

## **Statement of Environmental Effects (SEE)**

**Date:** February 3, 2020  
**Owners:** The Talbot Family  
**Subject Property:** 13 Hyndes Place, Davidson  
Lot 7, Section 160, DP 242868

### **1. Site suitability**

The site is located in the R2 Low Density Residential zone. The subject site is on the south-eastern end of the cul-de-sac of Hyndes Place, Davidson. The site is known as 13 Hyndes Place, Davidson being Lot 7, Section 160 in DP242868. The subject site is an irregular shaped block with an area of 950.80m<sup>2</sup>. It has a north-western, front street curved boundary of approx. 12.725m, a north facing side boundary of 46.54m, a rear south-eastern facing boundary of 32.66m and a south-western side boundary of 45.72m. The site slopes approx. 9m from the north-eastern corner of the site down to the south-western corner of the site towards Hyndes Place.

Erected on the property is a two storey dwelling house with attached carport and two metal sheds.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

### **2. Present and previous uses**

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

### **3. Development compliance**

The subject site is located in the R2 Low Density Residential zone. Under this zoning, the proposed use is permissible.

The proposal consists of infilling of the existing carport and remodelling part of the existing ground floor to provide a secondary dwelling and it is then proposed to build over the existing carport area with a new master bedroom, WIR and ensuite for the main dwelling. The proposal also provides for a new double carport to the front of the dwelling. All of this will allow for the owners of the property to house two generations comfortably.

The existing side, rear and front boundary setbacks will remain as current for the proposed first floor and carport infill. The proposal also sits within the side boundary 4m & 45° envelope. The new carport will break through the required 6.5m front setback slightly on the front north-western corner. This is due to the nature of the curved front boundary. It is only minor in nature and as such we seek Council's favourable consideration. It should also be noted that the current carport is only 4.55m deep and if it was the required 5.8m deep it too would encroach on the 6.5m front setback requirement.

The landscape open space requirements for the subject site will be met at 57.5% or 546.8m<sup>2</sup>.

Please see the DA drawing for further information.

#### **4. Access and traffic**

Existing access to and from the subject site is via a pedestrian/vehicular access way off Hyndes Place. It is proposed to move the existing driveway a bit further around the cul-de-sac further to the south-west to allow access to the new proposed carport. Pedestrian access will also be along the driveway.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

#### **5. Privacy, views and overshadowing**

##### **Visual privacy:**

The proposal has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed outdoor area off the ground floor secondary dwelling sits well below and to the front of the property to the north-east, No.12 and as such there will be no additional privacy issues created looking over the adjoining property nor of the adjoining property looking in to the subject site.

##### **Acoustic privacy:**

Acoustic privacy has been considered in the design. The alterations and additions will not create any additional noise than already on site as the property remains a residential property.

##### **Views:**

The impact of the proposed alterations and additions on views from adjoining and nearby properties has been considered. The new proposed first floor addition sits well below the property to the north-east, No.12 and as such no bushland views will be lost.

##### **Overshadowing:**

There will be no significant additional shadows cast on adjoining properties by the proposal. The proposed first floor addition is to the north-west of the site sited well away from the property to the south-west and as such will not overshadow No.14. The new carport is single story in nature and as such will only cast minor shadows to the front yard of No.14.

#### **6. Air and noise**

Air quality and noise projected from the site shall not change as the proposed use of the site will remain unchanged.

#### **7. Soil and water**

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

## 8. Energy efficiency

Refer to BASIX Certificate for further details.

## 9. Known Risks

The site is in the following zones:

1. Bushfire Prone Land- see Bushfire Report that accompanies this application
2. Landslip zone B- see geotechnical report that accompanies this application
3. Wildlife Corridor- the proposed alterations and additions are located either within the footprint of the existing residence or as with the carport open on all sides and as such will not affect the wildlife corridor through the site.
4. Native vegetation zone- the native vegetation will not be affected by his proposal as no native vegetation is proposed to be removed.

The site is not in a waterways zone, or on riparian land, it is not in a coastal zone, an acid sulfate area. It is not subject to soil erosion or mine subsidence and is not within 2m of Council storm water pits and pipes and is not land adjoining public open space.

## 10. Waste management

Existing council waste collection will remain in place for the subject site.

## 11. Conclusion

Having regard for all of the above we believe that the proposal will not have any adverse effect on the built or natural environment, and therefore council's favorable consideration is sought.



View from the front boundary off Hyndes Place





View of the rear of the existing dwelling



View looking towards the neighbour at No.14 Hyndes Place





View of the existing carport



View of the existing rear yard