought.

Statement of Environmental Effects Checklist for

Buildings Class 1 and 10

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	563m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max wall height above natural ground level	6.3m	Y	
Impervious area m ²	240.32m ²	Y	
Maximum building height m	8m	Y	
Front building setback m	6.235m To proposed garage 7.585m To proposed first floor	N Y	
Rear building setback m	10.57m To first floor addition	Y	
Minimum side boundary setback	1.689m	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	160m ²	Y	
% of landscape open space %	48.8%	Y	
Maximum cut into ground m	0.5	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	1	N	

Site Photos



View of existing house from Dixon Avenue



View of rear of the house



View looking along Dixon Ave to No.5



View looking along Dixon Ave to No.9