



BUILDING 6, 49 FRENCHS FOREST  
ROAD EAST, FRENCHS FOREST  
NSW 2086  
mobile 0410 410 064  
[julie@jahdesigns.com.au](mailto:julie@jahdesigns.com.au)

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

**Date:** May 23, 23

**Owners:** Mr. & Mrs. Moslehi

**Subject Property:** 41 Milham Crescent, Forestville  
Lot 4, Sec 42. DP 239939

### **1. Site suitability**

The site is located on the south side of Milham Crescent in Forestville. The subject site is the shape of a trapezoid with an area of 833m<sup>2</sup>. It has a front, northern boundary to Milham Crescent of 18.595m, eastern boundary of 39.37m and western side boundary of 38.985m and the rear, southern boundary of 24.15m. The site slopes from the south-eastern rear corner of the site to the northern boundary of the site towards Milham Crescent by around 7.8m. Erected on the site is an elevated two storey, 4 bedroom plus study dwelling.

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 the following:

Ground Floor- the proposal seeks to do some internal works at ground floor which include reconfiguring the bathrooms and laundry space to allow for a more functional main bath, ensuite off the proposed main bedroom and a new laundry. The proposed main bedroom has an adjoining walk-in robe. To do so requires blocking up some external existing windows and adding in a few new windows. The existing staircase and void are to be removed and closed in with a new staircase proposed at the rear of the property. The proposal seeks to include a third bedroom to the rear of the garage in an existing storage area which is not currently being used

First Floor- The first floor proposal includes removal of several internal walls to open the whole top floor up and create a large open plan living, kitchen and dining space. Currently there is no bathroom on the first floor, therefore the proposal seeks to include a new bathroom and study by reconfiguring the existing main bedroom. There is at first floor several windows that require replacing as well as some being blocked up to allow for the proposed floor plan.

The final proposal is for a detached cabana to the rear yard which will sit over an existing slab.

The proposed changes have been designed to comply with Council's controls. The proposal is under the Council's 8.5m building height limit the does not encroach the side boundary envelope controls of 4m and 45°. As there are no additions to the main house structure it does not impose any view losses or affect neighbouring properties amenities.

The side setbacks remain the same and are further away than the required 900mm. The front boundary setback is more than the required 6.5m sitting at 9.3m from the front boundary. The rear boundary setback to the proposed cabana is 6.45m which is more than the 6m requirement.

The proposal will result in a landscape space of 423.0m<sup>2</sup> or 50.78% which complies with the DCP of 40%. This remains unchanged from existing as the proposed cabana structure sits over an existing slab. The site allows for over 158.72m<sup>2</sup> of private open space that is now accessed from the new rumpus room and as such complies with the 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 Milham Crescent. This will remain under the proposal. Currently there is access for one car within the garage and one car in front of the garage. The proposal does not apply any changes to the existing garage and car access only the storage space behind.

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 proposal does not seek to increase the current house footprint and the proposed cabana is single storey in nature with a privacy screen along its western edge.

##### **Acoustic privacy:**

The proposed alterations and additions will not affect acoustic privacy as the residence remains a single-family dwelling. The proposed cabana has privacy screening to the western boundary which should deflect any additional noise created.

##### **Views:**

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed alterations and additions do not include any additional house footprint and as such all current views afforded will be maintained to the adjoining properties surrounding the subject site.

##### **Overshadowing:**

The proposed works are predominantly internal in nature and as such do not take away any sunlight from the adjoining neighbours. The cabana is single storey in nature and will not cast any shadow to the adjoining property to the west..

#### **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 B- a geotechnical assessment accompanies this application.
2. Northern Beaches Bush Fire Prone Land Map- Vegetation Buffer- a Bushfire Assessment accompanies this application.

The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area, is not near any wildlife corridors, is not on flood affected land 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 favourable 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>	833.0m <sup>2</sup>	Y	
Housing Density dwelling/m <sup>2</sup>	1/600m <sup>2</sup>	Y	
Max ceiling height above natural ground level	5.59m	Y	
Impervious area m <sup>2</sup>	389.68m <sup>2</sup>	Y	
Maximum building height m	7.5m	Y	
Front building setback m	9.3m	Y	
Rear building setback m	6.45m	Y	
Minimum side boundary setback	0.9m	Y	
Building envelope	4m + 45°	Y	
Private open space m <sup>2</sup>	158.72m <sup>2</sup>	Y	
% of landscape open space %	50.78%	Y	
Maximum cut into ground m	0.3m	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	

## Site Photos



**41 Milham Crescent , Forestville from Google Maps**



**Subject property known as- 41 Milham Crescent , Forestville**





**View of adjoining property known as- 43 Milham Crescent**



**View of adjoining property known as- 39 Milham Crescent**