

Statement of Environmental Effects (SEE)

Date: June 20, 2021

Owners: Mr. & Mrs. Evans

Subject Property: 16 Aparas Street, Forestville
Lot 9, DP 251817

1. Site suitability

The site is located on the eastern side of the northern end of Aparas Street, Forestville. The subject site is a regular shaped block with an area of 830m². It has a western frontage of 20.115m to Aparas Street, 41.215m to the northern side boundary, 41.285m to the southern side boundary and 20.1255m to the rear eastern boundary. The site slopes from the north-eastern corner of the site down to the south-western corner of the site by 7.74m towards Aparas Street. Erected on the property is a one & two storey dwelling house and a pool.

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 zoned R2 Low Density Residential. Under this Category, the proposed use is permissible with consent.

The proposal consists of an extension over the existing first floor balcony to the west creating a master bedroom suite along with extensive internal alterations to the existing first floor layout. A new stair from the ground floor to the first floor is also proposed. Various existing windows are also being replaced and the existing tiled roof is being replaced with Colorbond.

The proposed changes have been designed to comply with Councils controls. The proposal is under the Council's 8.5m building height limit and generally within the side boundary envelope controls of 4m and 45°. It only sits outside the envelope by the width of the eaves by a small amount on the very front south-western corner of the building. It is over 6m from the rear boundary, over 6.5m from the front boundary and a minimum of 1.095m off the side boundary.

The proposal will result in a landscape space of 332.49m² or 40.05%. This is over the required 40%.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

Existing access to and from the subject site via a driveway off Apará Street. This will remain for proposed access to and from the subject site.

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

Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties.

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 proposal on views from adjoining and nearby properties has been considered. The proposed alterations and additions are minimal in nature and there are no adjoining significant views being affected by the proposed works.

Overshadowing:

The proposed front extension is an infill of the first floor balcony. It is only just over 2.6m forward of the existing front first floor wall. The addition of new bulk and scale mimicking the existing dwelling will not create major additional overshadowing to any adjoining private open space. It will land on the front driveway only and not adversely affect the adjoining neighbour to the south at No.14.

5. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

6. Soil and water

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

7. Known Risks

The site is in the following zones:

1. Landslip A +B- flanking slopes from 5 to 25 degrees. a geotechnical assessment accompanies this application.

The site is not subject to soil erosion or mine subsidence, is not in a bushfire zone, no in an acid sulphate affected area not near any wildlife corridors, is not on flood affected land and is not within 2m of Council storm water pits and pipes.

8. Waste management

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

9. Conclusion

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

Statement of Environmental Effects Checklist for

Buildings Class 1 and 10

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	830m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	5.5m	Y	
Impervious area m ²	465.02m ²	Y	
Maximum building height m	8.1m	Y	
Front building setback m	10.235m	Y	
Rear building setback m	8.79m	Y	
Minimum side boundary setback	1.95m	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	265m ²	Y	
% of landscape open space %	40.05%	Y	
Maximum cut into ground m	0.4m	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	

Site Photos



View of existing house from the top of the driveway



View of existing house from the yard



View of the proposed site from Apra Street



View of the property to the north No.18 Apra Street



View of the property to the south No.14 Apará Street