

**RICK'S DRAFTING PTY. LTD.
BUILDING DESIGNERS**



25 WANDEARAH AVENUE. ♦ AVALON. ♦ N.S.W.2107
Phone 0425314716 ♦ Fax 99732343 ABN 18 665 911 582.

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**STATEMENT OF ENVIRONMENTAL EFFECTS
AT: 29 BIMBADEEN CRES. FRENCHS FOREST**

MODIFICATION 4.55 (1)

SITE

The existing site is 564.7 square metres in area and has built upon it a single storey residence, paved areas, and established gardens.

REASON FOR MODIFICATION TO DA2018/0154

The proposed alterations and additions to 29 Binbadeen Cres. Frenchs Forest have been completed and a check survey ordered by the Certifier. As a result of the survey there were some differences in the approved set backs.

The main set back was 6.5m. to the garage, and as built is 6.125m. by survey.

There is also a dimension of 6.495 from the entry addition to the front boundary, this is 5mm. under the required front set back policy

The eastern side boundary to the garage was planned at 200mm., it is now 170 mm.

Both the builder and myself have taken many measurements, several times, and can't find where the error is.

STREETSCAPE

The streetscape has not changed

VIEWS

The proposed modification has not changed views

NOISE

The proposed modification will not affect noise levels

PRIVACY

The proposed modification shall not create privacy issues

NON-COMPLIANCE

The proposed development has two minor non compliances.

SOLAR ACCESS

This has not changed

LANDSCAPE

The amount of landscaped area has not changed as the 375 mm. encroachment of the garage is where there would have been concrete driveway. All other landscaped areas have remained.

SEDIMENT CONTROL

Sediment control is not an issue as the development is completed

WASTE MANAGEMENT

Waste management is not an issue as the development is completed

DRAINAGE

Drainage for the DA has been completed

TRAFFIC

The proposed modification shall not create any additional traffic

CAR PARKING

The modification shall not affect carparking

ACID SULPHATE SOIL

The site is not affected by acid sulphate.

CONCLUSION

The proposed modification at No 29 Bimbadeen Cres. Frenchs Forest shall not cause any harm to adjoining properties or the surrounding neighbourhood.

The colours chosen are as the approved DA.

The proposed modifications would not be recognised when viewed from the street.

We hope that Council gives their approval to the modification so that the Abbott Family can sign off the DA application

Yours Faithfully

Richard Conway