

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Project**  
Alterations

**Location**  
Lot 11 DP 28512  
9 Vines Avenue  
Forestville NSW 2087  
**For:** Mr & Mrs Hart

**Date**  
4<sup>th</sup> December 2019

**Prepared by**  
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IQ Homes  
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## INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Mr & Mrs Hart. The proposal seeks approval for the proposed alterations to their residence as shown in the accompanying drawings.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Warringah LEP 2011- Land Zone R2 –Low Density Residential.

As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## **THE SITE**

The site is identified as Lot 11 DP 28512 and is known as 9 Vines Avenue, Forestville NSW.

The site is located on the northern and low side of Vines Avenue, is a rectangular block, has a total area of 697m<sup>2</sup> and is bounded on three sides by residential properties. The site has a natural slope across East to West and falls from the road frontage to the rear approximately 2.6m over the 37.185m side boundary. The existing residence floor level is below the level of the footpath.

The site has a swimming pool, is landscaped and maintains privacy to adjoining boundaries.

The site is connected to all services and is not subject to flooding, is in a Landslip Area B, is not in an acid sulphate zone, and is not in a Bushfire Prone Land zone.

## **THE EXISTING RESIDENCE**

The residence is a single storey structure constructed at the street level, setback 5.18m from the front boundary, of timber framed construction, weatherboard cladding and a combination of tiled and metal roof cladding.

A carport is located on the western boundary and is setback 4.7m from the front boundary.

The residence opens out to the rear deck and to the swimming pool located to the rear and northern side of the site. A large amount of this area has timber decking and a portion of this is to be removed with the proposal alterations submitted.

## SITE PHOTOGRAPHS



Street View



Front view entry



Rear view – Pool to House

## THE PROPOSAL

The current residence lacks the space required for vehicle access as the narrow carport adjacent to the western boundary is not wide enough.

The client requires a double carport to be placed in front of existing, providing a new driveway utilising existing crossover which will remove two cars from the limited street parking.

Existing front tiles will be removed and replaced with additional landscaped area and soft planting (more grass), new front tile porch to be brought back into line with roof hangover, leading as a pathway only from the new carport area, past the front door and to the east side of property.

Existing roof to be replaced and roofline to be brought as far west as allowed. The alteration of western wall and roofline will accommodate storage for garden tools etc.

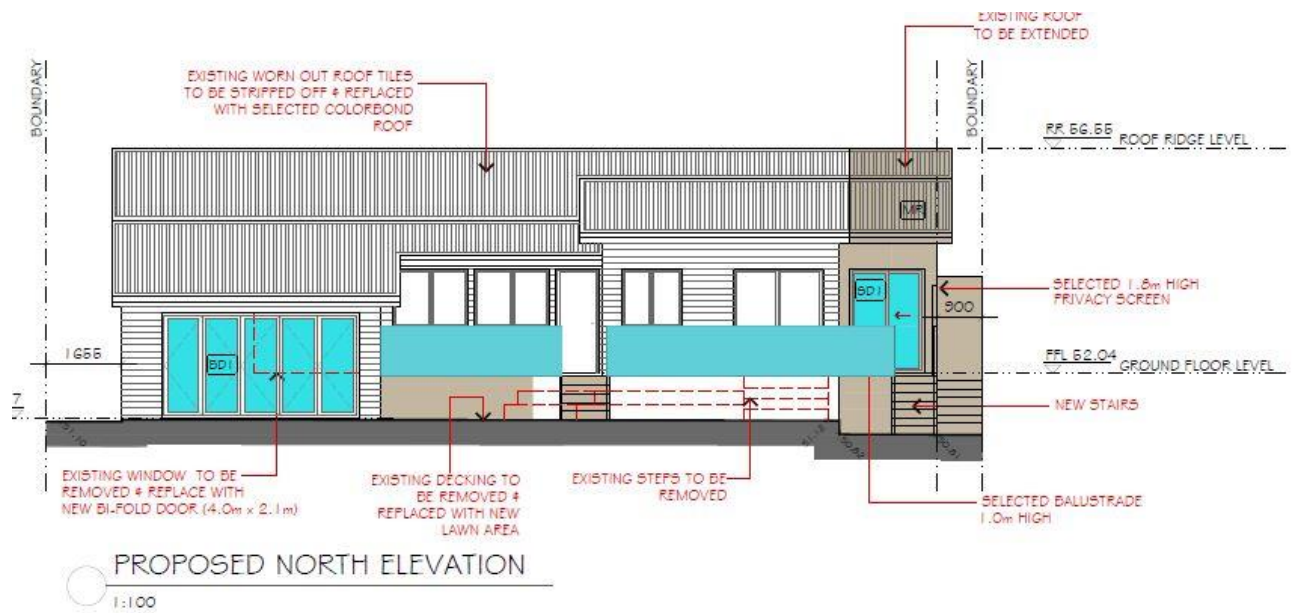
At the rear, the current extent of timber decking will be substantially reduced to provide additional landscape area for soft planting and recreation.

The design has maintained the residential quality of the original home and materials used will be constructed to blend with existing, and provide complete harmonious development.

The proposal strives to maintain privacy and security for the residence and surrounding residences, including screen planting to the back boundary.



**Front View of Proposed Alterations & Additions**



## Rear View of Proposed Alterations & Additions

LOCALITY SPECIFIC DEVELOPMENT CONTROLS			
Statement of Environmental Effects Checklist for Buildings Class 1 and 10			
Proposed		Compliance with Planning Controls? Y/N	Additional Comments
Site area m2		697m2	
Housing Density dwelling/m2		Y	
Max ceiling height above natural ground level	3.9m	Y	
Impervious area m2	350m2	Y	Reduced from current existing BUA
Maximum building height m	5.19m	Y	
Front building setback m	<p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>-dwelling front setback is not to be changed</li> <li>-proposed dwelling side setback to the western boundary is 0.9m.</li> <li>-proposed carport side setback to the western boundary is 0.9m</li> <li>-proposed carport setback to the front boundary is 1.07m</li> </ul>	Y	<p><b>Existing:</b></p> <ul style="list-style-type: none"> <li>-existing setback for carport is 4.7m,</li> <li>-existing dwelling front setback is 7.165m to dwelling wall &amp; 5.175m to verandah – similar to the setbacks of neighbouring dwellings,</li> <li>-existing dwelling side setback to the western boundary is 2.775m.</li> <li>-existing carport side setback to the western boundary is “zero”</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>-dwelling front setback is not to be changed</li> <li>-proposed dwelling side setback to the western boundary is 0.9m.</li> <li>-proposed carport side setback to the western boundary is 0.9m</li> <li>-proposed carport side setback to the front boundary is 1.07m</li> </ul> <p>The proposed carport will provide onsite parking for two cars. There is no other location suitable for the carport on site. Due to the site configuration the proposed carport cannot be located behind the front building line.</p>
Rear building setback m	14.42 m	Y	Existing to remain
Minimum side boundary setback	0.9 m	Y	
Private open space m2	Approx.. 70 sqm	Y	
% of landscape open space %	30%	N	Existing landscape is 20.8%. The proposal will increase the landscape area to 30%.

Maximum cut into ground m	0.15	Y	Carport area only
Maximum depth of fill m	0.53	Y	Carport area only
Number of car spaces provided	2	Y	
Bushfire Area	N	Y	

## **Stormwater**

New stormwater downpipe is to be discharged to the existing stormwater system of the residence.

## **Waste Management**

### *Demolition*

Any asbestos sheeting to be removed and disposed of in accordance with BCA and current regulations.

Code of practice for the safe removal of asbestos 2nd Edition [NOHSC:2002(2005)]

Any timber that cannot be reused will be taken from site.

### *Construction*

Small plasterboard off-cuts to be taken to landfill Kimbriki tip

Metal waste to be taken to recycle centre

Tile waste to be taken to crusher recycle centre

## **Warringah LEP 2011 - Land Zone R2 Low Residential**

It is considered the proposal will not result in any detrimental impact upon the adjoining properties or upon the character of the surrounding area.

The proposal will not adversely impact on the privacy of adjoining properties.

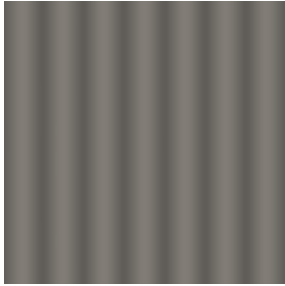
The proposal will not cause loss of views from other properties.

The proposal will not cause loss of sunlight or overshadow adjoining residences.

The height of the proposal will not alter significantly from the existing.

The proposal will not detrimentally impact on existing trees or significantly alter the natural landscape.

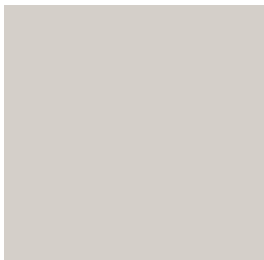
## COLOUR BOARD



Roof – Colourbond Jasper



Weatherboard Walls – Colourbond Paperbark



Rendered Walls – Dulux Gnara-bup-Beach