

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

**Date:** September 13, 2019

**Owners:** Mr. & Mrs. Bloomfield-Shearer

**Subject Property:** 2 Epacris Avenue, Forestville  
Lot 19, DP 274447

### **1. Site suitability**

The site is located on the eastern side of Epacris Avenue, Forestville. The subject site is a rectangular shaped block with an area of 716.6m<sup>2</sup>. It has a front, western boundary of 20.96m to Epacris Avenue, a rear eastern boundary of 20.94m, and northern and southern side boundaries of 34.205m. The site slopes from the south-eastern corner of the site to the north-western corner of the site towards Epacris Avenue by around 2.4m. Erected on the site is a double storey single dwelling house and a garden shed.

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 erecting a carport in front of the existing residence, a new covered deck to the rear, a swimming pool and some internal changes to the existing ground floor.

The proposed changes have been designed to comply with Councils controls. The proposal is well under the Council's 8.5m building height limit and within the side boundary envelope controls of 4m and 45° and it complies with the 900mm side boundary, 6.5m front and 6m rear setback controls. The swimming pool also complies as it is located to the rear of the property and is clear of any trees.

The proposal will result in a landscape space of 457.27m<sup>2</sup> or 63.8% and have 150m<sup>2</sup> of private open space directly off the living space. As such the proposal fully complies with these aspects of the Council's DCP.

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

## **4. Access and traffic**

Existing access to and from the subject site is via a driveway off Epacris Avenue. While this will remain a new driveway to access the proposed new carport is required. The slope of the driveway will be at approx. 1 in 11.

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 proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The carport to the street frontage does not have a negative effect on visual privacy of adjoining properties nor does the proposed rear covered deck and swimming pool.

### **Acoustic privacy:**

Acoustic privacy will not be affected by the carport placement as it is replacing an existing hard stand area. The proposed rear deck will have a privacy screen to its nearest neighbour at the southern end and the swimming pool will be screened along the fence with planting.

### **Views:**

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed alterations and additions are single storey in nature and as such will not affect views in any way.

### **Overshadowing:**

As the proposed structures are single storey in nature they will not have any effect on the adjoining properties at all with respect to overshadowing.

## **6. 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.

## **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. Known Risks**

The site is in the following zones:

1. Landslip A- slope less than 5 degrees. The proposed alterations and additions will have no effect on landslip.

The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area or a Bushfire Zone, is not near any wildlife corridors and is not within 2m of Council storm water pits and pipes.

## **9. Waste management**

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

## **10. 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 <sup>2</sup>	716.6m <sup>2</sup>	Y	
Housing Density dwelling/m <sup>2</sup>	1/600m <sup>2</sup>	Y	
Max ceiling height above natural ground level	6.1m (existing)	Y	
Impervious area m <sup>2</sup>	259.33m <sup>2</sup>	Y	
Maximum building height m	8.1m (existing)	Y	
Front building setback m	7.73m carport	Y	
Rear building setback m	9.96m	Y	
Minimum side boundary setback	2.22m	Y	
Building envelope	4m + 45°	Y	
Private open space m <sup>2</sup>	150m <sup>2</sup>	Y	
% of landscape open space %	63.8%	Y	
Maximum cut into ground m	1.8m (pool)	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	



## Site Photos



View of subject site from Epacris Avenue



View from the rear corner of the site





View along Epacris Avenue looking at adjoining neighbour to north No.4



View along Epacris Avenue looking at adjoining neighbour to south No.8 Ferguson Street

