

**STATEMENT OF ENVIRONMENTAL EFFECT FOR:
No. 60 EPPING DRIVE, FRENCHES FOREST, N.S.W. 2164,
BEING LOT 48 in D.P. 216410**

INTRODUCTION

This STATEMENT OF ENVIRONMENT EFFECT accompanies a Development Application for consent to carry out work, as set out below and on the attached plan, on the subject property. This application is lodged by the owners Mr. & Mrs. M. Vilnis.

THE SITE AND IT'S SURROUNDS.

SITE AREA 701.90SqM.

Residential property.

Site coverage:

Existing dwelling 131.52sSq.M

Existing Garage 42.75Sq.M

Existing Decks 60.44Sq.M

Proposed Extension 25.56Sq.M

Epping Drive is a fully developed street in the suburb of Frenches Forest. No.60 is sited on the southern side of the street, the existing dwelling being set back approximately 17M from the front building line. An existing garage is sited forward and lower to the dwelling and parallel to the western boundary. The driveway runs diagonally across the site in order to minimise driveway gradient.

Due to nature of the site the existing dwelling is of split level design with the entry located on a lower level, thus making the front elevation (North elevation), two storey.

An open pergola structure is sited on the south elevation and abuts the rear boundary line. See attached photos.

Alterations and additions to the original dwelling were carried out in 2007 under Development Approval 2006/0790, this involved a small extension to the existing bedroom, south elevation, minor window/door and internal changes, resiting of the front entry, extension of deck area, west elevation, and an extension to the existing garage.

It should be noted that Council, under this approval, granted a concession to reduce their rear boundary set back requirement of 6M, to that requested set back of 1.3M. This covered the small extension to the bedroom, south elevation.

THE PROPOSED WORK.

The proposed work covered in the attached Development Application is threefold:

- Demolish the existing open pergola, south elevation and,
- Construct a new bedroom and en suite bathroom. This also involves a minor wall change to allow entry into existing and new bedrooms.
The proposed new bedroom/en suite will follow the line of the existing bedroom in terms of external wall and roof line (skillion).
- * Re. North Elevation, lower level. Convert window into French or Bifold doors.

Construction details:

External and internal Walls, timber framing.

External wall lining. Cladding to match existing bedroom.

Internal wall lining. Plasterboard.

Internal. Skirtings, architraves, door jambs, timber.

Windows/Doors. To match existing.

Roof, downpipes, gutters etc. Metal, Colorbond or similar.

Foundation. Perimeter wall and piering, Brickwork.

Flooring. Timber bearers and joists. Flooring to be determined by owner.

Bathroom fix out. To be selected by owners.

All new work to be to B.C.A. Standards and Council requirements.

There will be no Environmental Impact of the proposed work on the site or surrounding area. The proposed addition is located between the southern elevation of the existing dwelling and the rear boundary of the site, which has a 2800mm high retaining wall running along the boundary line.

IMPACT ON ADJOINING PROPERTIES.

Re. No.58 Epping Drive.

The proposed work will have no impact on this property. See photo. 1

Re. No.62 Epping Drive.

The proposed work will have no impact on this property. See photo.1

Neither of the above two properties will be affected by the proposed work with regard to overshadowing, loss of existing views or loss of privacy both properties currently enjoy,

Re. No.16B Gladys Avenue.

This site is directly behind No.60 Epping Drive, see photo.1, the dwelling being set back from the rear boundary but with a swimming pool, surrounds, and with a brick retaining wall, approximately 2800mm high, running along the mutual boundary line. The existing pergola to the south elevation to No.60 Epping Drive is attached to this wall.

Due to the relative level difference between these two properties, as can be seen from photo. No.2, the proposed work requested in our application will have no detrimental affect on this dwelling regarding overshadowing, loss of views or the privacy currently enjoyed by both properties.

CONCLUSION.

As the proposed work has no detrimental effect on adjoining properties or the surrounding area in general, we request Council give favourable consideration to our application.

Please find attached our SEPP1 request to vary the rear building setback from 6M to 1.3M.

ADDITIONAL INFORMATION.

COST OF WORKS ESTIMATE. See attached builders estimate.

SURVEY PLAN. Due to the minor nature of the work and there being no site excavation, other than for foundation footings, we request Council forego their requirements for a survey plan prepared by a registered surveyor. We have provided a site plan as used on the previous Development Approval 2006/0790 which Council considered satisfactory.

SITE ANALYSIS. Due to the proposed work being a minor extension to a well established dwelling, we believe that a Site Analysis would not be required.

EXCAVATION/FILL. Excavation only for foundation footings.

WASTE MANAGEMENT. See separate document.

SHADOW DIAGRAMS. Not required.

BASIX CERTIFICATE. Not required. See builders estimate.

LANDSCAPE PLAN. Not required. Proposed work will have no impact on existing site landscaping.

STORMWATER. Roof water from proposed new work to be connected to existing site stormwater disposal system.

FLORA AND FAUNA. Unaffected by proposed work.

STREETSCAPE. Unaffected by the proposed work.

BUSHFIRE REPORT. Refer NSW Rural Fire Service 'Guidelines for Single Dwelling Development Applications'

We can advise that the proposed additions/extension comply with requirements under S79BA including adequate set backs from bushland and good access roads for fire fighters and residents.

Other material listed in Development Application & Modification Lodgement Requirements 19/20 not required for this Development Application.

This STATEMENT of ENVIRONMENTAL EFFECT and additional material prepared by John Haines, Draftsman