

Werner Hoffmann
8 Fromelles Avenue
SEAFORTH NSW 2092

1st June 2018

Dear Sir / Madam,

Development Application No. 47/11

Statement of Environmental Effects for Proposed Amendments to approved plans for 8 Fromelles Avenue Seaforth. Refer Drawing No 11003-2

Please accept our Statement of Environmental Effects which addresses the following issues:

- 1. The Proposal**
- 2. Environmental Effects**
- 3. Streetscape**
- 4. Building Form**
- 5. Privacy**
- 6. Views and Solar Access**
- 7. Stormwater Disposal**

1. The Proposal

The proposed amendments involve the following

- a. Removal of approved front carport
- b. Removal of approved rear shed
- c. Removal of south facing privacy screen to rear deck
- d. Move rear deck stairs from the east to the north
- e. Addition of small deck staircase to the south

2. Environmental Effect

There is no cut or fill carried out on the site and no existing trees on the site are affected so there is no environmental impact.

3. Streetscape

There is no change to the existing streetscape proposed by these amendments.

4. Building Form

The proposed amendments reduce the building area and provide additional open space.

5. Privacy

All existing levels of privacy enjoyed by adjoining residents are unchanged by the amendments, if anything they are improved. The removal of the south facing privacy screen has no impact on any adjoining residents, as it faces the road and the property is lower than the road level. It was only included for applicants benefit.

6. Views and Solar Access

No view lines are affected by the amendments and no new shadows are cast over any adjoining land by the proposed works.

7. Storm water Disposal

There are no additional requirements for storm water disposal as a result of these amendments.

Conclusion

For the abovementioned reasons we feel the consent authority can be satisfied that the modified consent, as sought by this submission, is substantially the same development as referred to in the original application with a reduction in built form and therefore look forward to Councils support of the changes.

Yours sincerely

Werner Hoffmann