

# STATEMENT OF ENVIRONMENTAL EFFECT

PROPOSED KNOCK DOWN & REBUILD

Lot 287 (No. 72)  
Frenchs Forest Road,  
SEAFORTH NSW 2092



Prepared By:

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## **Introduction**

This proposal is to knock down the existing house & build a new house located at Lot 287 (No. 72) Frenchs Forest Road, Seaforth.

DP No. 235073.

The existing site is a rectangular block with a North to rear aspect.

The total site area is 619.70m<sup>2</sup>.

The site has a slope from front to the rear. (See plans & survey information attached).

The existing house is a single storey home which will be demolished.

The new proposal is for a 2 storey home. The ground floor consists study, kitchen, family, dining, alfresco, double garage. The first floor consists of 4 bedrooms, bathroom, ensuite & balcony.

We ask council to approve the proposed additions as designed.

## **Site Suitability**

The site is suitable for this development.

The site constraints such as owner's wants & needs, owner's privacy, neighbours privacy, streetscape, street appeal & environmental issues have all been considered in the design of the proposed home.

There is sufficient drainage for the site, see hydraulics design attached.

The site is within a short distance from all facilities, shopping centres, transport etc.

The site has a North to rear orientation.

A survey plan has been included with the application & information from the survey has been added to the architectural plans.

The proposed areas are:

- Front Porch area 3.52m<sup>2</sup>
- Garage area 40.03m<sup>2</sup>
- Rear Porch area 1.24m<sup>2</sup>
- Alfresco area 18.10m<sup>2</sup>
- G/Floor Living area 109.44m<sup>2</sup>
- Total ground floor area of 172.33m<sup>2</sup>
  
- First floor Balcony area 19.26m<sup>2</sup>
- F/Floor Living area 133.45m<sup>2</sup>
- Total first floor area of 152.71m<sup>2</sup>
  
- Giving a proposed total combined area of 325.04m<sup>2</sup>.

## **Present & Previous Uses**

The previous, present & future uses will be for a growing family in this residential home.

The adjoining properties are also residential homes (some of which have been extended similar to what we are proposing).

### **Design Guidelines**

The existing streetscape is a typical residential streetscape.  
The surrounding properties are typical residences with some new additions done.

The setbacks comply & are within councils requirements. (see elevations).

There are no effects to adjoining neighbours. (See shadow diagrams for the proposed shadow lines showing this).  
This proposal does not affect the existing views of the adjoining neighbours.  
We comply with councils objectives & outcomes in the DCP.

### **Privacy & overshadowing**

The proposed development will have minimal affect on privacy, views and overshadowing. The proposed building heights and consequent shadowing are minimal to the adjoining sites. The adjoining sites exceed the min. 3 hour sunlight required.  
There are no visual or acoustic issues with the proposed additions.  
We comply with councils objectives in the DCP.

### **Bulk & Scale**

The proposed building heights and setbacks are not excessive.  
We comply with the building envelope and building height requirements for this proposal. (see elevations).  
We comply with councils objectives in the DCP.  
There are no view interferences with adjoining properties as far as views are concerned.

### **Air & noise**

There are no air or noise affects that will be made with the proposal.

### **Heritage**

The house is not within a heritage area.

### **Energy**

The proposal promotes energy efficiency.  
A basix certificate is attached with this application.  
(See basix certificate for info).

### **Landscaping**

The proposal will provide approx.. 350m<sup>2</sup> of landscaping area. (see attached professional landscape plan).

### **Drainage**

The new drainage will be connected as per hydraulic plans. (see attached).

### **Waste**

Domestic food and organic waste will continue to be composted for use on the garden.

It is proposed to store domestic waste and recycling bins in the existing bins of the property.

Building and demolition waste will be recycled to waste deposit areas.

### **Wildlife Impact**

The impact of the new proposal will have minimal impact on wildlife.

### **Conclusion**

The proposal will remove an existing older home & replace with a new architecturally designed home that suits the owners also taking into consideration all aspects needed for approval.

This new residence will enhance the value & livability for the growing family. The proposal has been designed in accordance with Councils requirements to suit this site, having low impacts on the environment and immediate neighbours.

This is a sustainable proposal which better utilizes its use for the growing family & adds value to the home & the area.

The proposal & characteristics of this proposal are similar to adjoining properties.

This DA should be recommended for approval & we ask council to approve this as designed.