

# ROB CRUMP DESIGN

## BUILDING DESIGN AND DRAFTING CONSULTANTS

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### STATEMENT OF ENVIRONMENTAL EFFECTS

This statement has been prepared for Mr. Soper and Mrs. Harrop, owners and applicants in respect of the proposed alterations and additions at 76 Nandi Avenue Frenchs Forest.

The purpose of this report is to “embody such information as the applicant considers suitable to demonstrate that he has given appropriate consideration to the impact that the development to which that application relates will have on the environment” and “set out steps that he proposes to take to mitigate any likely adverse impact”.

#### **1. THE SITE**

Is located on the East side of Nando Dixon Avenue at No. 22 (Lot 4 DP 221359). It has a site area of 748.6 sqm and slopes sharply up from the road towards the rear or East, with a steep incline towards the rear boundary.

#### **2. EXISTING DEVELOPMENT**

The site currently contains an elevated single storey dwelling behind the established building lines.

#### **3. ADJOINING DEVELOPMENT**

Adjoining the site to the South at No. 78 is a two storey brick and tiled roof dwelling. A pool is located in the front yard area on no. 78.

Adjoining the site to the North at No. 74 is a two storey timber clad and tiled roof dwelling. A pool is located in the front yard area on no. 74.

#### **4. PROPOSED DEVELOPMENT**

The proposal consists of alterations and additions to the existing house to provide an entry area under the existing house, and a proposed first floor, partially over the existing house and over the rear patio area. A new detached garage and a swimming pool and entry steps are proposed in the front yard area. Given the Bushfire requirements it is proposed to construct the pool deck with a concrete structure and provide new pool safety fencing.

Materials, finishes and colours will be selected to have minimal effect to the neighbours and the adjoining properties.

#### **5. PLANNING CONSIDERATIONS**

The proposal will see an enhancement of the front elevation when viewed from the street. Compliant steps will be provided for safe entry to the house.

The proposed pool deck will have no effect on views. It has been designed to enhance the useable area of the yard.

The style and character of the proposed alterations and additions, new garage and pool deck are similar to other pool decks and garages in the surrounding area.

**6. TRAFFIC**

As the proposal will maintain a single residence in nature the traffic will not exceed that presently allowed for in a Residential Zone. The proposal will provide for two cars to be parked safely and securely on site.

**7. SITE MANAGEMENT**

For the purpose of safety and amenity, no materials, plant or the like will be stored on the road or footpath without written approval beforehand, so that the footpath may be kept clean and tidy during building operations.

In consideration for the existing environment, every effort will be made to protect neighbouring properties throughout the construction period. Building methods will follow the best Australian Standard practice. Every effort will be made on site to reduce to a minimum all pollution during the construction period. Builder's waste run-off will be prevented from entering the stormwater system.

**8. SEDIMENT CONTROL**

A geofabric filter fence will be installed as indicated on the submitted plans to prevent erosion. It will be an approved fabric such as Polyfelt TS 500 or similar. The position of the sediment control fence is shown on the Site Plan.

**9. LANDSCAPING**

Minor changes to the existing landscaped areas are proposed. A Landscape Plan by Ian Jackson has been provided with the DA submission.

**10. DEMOLITION**

Details of minor demolition are shown on the submitted plan.

**11. OVERSHADOWING**

Due to the location of the proposed addition there will be minimal additional overshadowing of adjoining sites from the proposal. Shadow Diagrams have been provided with the DA submission.

**12. VIEWS**

There will be minimal affect on views, with no loss as a result of the proposal.

**13. PRIVACY**

There will be minimal impact on privacy or overlooking to all adjoining properties. Windows facing the side boundaries are high windows to maintain privacy.

**14. STORMWATER DRAINAGE**

Minimal additional roof water will be created. The stormwater is proposed to be directed to the existing pint of discharge at the street kerb.

**15. HERITAGE AND CONSERVATION**

The subject site is not located in a conservation area.

## **16. CONCLUSION**

The proposal complies with Council's policy on residential development with regard to set backs, privacy and height.

It complies with the guidelines for sympathetic development and is considered to generally improve the site and private open space.

14.04.2022