

Statement of Environmental Effects

1 Description of Proposed Development

The approved DA provides for a two-storey dwelling, with all new accommodation being under the existing dwelling which has an uncovered external deck on the eastern side. This deck is surrounded on 3 sides by a timber balustrade.

Extension of the deck by 900mm has already been approved, but without bringing forward the balustrade to encompass the whole of the deck. This is simply a drafting error, easily rectified. It is proposed to move the eastern balustrade to the edge of the deck, with the rainwater gutter outside the balustrade posts. Refer to attached drawing No 2021 DAM/1 and photographs below.

2 Neighbour Privacy

Existing neighbouring dwellings are not located directly adjacent to the deck. Separation distances between the dwellings are: North 10.8m to No15 Carew St; East 38m to No33 The Crescent; and South 8.7m to No19 Carew St (across Bushey Place roadway and two 1.8m high fences).

Existing neighbour privacy will prevail.

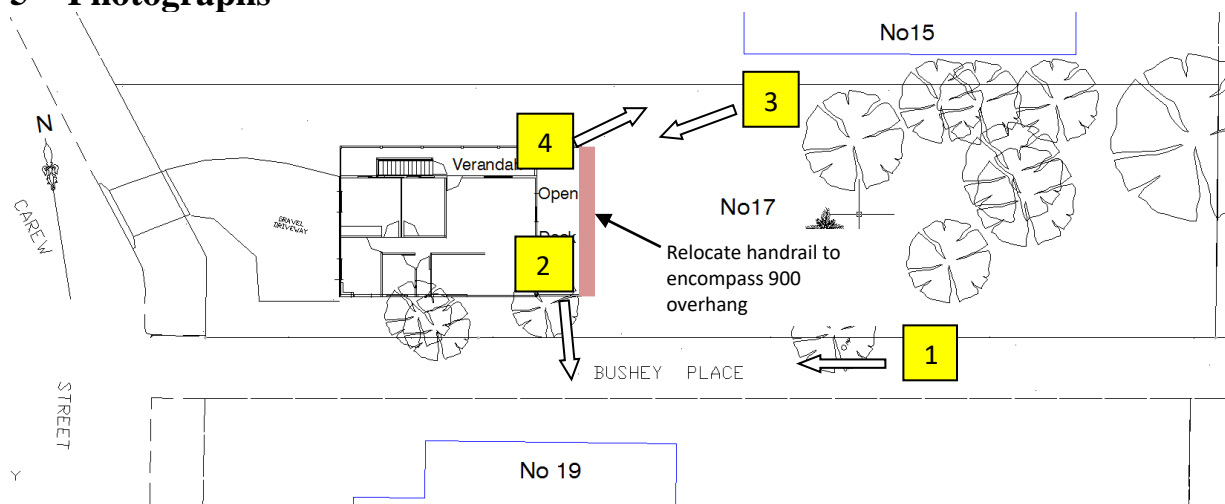
3 Environmental Impacts

This proposed alteration to the approved development will have no negative impact whatsoever. However it will have a positive impact by removing an unsightly bare 900mm overhang, caused by the balustrade appearing to be unfinished.

4 BASIX Impact

This modification has no effect on any of the BASIX requirements as set out in the BASIX Certificate dated 28th March 2019.

5 Photographs



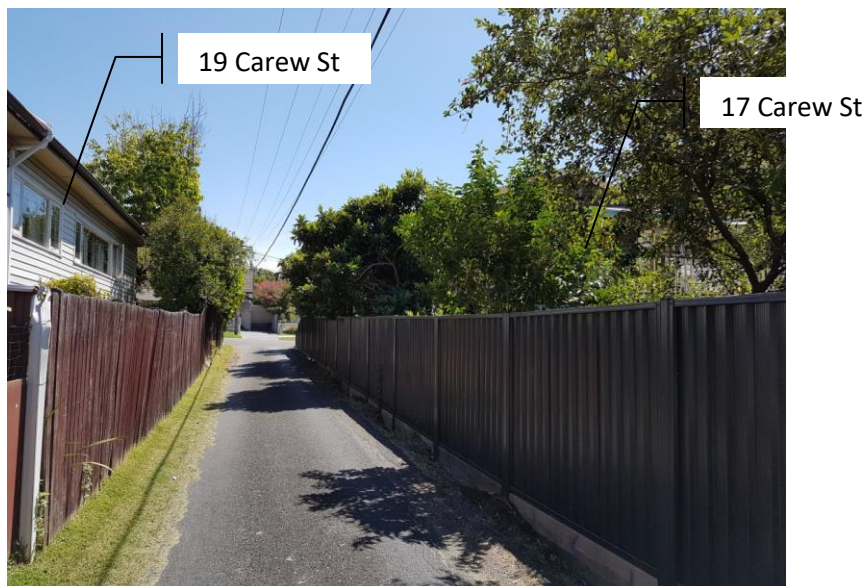


Photo 1

Looking West up Bushey Pl & showing new Colorbond steel fence to No17, with No19 opposite.



Photo 2

Looking South across Bushey Place to No 19 residence & showing existing balustrade.



Photo 3

Looking South West from corner of No 15 residence showing existing balustrade.



15 Carew St
dwelling

This balustrade
corner will move
900mm east

Photo 4
Looking East to No15
residence from corner of
existing deck.