

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR A HOUSE EXTENSION AT 90 MACMILLION STREET,  
SEAFORTH, NSW 2092**

**MR & MRS SWEENEY**

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## **1. SITE DETAILS AND EXISTING DEVELOPMENT**

**ADDRESS** 90 MACMILLION STREET, SEAFORTH, NSW, 2092

**TITLE REFERENCE** Lot B DP350421 ZONING R2

### **EXISTING DEVELOPMENT**

THE SINGLE STOREY BRICK RESIDENCE WITH A TILED ROOF, IS LOCATED ON THE NORTH SIDE OF MACMILLION STREET, APPROX 100 METRES WEST OF REDMAN ST.

THE RESIDENCE CONSISTS OF A SINGLE CAR GARAGE & A SINGLE CARPORT BOTH LOCATED AT THE FRONT OF THE HOUSE.

THE HOUSE HAS 4 BEDROOMS WITH SEPARATE DINING, LIVING, FAMILY ROOM WITH ENSUITE, A MAIN BATHROOM, KITCHEN, LAUNDRY & A WC LOCATED IN THE GARAGE. AT THE FRONT OF THE HOUSE IS A CONCRETE DECK APROX 45 SQ. M. & .6 METRES (600mm) ABOVE GROUND.

### **SITE DETAILS**

**LAND SIZE** 724 SQ M

### **EXISTING SITE COVERAGE**

**HOUSE** 178 SQ M

**CARPORT** 24 SQ M

**GARAGE** 34 SQ M

**DECK** 45 SQ M

**CONC. PATHS** 60 SQ M

**CONC. DRIVEWAY** 22 SQ M

**TOTAL SITE COVERAGE** 363 SQ M OR 50%

### **EXISTING FLOOR SPACE RATIO.**

**HOUSE** 161 SQ M OR 22% (290 SQ M OR 40% ALLOWED)

## **2. PROPOSED DEVELOPMENT.**

THE 18.5 SQ M. OPEN AREA AT THE FRONT ENTRANCE OF THE HOUSE IS TO BE MODIFIED TO ALLOW A LARGER KITCHEN & BUTLERS PANTRY TO BE CONSTRUCTED.

THE DECK AT THE FRONT OF THE HOUSE IS TO BE EXTENDED OUT 3 METRES.

THIS WILL RESULT IN THE FINAL DECK SIZE DECREASING TO 42 SQ.M

**PROPOSED SITE COVERAGE** 379 SQ. M. OR 52%

### **PROPOSED FLOOR SPACE RATIO.**

**176 SQ. M. OR 24.5% (290 SQ. M. OR 40% ALLOWED**

### **3. SITE SUITABILITY**

THIS PROPOSED EXTENSION WILL HAVE NO AFFECT ON THE STREETSCAPE AND NO ISSUES WITH PRIVACY.

### **4. SITE SURVEY PLAN**

A SITE SURVEY PLAN HAS BEEN PREPARED REFER TO SYDNEY SURVEYORS DRAWING NUMBER 17292/1A DATED THE 3/11/2020

### **5. SITE ANALYSIS PLAN**

A SITE ANALYSIS PLAN HAS BEEN PRODUCED. REFER TO DRAFT HIRE TECHNICAL SERVICES DRAWING NUMBER A1-2367

### **6. WATER MANAGEMENT PLAN**

THERE HAS BEEN NO INCREASE IN THE IMPERVIOUS AREA OF THE SITE AS A RESULT OF THIS PROPOSAL.

### **7. FLOOD MANAGEMENT**

THE PROPERTY IS NOT IN A RECOGNISED FLOOD PRONE ZONE.

### **8. WASTE MANAGEMENT PLAN**

THERE WILL BE NO WASTAGE FROM THIS DEVELOPMENT. THE EXISTING BRICKS WILL BE RE-USED WHERE REQUIRED. MINOR EXCAVATION ONLY, WILL BE UNDERTAKEN FOR THE DECK FOOTINGS ONLY.

### **9. BASIX STATEMENT**

A BASIX STATEMENT HAS BEEN PREPARED BY ACCLAIM TOWN PLANNING. CERTIFICATE NUMBER A400866 DATED THE 7TH DECEMBER 2020.

### **10. FIRE RISK REPORT.**

THIS PROPERTY IS NOT IN A FIRE RISK AREA.

### **11. ARBORIST REPORT**

NO TREES ARE AT RISK WITH THIS DEVELOPMENT.

## **12. HERITAGE OR ARCHAEOLOGICALLY SIGNIFICANT SITE.**

THIS SITE IS NOT IN OR NEXT TO ANY KNOWN HERITAGE OR ARCHAEOLOGICALLY SIGNIFICANT SITE

## **13. CONCLUSION**

THIS PROPOSAL MEETS ALL THE REQUIREMENTS, RELATING TO A DEVELOPMENT APPLICATION AND SHOULD BE APPROVED.

REPORT PREPARED BY VIC. DURANT FOR

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