

# statement of environmental effects

for  
proposed alterations + additions  
at  
**54 Herbert Avenue Newport**

## Site (E4)

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The subject site is 534.4 square metres in area and is zoned E4 (Environmental Living).

The site currently has built upon it;

- A single storey, free standing timber dwelling house with attached decking,
- A detached Laundry/Bathroom

The dwelling is located below road level on a site which has a significant fall from front (south) to rear (north). There is no vehicular access or off-street parking on the land.

The property is surrounded by residential development of a similar or larger scale. There are several mature trees on the site.

The property is not within a Heritage Conservation Area and is not listed as a Heritage Item. It is not Bushfire Prone Land.

## proposal

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It is proposed to carry out the following building work;

- **Construct new ground floor additions to the dwelling**
- **Create a new entry porch**
- **Install a new spa on the existing deck**
- **Carry out internal alterations and other minor external changes**

All work is to be to the design and dimensions shown on the Drawings numbered **DA.1001 to DA.1008** prepared by Paul Wilsher Design.

## site suitability

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The proposed building works are compatible with the existing dwelling, the streetscape, the surrounding development, and the surrounding environment. The work is allowable (with consent) under the Warringah LEP 2011.

## heritage

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Is the site within a Heritage Conservation Area?

**No**

Does the site contain a Heritage Item?

**No**

## views

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Does the proposal have the potential to adversely impact significant views of neighbouring properties?

**No**

## privacy

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Does to proposal have the potential to reduce privacy for surrounding residential properties?

**No**

## overshadowing

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After the existing dwelling, structures, walls/fences, and vegetation are considered, will there be any significant additional overshadowing because of the proposed development?

**No – Not Significant**

## development controls

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### ***floor space ratio***

On completion of the development, the dwelling will have a total floor space of 119 sq. metres which represents 22.3% of the site area. The small scale of the development has little impact on the site and surrounding development.

### ***building height + envelope***

The proposal complies with the LEP and DCP in terms of maximum building height, wall heights and building envelope. The dwelling remains single storey and has no adverse impact on the streetscape.

### ***landscaping***

The proposed development will have a landscaped area of 350 sq. metres which is 65.5% of the site area. This easily complies with the DCP controls for minimum landscaped area in this zone. The development also provides the required area of private open space.

### ***car parking***

There will be no loss of off-street parking because of the development. There is currently, no on-site parking or vehicular access.

### ***building setbacks***

The side walls of the current building are not parallel with the side boundaries. As a result, the existing side setbacks vary. The minimum setback is 2.8 metres on the north eastern corner of the house and the maximum setback is 4.8 metres on the north west corner. The existing deck has a minimum setback to the eastern boundary of approximately 1.8 metres and an average setback to the western boundary of approximately 1.1 metres. The existing outbuilding (laundry) is built on (and over) the western site boundary.

The proposed development seeks to make use of the large side setbacks by siting the new work between the house and the boundaries. On completion of the development, much of the dwelling will still have a side setback of 3 – 4 metres. The new work will have minimum side setbacks of 900 – 950mm. While this does not fully comply with the numerical controls for the DCP, we believe it is appropriate for this development, given its small scale and the alternatives of building further down the block or above the current dwelling. Each of these alternatives would have far more impact on the site and the neighbouring sites than the proposed design. The demolition of the existing laundry is a positive outcome of the development.

There is no change to the front setback and the rear setback complies with the DCP.

**streetscape, visual impact, bulk, and scale**

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The existing and proposed development are set well below street level so there will be no impact on the streetscape. The scale of the development is small in comparison to surrounding development. The materials used for the new additions will match the existing.

**conclusion**

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The proposed works have been designed to be complimentary to the scale of the existing building and surrounding development. We believe it is an appropriate design for the site and its characteristics and constraints.

The development will have no adverse effect on the amenity of neighbours or on the environment.