

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**PROPOSED FIRST FLOOR ADDITION TO EXISTING  
RESIDENTIAL DWELLING**

AT

**No.18 MAROA CRESCENT  
ALLAMBIE HEIGHTS NSW 2100  
(LOT 9 / DEPOSITED PLAN 26781)**

## **INTRODUCTION**

A Development Application to Northern Beaches Council, proposing a first floor addition to an existing residential dwelling. Requiring development application consent.

This statement of environmental effects demonstrates that the environmental impact of this proposal has been considered and steps taken to protect the environment.

## **SITE DESCRIPTION**

The subject site is located on the west side of Maroa Crescent Allambie Heights. It measures 649.9sq.m, with a frontage of 16.155 metres to Maroa Crescent, by 40.235 metres to the front and rear boundary on the north side and 40.235 metres to the front and rear boundary on the south side. The rear boundary measures 16.154 metres.

The site is located on the west side of Maroa Crescent, and falls from the rear to the front.

All new downpipes will discharge on to the existing roof to the existing stormwater drainage system to the street gutter.

All existing site landscaping is to be retained as existing and unchanged.

## **ADJOINING DEVELOPMENTS**

To the north stands a two storey clad residence (No.16), it is setback approximately 1.800 metres from the side boundary adjoining the subject property. To the south stands a single storey clad residence (No.20), it is setback approximately 3.500 metres from the side boundary adjoining the subject property.

## **BUILDING SETBACKS**

The proposed first floor addition will be located to stand 2.164 metres from the north side boundary and 6.830 metres from the south side boundary. The rear setback will be 23.405 metres and the front setback will be 8.970 and 7.670 to the proposed new first floor balcony.

## **MATERIALS**

The proposed first floor addition will be of timber framed construction throughout. The external finishes will be painted weatherboards, with new aluminium framed window and door units and non-reflective colorbond roof sheeting. All to be selected by the owners and to match the existing dwelling.

## **ENVIRONMENTAL IMPACT**

The proposed first floor addition has been designed in considerable detail in order that the dwelling will fit into the area of Maroa Crescent, without adversely affecting the local environment.

## **PRIVACY**

The proposed first floor addition has been sympathetically designed to reduce the privacy impact upon the adjoining properties.

## **SHADOWING**

Due to the site orientation the proposed casting shadow at the early hours of the morning to the western side and late afternoon to the eastern side, will have minimal effect upon the adjoining properties.

## **CONCLUSION**

The proposed first floor addition demonstrates a sympathetic and environmentally sensitive response to the additional development capacity available on site.

The design of the proposal has been considered in extensive detail in order that the dwelling will fit into the area without adversely affecting the local environment.

The design and location of the proposed first floor addition is in keeping with the adjoining dwellings. The proposal has ensured the retention of private open space, limited the impact of overshadowing and ensured a minimal loss of privacy to the adjoining residents.