

STATEMENT OF ENVIRONMENTAL EFFECTS

4 Bungaloe Avenue, Balgowlah Heights NSW 2023

ALTERATION AND ADDITION TO EXISTING DWELLING + ATTACHED GARAGE

November, 2019



Proposed Development Application
(Alteration and addition to existing + Attached garage)
Written by Sam C.S. LAI

SITE DETAILS

Address	No. 4 Bungaloe Avenue BALGOWLAH HEIGHTS NSW 2233
Lot Number and Deposited Plan	Lot 120 D.P. 526584
Local Government	Northern Beaches Council
Site Area	651.3 square meters
Zone	R2 Low Density Residential
Existing Residence	The existing residence is of a two/three storey timber/brick construction with a roof tile. Internal walls are timber/brick construction.

Introduction

This Statement of Environmental Effects accompanies a major Development Application for an alteration and addition to the rear of the existing dwelling house and yard. Extension of sub floor area, together with an addition garage in the proposal.

This development consists of an existing two/three stores dwelling house describes this proposal and states its compliance with the relevant planning control of the Northern Beaches development control 2013, and assesses its likely social and physical impacts under relevant heads of consideration.

Scope of works

Alteration and Addition to existing sub floor

Enclosing existing sub floor area to service area included; fire place lounge and laundry.

Addition to sun deck and pool deck

Proposing a sun deck and drying area connecting to propose laundry and swimming pool.

Combining a greater pool deck play area at swimming pool side generate a more functional outdoor entertainment area.

Addition to Garage

Enclosing an existing carport to become a garage. Matching design to streetscape standard.

Design Guidelines

Council Requirement	Required / Permissible	Proposed	Compliance
Landscape	Existing = 311.1m ²	Generate part of the green area to sun deck & pool deck 282.5m ²	Yes
FSR	FSR - 0.45:1 651.3 x 0.45 = 293m ² (Existing 219.11m ²)	258.38m ²	yes
Front Setback	Match Existing alignment or average if different setbacks occur	Match streetscape garage design	Yes
Rear Setback	0.9m	No proposed works decrease rear setback	Yes
Side Setback	Merit	Proposed garage build on boundary	yes
Height	8.5m	No proposed works to Increase height	Yes

Overshadowing

The proposed addition of development has an minor impact of late afternoon hours sunset overshadowing to neighbor, however the existing tree on the north-west and west boundary are already taken majority of the afternoon sun. Therefor the addition development has not much direct impact of overshadowing problem to neighbor.

Flood Impact

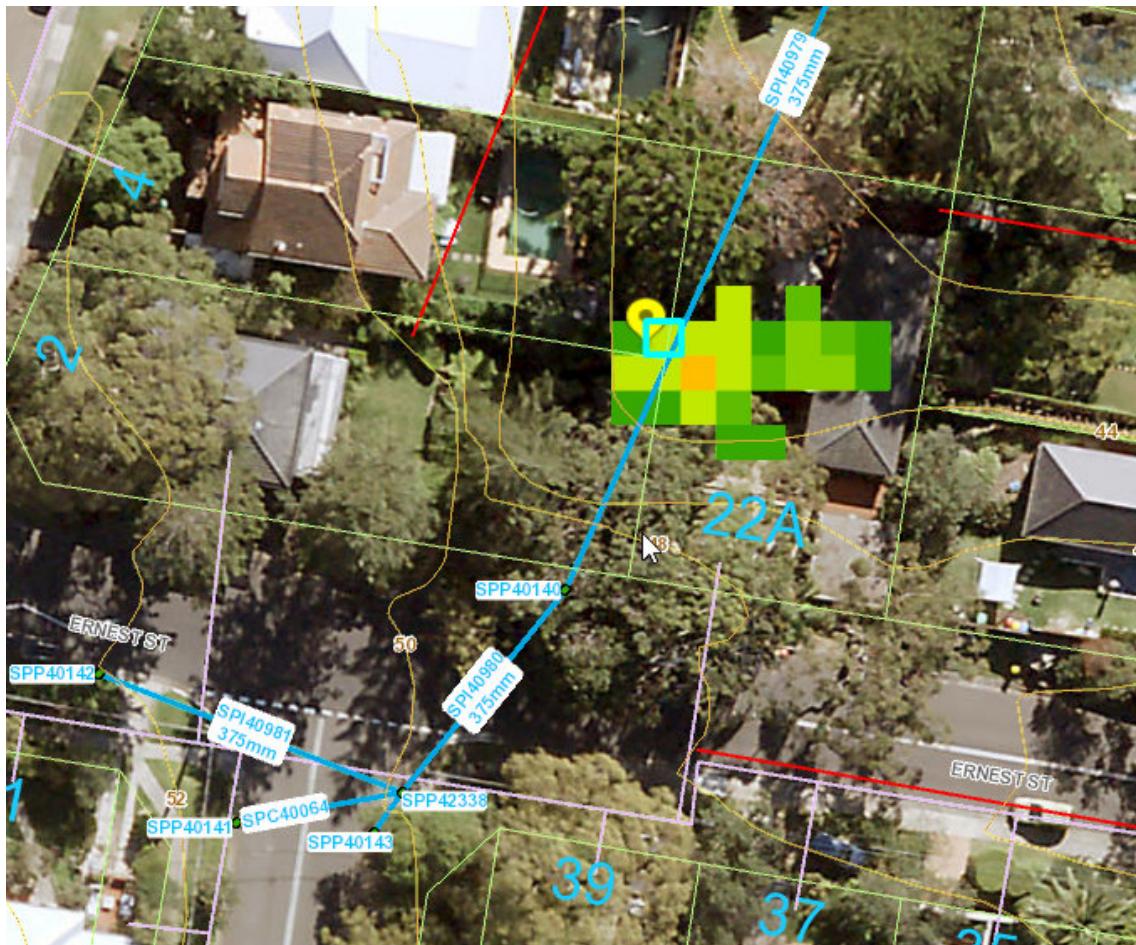
The proposed addition is not located in the portion of land affected by overland flow.

We consulted Council's Engineering department and they confirmed that a flood study is not required

Below is the email from Councils engineer - James Leigh :

"The overland flow is crossing the south eastern corner of the property following the drainage line from Ernest Street. The flow depth is 0.45m (see image below) and is approximately 4.3m below the lower level of the dwelling. The proposed works are outside any of the flood extents and will have minimal impact on the site drainage. The proposed development under DA2019/1455 would not require a flood study being able to be approved with only conditions relating to any new fence within the flowpath be permeable below the flood level."

The following page shows the flood flow path



The building is not Heritage Item nor located within a Heritage Conservation Area

This proposal for additions and alterations to supplement that already at an existing two storey dwelling would have negligible environmental, amenity or visual impacts.

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