

**STATEMENT OF ENVIRONMENTAL
EFFECTS**

**Alterations of existing dwelling
27 Sorlie Road Frenchs Forest
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TOP HOMES AWARD WINNER



Existing rear elevation

3. Site Planning And Environmental Constraints

3.0 Site Planning

The existing dwelling is a single storey brick veneer cottage in a BAL-40 zone, with a tiled roof in original condition. A covered timber deck at the back of the house with concrete paved area. An existing single garage is located at the side of the house and the front driveway is paved.

The development proposal is for new doors to the lounge, demolish kitchen, some internal walls, refurbish bathroom and Laundry.

The main alteration of the house consists of the following:

Scope of Demolition (see plans for details)

1. Demolish existing windows and doors and replace with bifold door in lounge area.
2. Demolish existing kitchen and walls
3. Demolish existing WC and laundry and walls

Scope of Refurbishment/new construction (see plans for details)

1. Install new door to lounge and dining
2. Patch and repair floor and ceiling where walls are removed
3. Remove window and make opening bigger
4. Build new bathroom and laundry:
 - Build new room as indicated on plans.
 - Provide plumbing and drainage to Shower, W.C., and vanity, as indicated.
 - Fix floor & wall tiling to 2400 high. Owner to supply tiles.
 - Fit and connect W.C, vanity and shower.
 - P.C. items supplied by Owner.
 - Supply and install frameless shower screen and mirror.

The proposed alterations have been designed to enhance the existing dwellings livability for the occupants without adversely affecting the local environment.

3.1 ENVIRONMENTAL CONSTRAINTS

The objectives of environmental constraints are achieved.

3.1.1 Tree Preservation

The Proposal does not require the removal of any trees.

3.1.2 Bushland

See Bushfire report.

3.1.3 Bio-diversity

The site has no remnant vegetation.

3.1.4 Bushfire Hazard

See Bushfire report.

3.1.5 Existing Screen Planting

No applicable to this application.

3.1.6 Natural Landscape

The proposed works will have minimal impact on the natural landscape.

3.1.7 Human Comfort Elements

The proposed works will not be affected by the external environment which would impact on human comfort levels.

3.1.8 Heritage Items & Conservation Areas

The land is not in heritage area.

4. Design Elements

4.1 Streetscape

The proposed works are internal, and the replacement of the door is at the back of the property. It has minimum impact on the streetscape as no works are being done at the front of the house.

4.1.1 Visual Character

The visual character of proposed works matches the existing house.

4.1.2 Public Domain & Communal Spaces

The proposed works will not impact on the public domain.

4.1.3 Building Setback

Front boundary setback, No change.

East boundary setback, No change.

Rear boundary setback, No change.

West boundary setback, No change.

4.1.4 Battle-axe Blocks

This is not a battle axe block.

4.1.5 Front Fences

There is no proposal to alter front fences in this application.

4.1.6 Visually Prominent site

The site is not a visually prominent site.

4.2 Building form

4.2.1 Floor Space Ratio

There is no additional floor space being added.

4.2.2 Height of Building

There is no change in height of building.

4.2.3 Relationship with Adjoining Dwellings

There is no change in the relationship of the adjoining dwellings.

4.2.4 First Floor

There is no first floor on this project.

4.2.5 Attic Room

There is no works to the attic room.

4.2.6 Roof Line

There is no change in the roof line.

4.2.7 Built Upon Area

Existing ground floor space 130.72m²

Proposed ground floor space 130.72m² (No change)

The proposal does not increase site coverage.

4.2.8 Design

The design of the renovation creates an more open living space, natural lighting and better serviceability of the existing house.

4.2.9 Additions & Alterations

The kitchen moves back into the underutilised internal corridor, offering greater volume in the lounge and dining. Three new glazed doors create a greater sense of connection to the entertaining deck and garden beyond. Refurbished bathroom and laundry introduce an additional shower, allowing more amenity for a growing family.

4.2.10 New dwelling

Not applicable to this application.

4.2.11 Solar Access

Not applicable to this application.

4.2.12 External Noise Sources

The proposal will not increase the exposure to local traffic noise.

4.2.13 Slope

Not applicable to this application.

4.2.13 Cut & Fill

Not applicable to this application.

4.2.15 External Finishes

The proposal finishes and colours are to match the existing building.

4.2.16 Corner Properties

This is corner property. No changes to the facades facing the adjacent streets.

4.2.17 Bushfire Hazard

See Bushfire report.

4.2.18 Protection against Termites

Not applicable to this application.

4.2.19 Air Quality

Not applicable to this application.

4.2.20 Building Materials

New bifold doors to meet BASIX requirements.
New internal walls are timber framed.

4.3 Open Space & Landscape

Not applicable to this application.

4.3.1 Landscape Requirements

Not applicable to this application.

4.3.2 Tree & Landscape bond

Not applicable to this application.

4.3.3 Soft Landscape area

Not applicable to this application.

4.3.4 Landscape Character

Not applicable to this application.

4.3.5 Tree Preservation

Refer to 3.1.1 Tree Preservation

4.3.6 Tree Replenishment

Refer to 3.1.1 Tree Preservation.

4.3.7 Landscape Cut & Fill

Not applicable to this application.

4.3.8 Usable open space

This is an established property with useable open spaces.

4.3.9 Biodiversity

Not applicable to this application.

4.3.10 Screen Plant

Not applicable to this application.

4.3.11 Bushfire Hazard

See Bushfire report.

4.3.12 Weeds

Not applicable to this application.

4.4 Privacy and Security

The proposal meets the objectives of privacy and security.

4.4.1 Visual Privacy

The current levels of visual privacy will remain.

4.4.2 Acoustic Privacy

The current levels of privacy will remain. The existing outdoor living space is located away from adjoining properties.

4.4.3 Safety & Security

The current levels of safety and security will remain.

4.5 Access & Parking

The objectives of access and parking are achieved.

4.5.1 Number of Car Spaces

One off street parking space will remain.

4.5.2 Size of Car Spaces

Not applicable to this application.

4.5.3 Design of Carport and Garage

Not applicable to this application.

4.5.4 Location of Parking Structures

Not applicable to this application.

4.5.5 Access

Not applicable to this application.

4.5.6 Driveways

The current driveway will remain.

4.6 Ancillary Facilities

4.6.1 Swimming Pool

Not applicable to this application.

5.0 Managing Construction or Demolition

Site Management

The objectives of site management will be achieved. The existing access is paved.

5.1.1 Measures to Minimise Disturbance

The existing rear gate will be utilised for construction access. There are no ground works on this project. The back of house will be used for the storage of building materials.

5.2 Pollution Control

There are no ground works on this project as such no sediment control is required.

5.2.2 Paint and Other Pollutants

The builder will use best practice for disposal of paint and other pollutants.

5.3 Resource Waste Management

All demolished materials will be either recycled or disposed of at an approved Waste Disposal Facility, including: Bingo Waste Services Pty Ltd or Kimbriki Environmental Enterprises Pty Ltd.

Refer to Waste Management Plan.

5.4 Tree Protection

The street trees will be protected.

5.5 Noise Control

The objectives of noise control will be met.

5.5.1 Construction Hours

The builder shall be responsible for maintaining construction hours as stated in the notice of determination.

5.5.2 Noise Limits

The builder shall be responsible for maintaining noise limits on site.

5.5.3 Storm Water

The stormwater is connected to the existing site system. There is no additional stormwater produced by the application.

Ahmad Faizi
Estimator