

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED FIRST FLOOR ADDITION TO EXISTING
RESIDENTIAL DWELLING INCLUDING NEW
DETACHED SECONDARY DWELLING OVER
PROPOSED NEW GARAGE**

AT

No.48 FISHER ROAD

DEE WHY NSW 2099

(LOT A / DEPOSITED PLAN 303009)

INTRODUCTION

Development Application to Northern Beaches Council, proposing a first floor addition to an existing residential dwelling including a new detached secondary dwelling over a proposed new garage. 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 Fisher Road Dee Why (and corner of McIntosh Road). The site area measures 518sq.m, with a frontage of 14.325 metres to Fisher Road, by 36.170 metres to the front and rear boundary on the north side to McIntosh Road and 36.170 metres to the front and rear boundary on the south side. The rear boundary measures 14.325 metres.

The site is located on the corner of Fisher Road and McIntosh Road Dee Why, and falls from rear to front.

All new downpipes will be connected to the existing stormwater drainage system draining to street gutter as per Council requirements. On Site Detention will not be required as the proposed additional impervious area does not exceed 50sq.m.

All existing site landscaping is to be retained together with introduced landscaping to Council's satisfaction.

ADJOINING DEVELOPMENTS

To the rear stands a double storey clad residence (No.3 McIntosh Road), it is setback approximately 3.000 metres from the rear boundary adjoining the subject property. To the south stands a double storey brick residence (No.46 Fisher Road), it is setback approximately 1.600 metres from the side boundary adjoining the subject property.

BUILDING SETBACKS

The proposed first floor addition and garage with granny flat over will be located to stand 2.594/3.000 metres from the north side boundary (to McIntosh Road) and 1.650/2.035 metres from the south side boundary. The rear setback will be 2.080 metres. The building line setback from the front boundary will be 6.316 metres as existing.

MATERIALS

The proposed first floor addition and detached secondary dwelling will be of timber framed construction throughout. The external finishes will be foamboard with acrylic render finish, new aluminium framed window and door units and non-reflective colorbond roof sheeting all to match existing as selected by the owners.

ENVIRONMENTAL IMPACT

The proposed first floor addition to the existing dwelling and detached secondary dwelling over the proposed new garage have been designed in considerable detail in order that the dwelling and granny flat will fit into the area of Fisher Road Dee Why, without adversely affecting the local environment.

PRIVACY

The proposal 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 alterations and additions demonstrate 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 and granny flat will fit into the area without adversely affecting the local environment.

The design and location of the proposed first floor addition and detached granny flat over the proposed new garage are 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.