

**Oak Constructions 4/101 Darley Street Mona Vale NSW 2103**

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**Builders Licence number: 169465C. ABN: 86 710 521 276**

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## **Statement of Environmental Effects**

**For**

**New carport and additions to the existing dwelling at 59 Arthur Street, Forestville. NSW 2087.**

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### **Property Details.**

59 Arthur Street, Forestville. NSW 2087. Lot 2, Sec 33, DP: 758421.

### **Land zoning.**

Land zoned R2 Low Density residential.

Land Slip Risk map: Area B. **(A Preliminary Assessment is included with this application.)**

Landscaped Open Space: 40%. **(Post development Landscaped Open Space: 46.42%.)**

### **Topography.**

Number 59 sits on an irregular shaped landscaped block that slopes sharply down from the front boundary to the garage and ground floor of the dwelling. The dwelling itself sits on a reasonably level platform and slopes down again from the rear of the dwelling where a swimming pool and landscaped gardens occupy the remainder of the land.

### **Existing Dwelling.**

A two storey, brick veneer and timber clad dwelling with a skillion roof, front and rear balconies, single garage on the ground floor and a concrete walkway from the front boundary to the front entry occupies the site.

### **Proposed Development.**

1. Construction of a double carport with a skillion roof on a semi suspended concrete slab, including a new crossing, lay by and driveway to enable safe ingress and egress to the new carport area.
2. Relocation of the front walls of the dwelling under the existing roof overhang to increase living space in the existing lounge room, increase space in the existing bedroom and create a new entry that leaves more space between the existing stairwell and foot traffic.

### **Reason for the Development.**

1. **Carport:** To provide safe undercover parking for the owner's mobile home and four wheel drive vehicle used for towing the home. At present there is cramped parking only for the mobile home on a platform at the top of the driveway while the four wheel drive sits on the very steep driveway, the single garage is too low to allow access, the other vehicle belonging to the owners sits on the roadway.

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- 2. Alterations to the existing dwelling:** To provide additional living space in the lounge area for the owners family and additional space in the bedroom while creating a more formal entry with more pedestrian space around the existing stairwell to the ground floor level.

**Building Design: Effect on the Landscape, Streetscape, Scenic quality of the locality.** Both proposed developments have been designed using materials to match the existing dwelling, lowering of the carport platform, a skillion roof on the carport to match the existing one and an open carport design to reduce bulk and scale and blend in with the natural environment. As such it will not have any adverse effects on the above.

**Proposed carport Height:** The height to the top of the carport roof will be 3.670m to allow clearance for parking the mobile home.

**Front Building setback for the carport:**

The eastern corner of the proposed carport will be 4.661m from the front boundary while the western corner will be 6.270m from the front boundary. A request to Contravene the Development Standard is enclosed with this application.

**Western Side Boundary setback for the carport:**

The western side boundary setback for the carport will be 50mm. a request to Contravene the Development Standard is enclosed with this application.

**Rear and Eastern Side Boundary setbacks for the carport:**

Both exceed the Development Standard.

**Privacy, daylight and solar access;**

There are no issues to be addressed in relation to the above. Shadow diagrams are included with this application.

**Colour Schedule:** A Colour Schedule is enclosed with this application.

**Waste Management:** A waste Management Plan is included with this application.

**Stormwater runoff from the Carport development:**

Stormwater runoff from the proposed carport will be fed to the existing rainwater tank that has an overflow pipe that is connected to the existing stormwater system that services the site.

**Erosion and Sediment control Plan.** An Erosion and sediment Control plan is included with this application

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### **Exceptions to Development Standards**

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#### **Request to contravene the Front and Side Boundary Setbacks**

**For**

**Proposed Carport at: 59 Arthur Street, Forestville.**

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The proposed carport **location** has been dictated by the topography of the site, the irregular shape of the site, the necessity for vehicles to be able to access the existing sloping driveway that leads to the existing single garage on the lower level and also to be able to access the new proposed carport in a safe manner. The carport dimensions and height have been designed to accommodate the owner's large mobile home and their large four wheel drive vehicle.

#### **Front Boundary Setback.**

The eastern corner of the carport is sited 4.661m from the front boundary while the western corner is 6.270m from the front boundary. These setbacks are necessary due to the irregular shape of the site and the space available for the development. There are carports on Arthur Street that are built closer to the front boundary, one at number 61, again as a result of the topography of the land, so a precedent has been set in Arthur street with carport structures encroaching on the front boundary setback.

#### **Side Boundary Setback.**

The proposed carport has been designed as an open free standing structure due to the necessity to locate it close to the western side boundary, the western side boundary setback here will be 50mm, again this setback is necessary due to the irregular shape of the site and the space available for the development, however Councils DCP has made allowances for encroachments to side boundary setbacks for carports and the like.

In conclusion we feel that taking all of the above into consideration that Council will consider these encroachments are necessary due to the topography of the site and also necessary to achieve a satisfactory outcome for the owners carparking requirements and that there are sufficient planning grounds to justify Contravening the Development Standards.

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Oliver A. Keaveney.

Project Manager. Oak Constructions.

Date: 15<sup>th</sup> March 2020